

A G E N D A
MASSILLON PLANNING COMMISSION
July 14, 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 May 12, 2010.*

2. *New Business*

Lot Split / Replat - Harsh Ave. SE

Location: Out Lot 458 and Part of Out Lot 311, located on the south side of Harsh Ave. SE, just East of 20th Street.. The request is to split the property into two parcels. There is an existing industrial building on the property. The property is zoned I-1 Industrial.

Applicant: Fred Beshara / Vaughn Freeman

Lot Split / Replat - Navarre Road SE

Location: Out Lots 725, 726, and 754, and part of Out Lot 724; located on the south side of Navarre Road, west of Sterilite Street. The request is to split a 1 acre tract from OL 724 with frontage on Navarre Road. The remainder tracts will be combined into one large Out Lot. This is the site of the Sterilite facility. The property is zoned I-1 Industrial.

Applicant: SJH Limited/Jeff Gaul

3. *Old Business*

BEARING BASIS

SOUTH R/W LINE OF HARSH AVE
BEARING N 84°16'45" W FROM
PLAT 2005-12-02-008073.

REPLAT of
OUT LOT 458 & PART of OUT LOT #311

located in the

CITY of MASSILLON
STARK Co. OHIO

OWNER FRED BESHARA

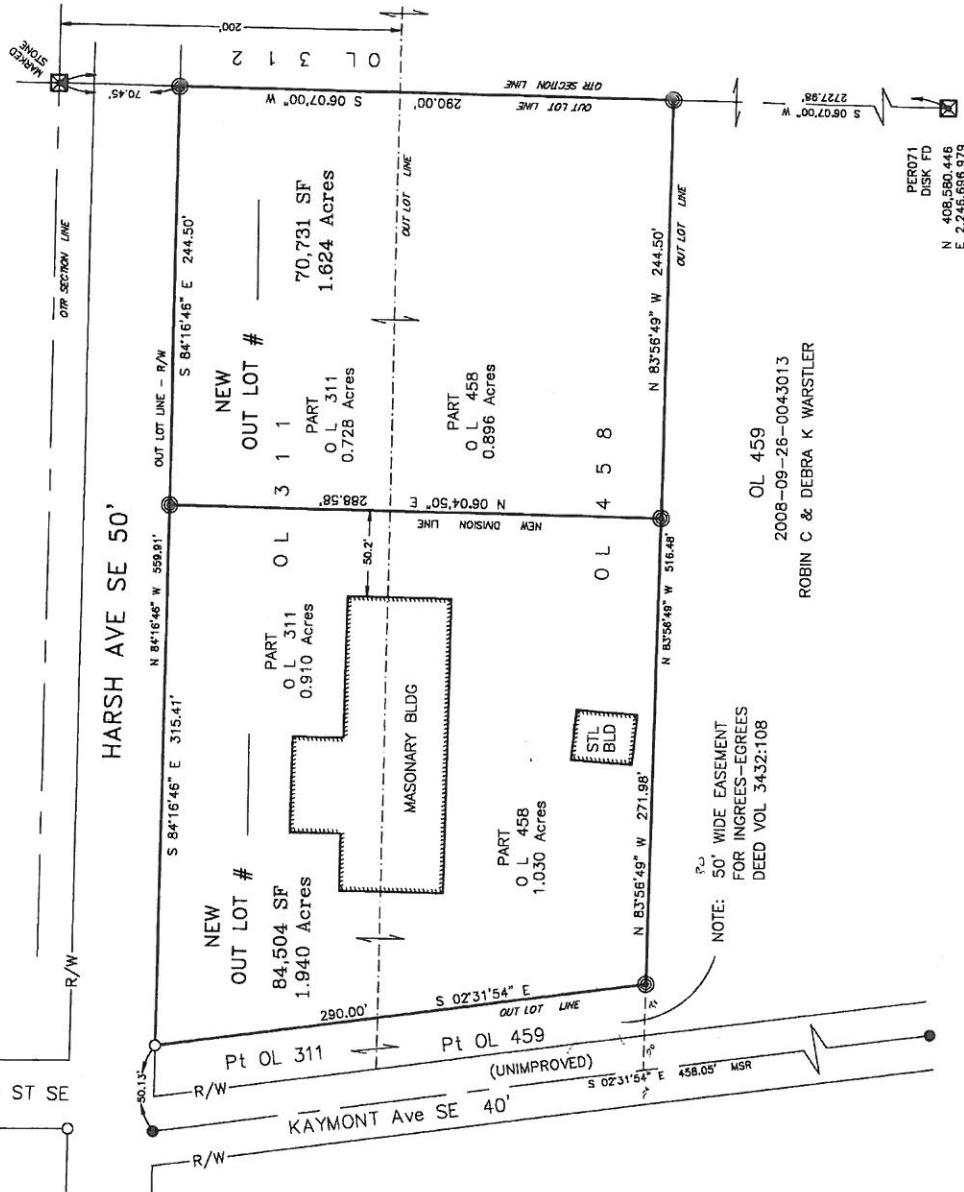
IMG #2007-08-20-0045655

PARCELS #07-00061 & 06-00074



R/W
20th ST SE
R/W

HARSH AVE SE 50'



NOTE:
50' WIDE EASEMENT
FOR INGRES-EGRES
DEED VOL 3432:108

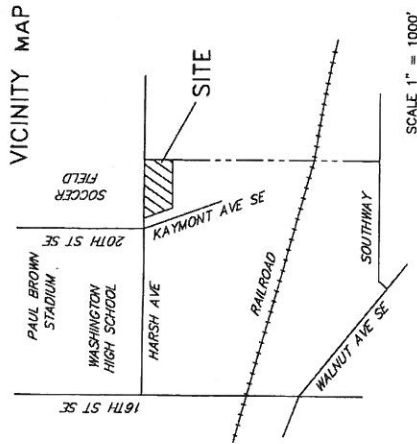
OL 459
2008-09-26-0043013
ROBIN C & DEBRA K WARSTLER

PER071
DISK FD
N 408,580.446
E 2,246,696.979



I HEREBY CERTIFY THIS PLAT ACCURATELY
REPRESENTS A SURVEY MADE UNDER MY SUPERVISION
IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR
BOUNDARY SURVEYS IN OHIO, PUBLISHED IN CHAPTER
4733-37 OF THE OHIO ADMINISTRATIVE CODE.

Jerry L. Nichols 11/02/2009
DATE
JERRY L. NICHOLS
REGISTERED PROFESSIONAL SURVEYOR # 7349



ACKNOWLEDGEMENTS

