

A G E N D A
MASSILLON PLANNING COMMISSION
May 12, 2010 4:30 P.M.
Mayor Cicchinelli's Office

*******PLEASE NOTE TIME AND LOCATION CHANGE*******

- 1. Approval of the Minutes for the Commission Meeting of March 10, 2010.*
- 2. New Business*

Replat - 10th Street SW

Location: Lots 2154 and 2155, located on the west side of 10th Street SW, just south of Main Avenue. The request is to replat the two existing parcels together to create one new building lot approximately 0.194 acres in size. There is an existing home on Lot 2155 which will be razed. The property is zoned R-1 Single Family.

Applicant: Jeffrey Backus

Replat - 3133 Lincoln Way West

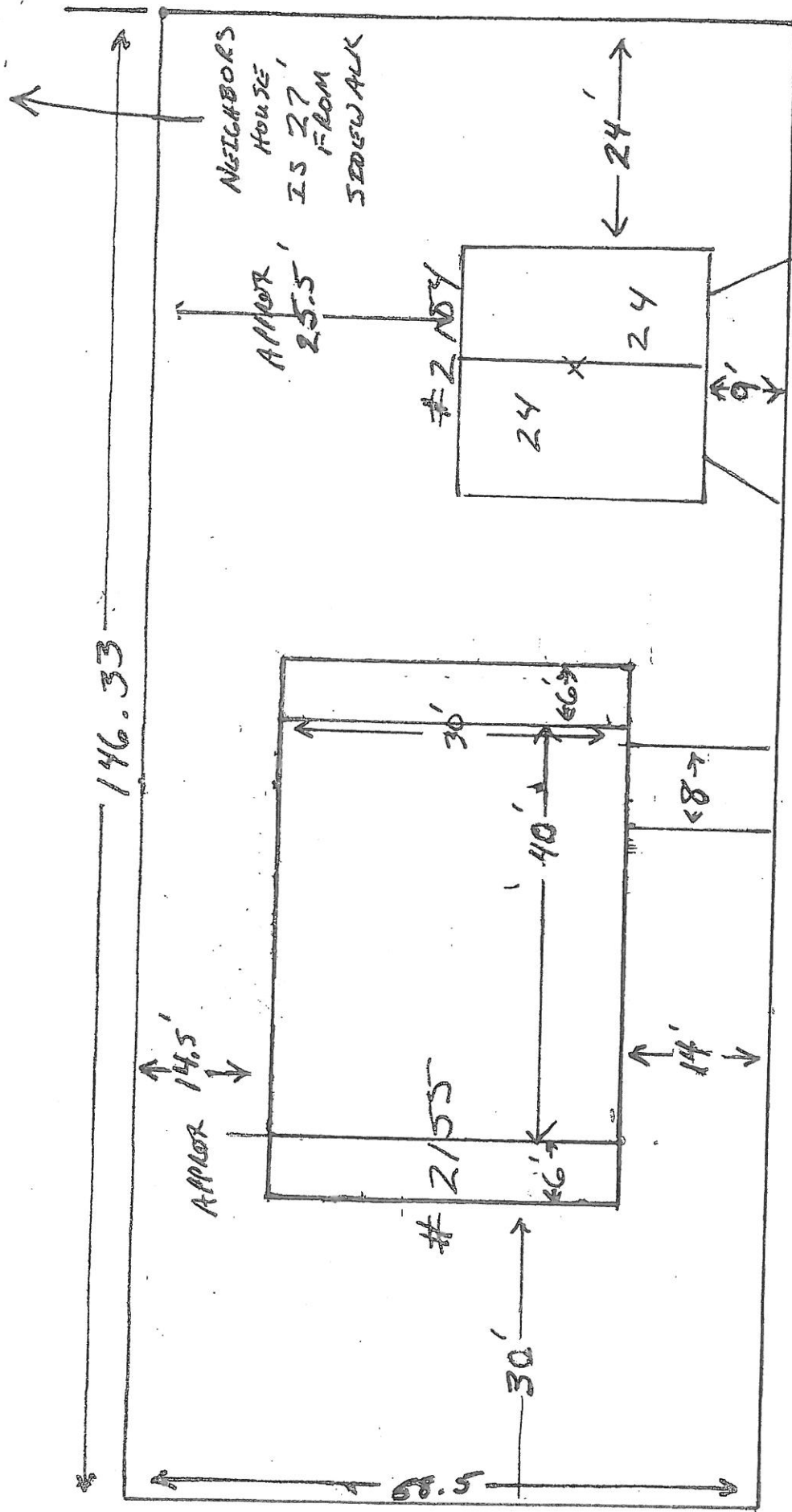
Location: Lot 10231 and Out Lot 215 , located on the south side of Lincoln Way West, just east of 32nd Street NW. The request is to split a large area of vacant land from Out Lot 215 and combine it with Lot 10231. There are existing homes on both tracts. The property is zoned R-2 Single Family.

