

A G E N D A
MASSILLON PLANNING COMMISSION
September 8, 2010 4:30 P.M.
MAYOR CICCHINELLI'S OFFICE

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

- 1. *Approval of the Minutes for the Commission Meeting of July 14, 2010.***
- 2. *New Business***

Replat – 4th Street SW / McKinley Ave SW

Location: Part of Lot 4137 and all of Lot 17332; located in the Columbia Heights allotment at the northeast corner of 4th Street SW and McKinley Avenue SW. The request is to replat the properties into two lots, (1) containing an existing home and (1) new building lot. The property is currently zoned R-1 Single Family Residential.

Applicant: Habitat for Humanity

Replat – Cleveland St. SW

Location: Lots 4168, 4169, 4170, 4171; located in the Columbia Heights allotment on Cleveland Street SW, north of Isabella Ave. The request is to replat the properties into three new lots, (1) containing an existing home and (2) new building lots. The property is currently zoned R-1 Single Family Residential.

Applicant: Habitat for Humanity

Massillon Planning Commission
July 14, 2010

The Massillon Planning Commission met in regular session on July 14, 2010 at 4:30 p.m. in Mayor Cicchinelli's office. The following were present:

Members

Chairman Jim Johnson
Vice-Chairman Todd Locke
Mayor Francis H. Cicchinelli, Jr.
Safety-Service Director Mike Loudiana
Elaine Campbell

Staff

Aane Aaby
Keith Dylewski
Jason Haines
Linda Mikutel

The first item of business was approval of the minutes for the Commission meeting of May 12, 2010. Mr. Locke moved for approval, seconded by Mayor Cicchinelli, the motion unanimously carried.

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

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

Mr. Haines stated that survey maps have been provided for both parcels. He explained that there is an existing building that currently straddles the property lines of OL 458 and Part of OL 311. The intention is to replat these lots so that the existing building will be on one lot and to create a new lot about 1-acre in size to sell. Mr. Haines stated that the properties are currently zoned as Industrial so there is no minimum lot size requirement.

Vaughn Freeman was present to answer any questions. Mr. Aaby asked if Mr. Freeman was the owner or the purchaser of the property and if he had any plans for it in the future. Mr. Freeman replied that he is purchasing the wooded area of the properties and has acquired about 80% of it and that he may be interested in building Senior Retirement Apartments in the future.

With no further questions, Mayor Cicchinelli moved to approve the lot split/replat of OL 458 and Part of OL 311 on Harsh Avenue SE, seconded by Mr. Locke, the motion unanimously carried.

The next item was a lot split/replat request also presented by Mr. Haines.

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.

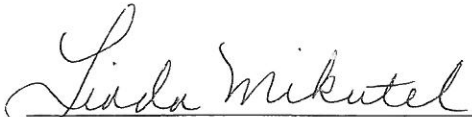
Applicant: SJH Limited/Jeff Gaul

Mr. Haines stated that this property is currently owned by the Sterilite Corp. and that it is their intention to split off approximately 1 acre that fronts on Navarre Road SW and sell it to the neighboring property owner who also has frontage on Navarre Road SW.

Jeff Gaul was present to answer any questions. There being none, Mr. Locke motioned to approve the lot split/replat, seconded by Mayor Cicchinelli, the motion unanimously carried.

There being no further business before the Commission, Mayor Cicchinelli motioned to adjourn, seconded by Mr. Locke. The meeting adjourned at 4:40 p.m.

Respectfully submitted,


Linda S. Mikutel, Commission Clerk

REFERENCE DATUM
THE STARK COUNTY GEODETIC REFERENCE SYSTEM POINTS USED
ARE DESIGNATED AS 8707 & 8800.

ALL BEARINGS SHOWN ARE REFERENCED TO GRID NORTH. ALL
DISTANCES, UNLESS OTHERWISE NOTED, ARE IN FEET AND
DISTANCE, UNLESS OTHERWISE NOTED, ARE IN FEET AND
COMBINED FACTOR OF 0.99999994.