I/WE THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN HEREON DO HEREBY
ASSENT TO AND ADOPT THIS PLAT AND KNOWLEDGE
THAT THE SAME WAS MY/OUR FREE ACT AND DEED INDIVIDUALLY.

OWNER:
Fred Beshara
FRED BESHARA

STATE OF OHIO
COUNTY OF STARK
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY
APPEARED THE ABOVE SIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT, WHO
I HAVE IDENTIFIED AS THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING INSTRUMENT AND THAT IT WAS
THEIR FREE ACT AND DEED AND THEY HAVE SIGNED AND DELIVERED TO ME THE FOREGOING INSTRUMENT WHEREOF I HAVE
HEREINTO SUBSCRIBED MY HAND AND AFFIRMED BY MY OFFICIAL SEAL.

THIS PLAT OF HARSH AVE SE 50' 2009
NOTARY PUBLIC
Keith A. Dylewski
MY COMMISSION EXPIRES 12-01-2013

CITY PLANNING COMMISSION
APPROVED BY THE PLANNING COMMISSION OF THE CITY OF MASSILLON, OHIO, AT A
MEETING HELD THIS ____ DAY OF ____ 200__

CHAIRMAN - JAMES JOHNSON
SECRETARY - KEITH A. DYLEWSKI

CITY ENGINEER
I HEREBY APPROVE THIS PLAT AND ASSIGN LOT NUMBERS ____ AND ____

CITY ENGINEER - KEITH A. DYLEWSKI P.E.

COUNTY AUDITOR
ENTERED FOR TRANSFER THIS ____ DAY OF ____ 200__

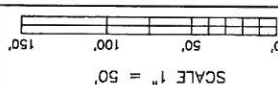
COUNTY AUDITOR - KIM PEREZ

COUNTY RECORDER
RECEIVED FOR RECORD THIS ____ DAY OF ____ 200__

RECORDED IN IMG # ____
THIS ____ DAY OF ____ 200__

COUNTY RECORDER - RICK CAMPBELL

NICHOLS FIELD SERVICES, INC
1258 DUEBER AVE S.W.
CANTON, OHIO 44706
TEL (330) 453-6688
FAX (330) 453-1764
nfsi2000@sbglobal.net
NFSI 2781



LEGEND
QTR SEC CORNER FD & USED
RAILROAD SPIKE FD & USED
3/4" IRON PIPE FOUND & USED
#5 REBAR W/LN 7349 CAP SET

PLAT OF SURVEY

SITUATED IN THE CITY OF MASSILLON AND BEING PART OF OUTLOT 724, ALL OF OUTLOTS 725, 726, AND 754 ALSO BEING PART OF THE NORTHWEST QUARTER OF SECTION 33 (T-10N, R-9W), STARK COUNTY, STATE OF OHIO.