Applicant: Mark Moore

- 3. Old Business*

MAIN AVE. W.

SIDE WALK



SIDE WALK
10 TH ST S.W.





BASIS OF BEARING: West Line of 10th St. S.W. as N0°-19'-55" W (Assumed)
 Ref. Used: Massillon Tax Map #41
 Surveys of Record, Massillon Engineer's Office
 Field Book "L", Pg. 31.
 Piper Survey 1730746 for E. Worsler, Lot # 2157 (meas plot from 11th St. w/o showing shortage.)
 Wagoner Survey & Used: for C. Munson Lot # 2154, (shows shortage and ditto agree w/ F.B.)
 Denotes: (57.72' Rec. Wagoner Survey)
 (58.5') Tax Map



CERTIFICATION
 I hereby certify the adjacent plat to be correct, as surveyed by me this 6th day of April, 2010.
Orville R. DeBos, Jr.
 Reg. Surveyor #5823

PLANNING COMMISSION

Approved by the Massillon Planning Commission at a meeting held 20 day of April, 2010.

CHAIRMAN _____ SECRETARY _____

CITY COUNCIL

Accepted by the City Council of Massillon, Ohio, by ord. no. 20 passed this 20 day of April, 2010.

COUNCIL ACCEPTANCE NOT NECESSARY NO STREET DEDICATION HEREON Sec. Section 107.3 (b), 3 Codified Ord. of Massillon, Ohio
 CLERK _____ PRESIDENT _____

MASSILLON CITY ENGINEER

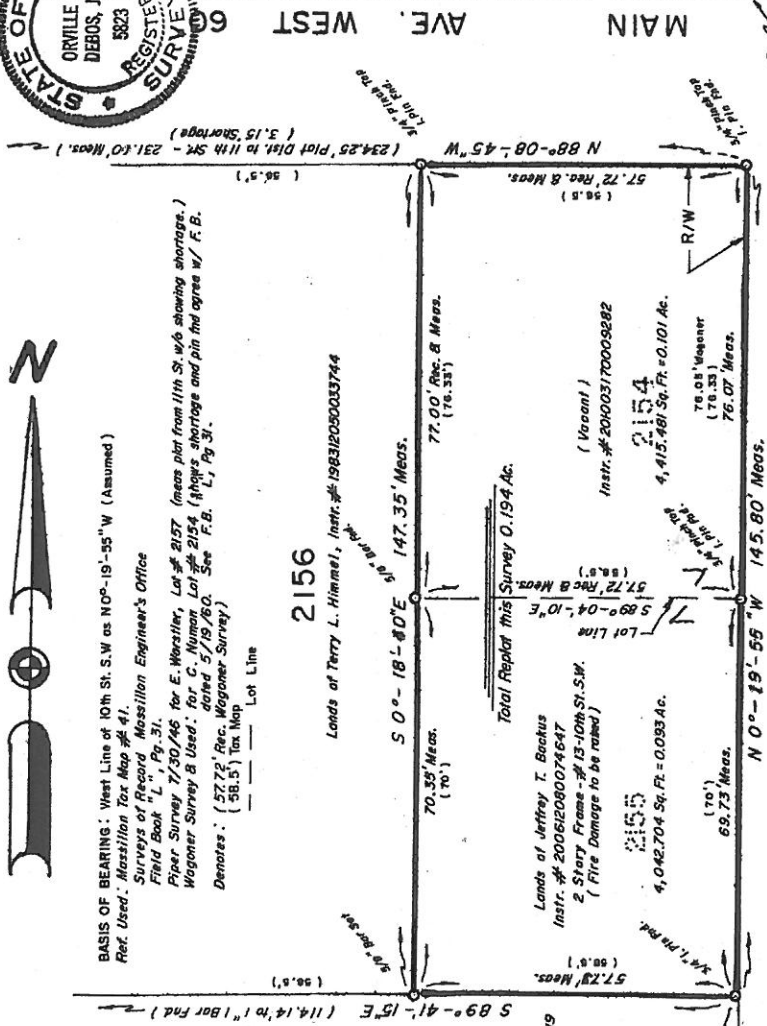
Lot Number _____ assigned by Massillon City Engineer.