NOTES

- 1. THERE IS ONE EXISTING BUILDING ON LOT 407.
- 2. NO EXISTING BUILDINGS ON LOT 408.

LEGEND OF SYMBOLS AND ABBREVIATIONS

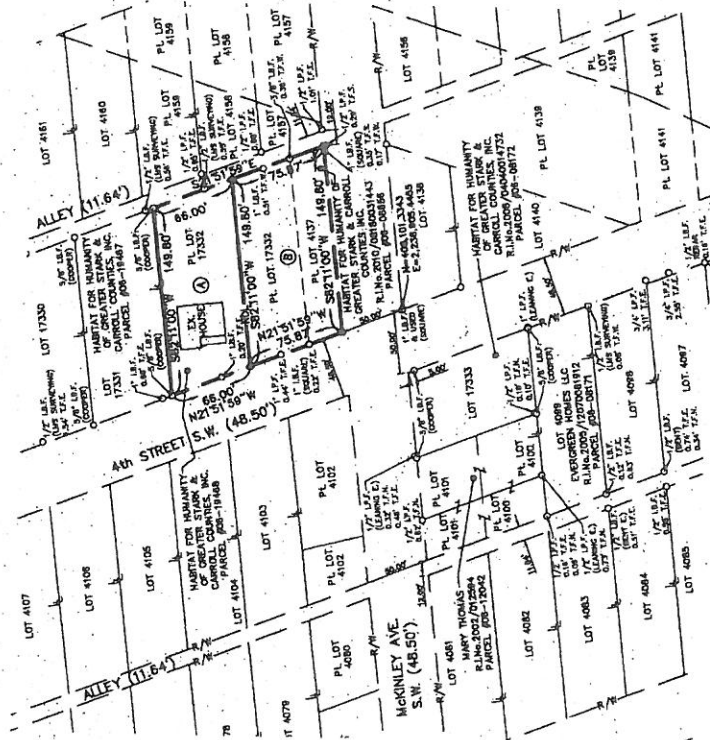
- R/W — PROPERTY LINE/LOT LINE
- R/W — RIGHT-OF-WAY LINE
- R/W — 5/8" IRON BAR WITH COOPER
- R/W — 5/8" ASSOC. CAP SET
- R/W — IRON BAR/PIPE FOUND (AS NOTED)
- R/W — NEW DIVISION LINE
- R/W — 'NDL

REPLAT &
RENUMBERING PLAT

PART OF LOT 4137 AND ALL OF LOT 17332
IN THE CITY OF MASSILLON, STARK COUNTY, OHIO

SCALE: 1" = 50'

AUGUST 2010



PERTINENT DOCUMENTS

- R.L.M. 2010/080801433 - DEED OF RECORD
HABITAT FOR HUMANITY OF GREATER STARK
COUNTIES, INC.
PARCELS 100-19468
R.L.M. 2007/071100002258
- R.L.M. 2010/080801433 - DEED OF RECORD
HABITAT FOR HUMANITY OF GREATER STARK
COUNTIES, INC.
PARCELS 100-19468
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COUNTIES, INC.
PARCELS 100-19468
R.L.M. 2007/071100002258

ACKNOWLEDGMENTS

I HEREBY CERTIFY THAT THIS IS A CORRECT PLAT OF A SURVEY MADE THIS 14TH DAY OF
AUGUST 2010 FOR THE REPLAT OF PART OF LOT 4137 AND ALL OF LOT 17332, IN THE
CITY OF MASSILLON, STARK COUNTY, OHIO, SHOWN HEREON. I FURTHER CERTIFY THAT THE SURVEY
BALANCES AND CLOSURES, ALL DIMENSIONS AND SHOWN HEREON, ARE CORRECT, AND THAT THE
MONUMENTS ARE SET OR FOUND AS SHOWN.