SCALE 1" = 200'

JUNE 2010

BASIS OF BEARINGS

USED N 83° 03' 12" W FOR THE NORTH LINE OF THE N.W. QUARTER OF SECTION 33 AND ALSO BEING THE CENTERLINE OF NAVARRE ROAD FROM PLAT BOOK 63, PAGE 108 OF THE STARK COUNTY PLAT RECORDS.

PERTINENT DOCUMENTS

SIH LIMITED - 200803070010091

HARVEY - 200910300044579

STERILITE - 200806300029643

POLYONE - 200205290042819

SCEO - PER138

SCEO - PER139

W & LERR - 3481.721

L.E. MILLER - 3835.847

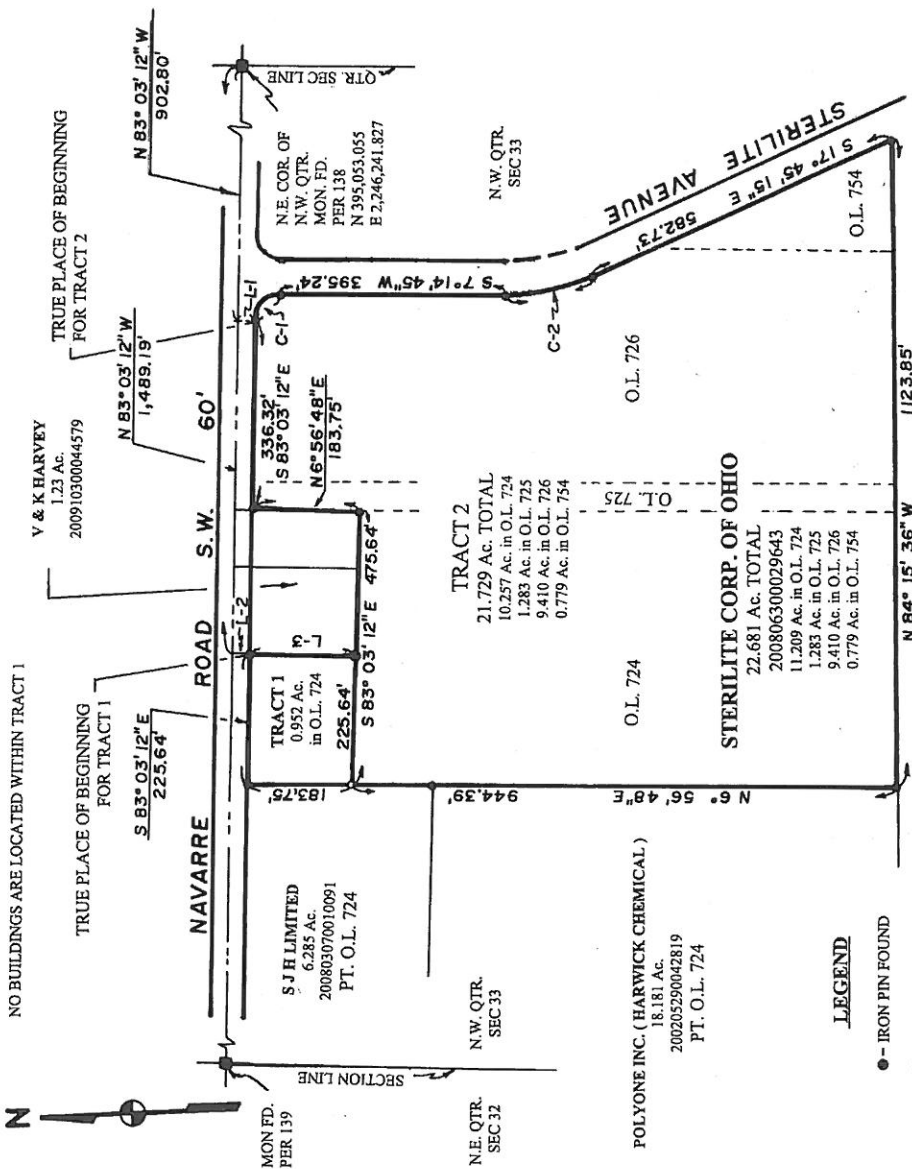
O.L. 724 - PLAT BOOK 63, PAGE 108



I CERTIFY THIS SURVEY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE, AS SURVEYED BY ME THIS 25th DAY OF JUNE 2010.