2161

Lands of Donna M. Hunsbom
 Instr. #200703070024819

2156

Lands of Terry L. Himmel, Instr. #19831209003744



10th ST. S.W. 24'

STARK COUNTY RECORDER

Received for record this _____ day of _____, 20____.
 Recorded in Instr. _____

STARK COUNTY AUDITOR

Enter for transfer this _____ day of _____, 20____.

STARK COUNTY RECORDER

STARK COUNTY AUDITOR

ACKNOWLEDGEMENT

Know all men by these present, that we the undersigned owners of the land delineated hereon, do hereby acknowledge the signing of the same to be our free act and deed, and do hereby replat our land.

WITNESS

William Houser
Susan Houser
Paul & Blaine
Rebecca & Obadiah

OWNERS

Jeffrey T. Backus
Jeffrey T. Backus

COUNTY OF STARK

STATE OF OHIO ss.

Before me a Notary Public, in and for said county, did personally appear, the above, who acknowledged the signing of the same to be our free act and deed according to law.

My commission expires 03-02-2013, 2010 day of April.

My commission expires 03-02-2013



Mary B. Wagoner
 Notary Public

REPLAT OF LOTS 2154 & 2156
 IN THE CITY OF MASSILLON, COUNTY OF STARK, OHIO

SCALE: 1" = 20'



DATE: APRIL 12, 2010

Orville R. DeBos, Jr.
 2330 Chestnut St. N.W.
 Massillon, Ohio 44647
 Phone: 330-837-2678

FOR: BACKUS

Lincoln

4703

39. 1950

92201

0.524
(53.50:6.008)
1125
1125

A. & J. Rush

2482:402

2328.34 0.26
2312.586

2077:20
130
0

1.44. FISCUS
3953159

1179-124

D+E Smith

1296:402

2.14A.

0.7214

D. STEFANELLI

673: 593 3476:383 1.15A
3838: 137 3865:377 965-650
3837: 007 82-332
4108:384 823-150

44.8.3' (463.3')

82201

10227

62201

0.8201

10231

28201

5/27/0

91270

10233

0237

58201

9 8 2 0 1

10237

0238

C.05ER

٧

LOT 10251 MARK MOORE
CATHARINA MOORE

***Massillon Planning Commission
March 10, 2010***

The Massillon Planning Commission met in regular session on March 10, 2010 at 7:30 p.m. in Massillon City Council Chambers. The following were present:

Members

Chairman Jim Johnson
Susan Saracina
Sheila Lloyd
Elaine Campbell
Tim Muzi

Staff

Aane Aaby
Jason Haines
Linda Mikutel

The first item of business was approval of the minutes for the Commission meeting of February 10, 2010. Mrs. Saracina moved for approval, seconded by Mr. Muzi, the motion unanimously carried.

The next item under new business was a replat request presented by Mr. Haines.

Replat – 4th Street SW, Isabella SW, McKinley SW

Location: Lots 4072, 4073, 4131, 4132, 4133, 4134, 4135, 4136 and parts of Lots 4100, 4101, and 4137; located in the Columbia Heights allotment at scattered locations on Isabella Avenue, 4th Street SW, and McKinley Avenue. The request is to replat the properties to create (6) new building lots. The property is currently zoned R-1 Single Family Residential.