J. E. GEB
REGISTERED SURVEYOR No. 8725

KNOW ALL MEN BY THESE PRESENTS, THAT HUMANITY OF GREATER STARK AND CARROLL
COUNTIES, INC., REPRESENTED BY BETH J. LEOHNER, ESQ., MAURER, DULY AUTHORIZED OFFICIALS
OF SAID CORPORATION, OWNER OF THE PROPERTIES SHOWN HEREON, DO HEREBY ASSENT TO AND ADOPT
FOR HUMANITY OF GREATER STARK AND CARROLL COUNTIES, INC. AND DO HEREBY APPROVE THE SAME
IN TESTIMONY WHEREOF, WE HERETO SET OUR HANDS THIS 14TH DAY OF AUGUST 2010.

OWNER: HUMANITY OF GREATER STARK AND CARROLL COUNTIES, INC.
BY:

BETH J. LEOHNER
EXECUTIVE DIRECTOR

ROBERT M. MAURER
PROPERTY MANAGER

STATE OF OHIO
COUNTY OF STARK, S.S.

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED BETH J.
LEOHNER, ROBERT M. MAURER, REPRESENTATIVES OF HUMANITY OF GREATER STARK AND CARROLL
COUNTIES, INC., WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT
THE SAME IS THEIR FREE AND VOLUNTARY ACT, AND AS REQUIRED BY LAW.
THIS 14TH DAY OF AUGUST 2010.

NOTARY PUBLIC
MY COMMISSION EXPIRES 10/1/12

THIS PLAT APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF MASSILLON, OHIO AT
A MEETING HELD THIS 14TH DAY OF AUGUST 2010.

CHAIRMAN
JAMES JOHNSON

SECRETARY
KEITH A. DYLEWSKI

THE ACCOMPANYING PLAT SHOWING THE REPLAT OF THE LOTS IN THE CITY OF MASSILLON, OHIO AS
DELINEATED ON THE TITLE OF THIS PLAT IS HEREBY APPROVED AND GIVEN LOT NUMBERS.

① & ②

MASSILLON CITY ENGINEER
KEITH A. DYLEWSKI

ENTERED FOR TRANSFER THIS 14TH DAY OF AUGUST 2010.

STARK COUNTY AUDITOR
KIM R. PEREZ

RECORDED FOR RECORD THIS 14TH DAY OF AUGUST 2010.

STARK COUNTY RECORDER
RICK CAMPBELL

AREA SUMMARY			
LOT #	PL. LOT #	LOT 17332	TOTAL
PARCELS 1	100-19468	100-19468	
LOT 407		0.2222 AL.	0.2222 AL.
LOT 408		0.0000 AL.	0.0000 AL.
LOT 409		0.0000 AL.	0.0000 AL.
LOT 410		0.0000 AL.	0.0000 AL.
LOT 411		0.0000 AL.	0.0000 AL.
LOT 412		0.0000 AL.	0.0000 AL.
LOT 413		0.0000 AL.	0.0000 AL.
LOT 414		0.0000 AL.	0.0000 AL.
LOT 415		0.0000 AL.	0.0000 AL.
LOT 416		0.0000 AL.	0.0000 AL.
LOT 417		0.0000 AL.	0.0000 AL.
LOT 418		0.0000 AL.	0.0000 AL.
LOT 419		0.0000 AL.	0.0000 AL.
LOT 420		0.0000 AL.	0.0000 AL.
LOT 421		0.0000 AL.	0.0000 AL.
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LOT 499		0.0000 AL.	0.0000 AL.
LOT 500		0.0000 AL.	0.0000 AL.

Sign in Sheet

Address and/or organization

BOB MAUREN

HABITAT FOR HUMANITY OF STARK/CARROLL CO.

Massillon Planning Commission

Use cell phones only in an emergency

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

yes
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@sssnet.com M

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

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: Sept 8 @ 4:30

no
Sheila Lloyd
707 Eighth Street, S.W.
Massillon, Ohio 44647
Work at Home: 833-2834
Sheila50@sssnet.com
Home - 833-8591
Fax - 833-8592

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

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.