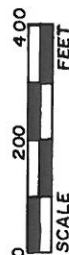
Jeffrey R. Gaul #6860
JEFFREY R. GAUL P.S. 6860

GAUL SURVEYING
1450 SAXONY CIRCLE N.W.
CANTON, OHIO 44708



CURVE TABLE				
CURVE	DELTA	RADIUS	TAN	CHORD
C-1	90° 17' 57"	40.00'	40.21'	56.72'
C-2	25° 00' 00"	330.00'	73.16'	142.85'

LINE TABLE	
L-1	S 6° 56' 48" W 30.00'
L-2	S 6° 56' 48" W 30.00'
L-3	S 6° 56' 48" W 183.75'



LEGEND

- - IRON PIN FOUND
- - MONUMENT FOUND
- - CAPPED IRON BAR SET

Massillon Planning Commission
May 12, 2010

The Massillon Planning Commission met in regular session on May 12, 2010 at 4:30 p.m. in Mayor Cicchinelli's office. The following were present:

Members

Chairman Jim Johnson
Mayor Cicchinelli
Todd Locke
Susan Saracina
Mike Loudiana

Staff

Aane Aaby
Keith Dylewski
Jason Haines
Linda Mikutel

The first item of business was approval of the minutes for the Commission meeting of March 10, 2010. Mayor Cicchinelli moved for approval, seconded by Mr. Locke, the motion unanimously carried.

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

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

Mr. Haines presented an aerial map of the property for review. He stated that the lots were probably one lot originally that was split into two lots.

Mr. Backus stated that a fire had destroyed a home on Lot 2154 which was demolished and the lot is currently vacant. Since his original application, he has decided not to raze the house on Lot 2155, but to add a room and garage to the existing home, which would require the lots to be combined into one lot.

Mr. Backus stated that he will submit a revised drawing of his plans to the Building Department.

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

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

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

Mr. Haines presented an aerial map for review. He stated that it was the owners intention to combine the excess property in the back of OL 215 to the west lot (Lot 10231) and that the excess property was to remain vacant.

Mr. Locke asked if the replat met all the necessary requirements. Mr. Haines replied that it did because the replat was not creating a buildable lot.

Mayor Cicchinelli asked if it could become a buildable lot. Mr. Haines replied that it could not as there was only 65' of frontage available and it would not meet the necessary requirements.

Mr. Moore stated that it is his intention to sell the house to the east located on OL 215 to his son and that he would like to remain the owner of the excess property on OL 215 with no intention of building on it.

With no further questions, Mr. Loudiana moved for approval, seconded by Mayor Cicchinelli, the motion unanimously carried.

There being no further business before the Commission, Mr. Loudiana motioned to adjourn, seconded by Mrs. Saracina. The meeting adjourned at 4:45 p.m.

Respectfully submitted,


Linda S. Mikutel, Commission Clerk

Massillon Planning Commission
Wednesday, July 14, 2010 at 4:30 p.m.
Mayor Cicchinelli's Office

Sign in Sheet

Name:

Address and/or organization

✓ VAUGHN FREEMAN MASSILLON 2008 HARSH AVE. S.E.

Jeff Gaul FOR HOWARD J. WENZEL
26 N. COCHRAN ST. DALTON, OHIO

Massillon Planning Commission

Use cell phones only in an emergency

1-yes
2-yes
M²
Mayor Francis H. Cicchinelli, Jr.
(Jan. 1988)
(Home: 832-3373) W: 830.1700

Mike Loudiana
Safety Service Director
Home: 832.9986 Cell: 353.1800

Frank Cilona
2345 Xavier Drive SE
Massillon, Ohio 44646
330-834-3113 - buckeye1@sssnet.com

~~no~~
Susan Saracina
504 Lincoln Way East
Massillon, Ohio 44646
330.209.8515 (02/08/06)

3-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: July 14, 2010 @ 4:30

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

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

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

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.