Applicant: Habitat for Humanity

Habitat for Humanity has acquired these vacant lots located in the Columbia Heights allotment. The request is to combine these lots to meet the R-1 zoning requirements as follows: the six (6) lots on 4th Street SW into four (4) lots; the two (2) lots on the corner of Isabella Avenue SW and Duncan Street SW into one (1) lot; and the two (2) lots on the corner of McKinley Avenue SW and 4th Street SW into one (1) lot.

Bob Maurer represented Habitat for Humanity and stated that their intention was to create larger lots to avoid over-crowding in redeveloping the area.

Mr. Johnson questioned the timetable of building these homes and Mr. Maurer replied that, depending on funding, Habitat hopes to build 2 homes this year and the remaining 4 next year.

With no further questions, Mrs. Saracina moved for approval, seconded by Ms. Campbell, the motion unanimously carried.

The next item was a rezoning request presented by Mr. Aaby.

Rezoning – Hendricks Annexation Area

Property Description: Approximately 10.03 acres of former Tuscarawas Township land, located on the west side of 17th Street SW (Carmont Ave) and lying just north of State Route 30 property.

Zone Change From: Tuscarawas Township, No zoning

Zone Change To: R-1 Single Family Residential

Applicant: City of Massillon

Proposed Use: Property was recently annexed to the City of Massillon and need to give this property a zoning classification under the Massillon Zoning regulations.

This property has one owner, Mr. Don Hendricks. Mr. Aaby stated that the property was currently unzoned in Tuscarawas Township and that there are two (2) existing homes located within the tract. The owner would like the zoning to be R-1 Single Family Residential because of his intended use. Mrs. Saracina moved to recommend approval of this request, seconded by Mr. Muzi, the motion unanimously carried.

The next item was a replat request presented by Mr. Haines.

Replat – Hendricks Annexation Area

Location: Approximately 10.03 acres of former Tuscarawas Township land, located on the west side of 17th Street SW (Carmont Ave) and lying just north of State Route 30 property. The request is to split a 2.3 acre parcel out of the existing tracts to create (1) new building lot. The property is proposed R-1 Single Family Zoning.

Variance Request: Section 1177.01; Minimum lot width is 65' for R-1 Zoning. Proposed lot has 50' frontage, requesting a variance of 15 feet.

Applicant: Donald Hendricks Family Properties

This request is to split 2.3 acres from the existing lot to create a new building lot. This split creates an irregular tract, but the City Engineer has agreed that it is an acceptable replat. The frontage of the new tract is 50' due to the location of a pond in front of the properties. Therefore, a 15' variance is needed to meeting the R-1 zoning requirement of 65 feet.

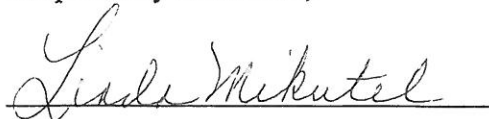
Mr. Johnson questioned if all of the lots involved had access from 17th Street SW (Carmont Ave). Mr. Haines replied that all three (3) lots did have access, none of which had an entrance from Route 30. Mr. Johnson asked if a variance was needed on the lot with the pond. Mr. Haines replied that no variance was needed on that lot.

Mr. Hendricks stated that his intention is to keep the pond on one parcel.

With no further questions, Mrs. Saracina moved for approval, seconded by Ms. Campbell, the motion unanimously carried.

There being no further business before the Commission, Mr. Muzi motioned to adjourn. The meeting adjourned at 7:45 p.m.

Respectfully submitted,



Linda S. Mikutel, Commission Clerk

Massillon Planning Commission
Wednesday, May 12, 2010 - 4:30 p.m.
Mayor Cicchinelli's Office

Sign in Sheet

Name:

Address and/or organization

JEFFREY T. BACKUS 13 10TH ST. S.W. MASS. OH 44647

Mark E. Moore 3133 Lincoln Way N.W. Mass. Oh. 44647

Massillon Planning Commission

Use cell phones only in an emergency

yes
Mayor Francis H. Cicchinelli, Jr.
(Jan. 1988)
(Home: 832-3373) W: 830.1700

Mike Loudiana
Safety Service Director
Home: 832.9986 Cell: 353.1800

no
Frank Cilona
2345 ~~Xavier~~ Drive SE
Massillon, Ohio 44646
330-834-3113 - buckeyel@sssnnet.com

yes/m
Susan Saracina
504 Lincoln Way East
Massillon, Ohio 44646
330.209.8515 (02/08/06)

yes
Todd Locke, Vice Chairman
1525 Valerie Avenue NE
Massillon, Ohio 44646
car: 936.2055
(ctlocke@wrladv.com)
Work: 493.8866 Ext. 119

Newspapers, radio, etc.
Only get copy of agenda:

Robert McCune (Doug Staley left 10/06)
The Independent
50 North N.W. (833.2634 #81124)
Massillon, Ohio 44647

Benjamin Duer 12/13/04
The Repository (580-8300 #8567)
500 Market Avenue South
Canton, Ohio 44702

ESPN 990
P. O. Box 608 (837-9900)
Massillon, Ohio 44648

Account Relations Dept.
East Ohio Gas
4725 Southway Street SW
Canton, Ohio 44706.1936

Prepare sign-in sheet

Date: May 12 @ 4:30

Sheila Lloyd
707 Eighth Street, S.W.
Massillon, Ohio 44647
Work at Home: 833-2834
Sheila50@sssnnet.com
Home - 833-8591
Fax - 833-8592

m/yes
Elaine Campbell
2540 Fallen Oak Circle NE
Massillon, Ohio 44646
330-837-2720 (02/09-6yrs.)
330-430-6986 - work
330-327-7530 - cell

yes
James E. Johnson, Chairman (call
last w/quorum)
320 Taggart N.E.
Massillon, Ohio 44646
Home - 330-832-2233
(seawolf5774@sbcglobal.net)

no
Tim Muzi
2535 Linda Lane S.W.
Massillon, Ohio 44647
He wants us to use: 330-418-8820
Not home - 330-832-9296

Aane, Jason, Keith, AAA's book:
Get copies of everything
City Council/ AGENDA only
Make 11 - 1 EXTRA for Mary
Beth (15 extra copies w/sign in sheet)

Mail minutes & agenda each month with
envelope they provide:

Vin Core, LLC
1133 Bonnie Lane
Mayfield Hts. Ohio 44124 (Vince Russo)

Pinnacle Financial Group
P. O. Box 31561
Cleveland, Ohio 44131.9602
Attn: Daniel A. Rose

Julie Poole
Dodge
1175 Dublin Road
Columbus, Ohio 43215.9596

Special Notes: Be sure to call newspapers
and radio station with any time change in
meeting. Also call WHBC.

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Home: 832.9986 Cell: 353.1800

✓ Frank Cilona
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330-834-3113 - buckeye1@sssnet.com

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Canton, Ohio 44702

✓ ESPN 990
P. O. Box 608 (837-9900)
Massillon, Ohio 44648

✓ Account Relations Dept.
East Ohio Gas
4725 Southway Street SW
Canton, Ohio 44706.1936

Prepare sign-in sheet

Date: April 14 - 4:00pm

✓ Sheila Lloyd (Jan. 2000)
707 Eighth Street, S.W.
Massillon, Ohio 44647
Work at Home: 833-2834
Sheila50@sssnet.com
home 833.8591 (9/15/05) fax: 833.8592

✓ Elaine Campbell
2540 Fallen Oak Circle N.E.
Massillon, Ohio 44646
330-837-2720 (02/09-6yrs.)
(330.430.6986 work/don't use emergency only)

✓ James E. Johnson, Chairman (call last
w/quorum)
320 Taggart N.E.
Massillon, Ohio 44646
Home: 832-2233
(seawolf5774@sbcglobal.net)

✓ Tim Muzi
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Attn: Daniel A. Rose

✓ Julie Poole
Dodge
1175 Dublin Road
Columbus, Ohio 43215.9596

J. BACKUS - 330-833-8429

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Cancelled
no quorum