

A G E N D A
MASSILLON PLANNING COMMISSION
October 13, 2010 7:30 P.M.
CITY COUNCIL CHAMBERS

1. *Approval of the Minutes for the Commission Meeting of September 8, 2010.*
2. *New Business*

Rezoning – Richville Drive Area Annexation

Property Description: Approximately 138 acres of former Perry Township land, located along Richville Drive on both the north and south sides of US 30, as well as along Cincinnati Street, west of Stump Avenue, south of US 30.

Zone Change From: Perry Township, R-2 Single and Two Family Residential

Zone Change To: R-2 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.

Replat - 1415 Valerie Ave. NE

Location: Out Lot 646, an 8.05 acre tract located on the west side of Valerie Ave NE. The request is to split the property into (3) lots, one containing the existing home and (2) new building sites. The lots would be approximately 2 to 3 acres in size, subject to survey. The property is zoned R-4 Single Family.

Variances requested: **Section 1177.01 Lot width on Valerie side: 120' required**
 Section 1177.01 Lot width on Ledgewood side: 120' required
 Section 1109.05 Lot depth more than 3 ½ times its width

Applicant: Ronald and Gamie Cordray

***Massillon Planning Commission
September 8, 2010***

The Massillon Planning Commission met in regular session on September 8, 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 July 14, 2010. Mr. Locke moved for approval, seconded by Mayor Cicchinelli, the motion unanimously carried.

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

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

Mr. Haines stated that all of the homes on this block of 4th Street SW have been built by Habitat. At the time Habitat acquired these vacant lots, the lot at the south end had a building on it and they were unable to obtain it to complete the block. Habitat has since been able to acquire this lot to complete the block and have torn down the existing building and have requested to replat this property into two lots.

Mr. Johnson asked Mr. Bob Maurer, who represented Habitat, if he had any additional comments. Mr. Maurer stated that he was the Property Coordinator for Habitat and that it had been their intention to build houses on the entire side of the street, but they were delayed about nine months in acquiring this property due to tax foreclosure proceedings.

Mr. Johnson asked when they planned to build and Mr. Maurer replied that it would be next Spring.

With no further questions on this item, Mayor Cicchinelli moved to approve the replat, seconded by Ms. Campbell, the motion unanimously carried.

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

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

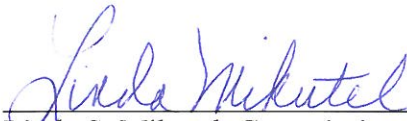
Mr. Haines explained that this is a replat of four lots on Cleveland Street SW. There is an existing home on one of the lots and the same person owns the three vacant lots to the north. It is the owner's intention to replat the existing house lot with half of the adjoining vacant lot, and sell the rest to Habitat for Humanity, and they will create two new building lots. The new lots would be 65' which would meet the R-1 zoning requirements.

There being no additional questions from the Commissioners and no additional comments from Mr. Maurer on this item, Mr. Locke moved to approve the replat, seconded by Mayor Cicchinelli, the motion unanimously carried.

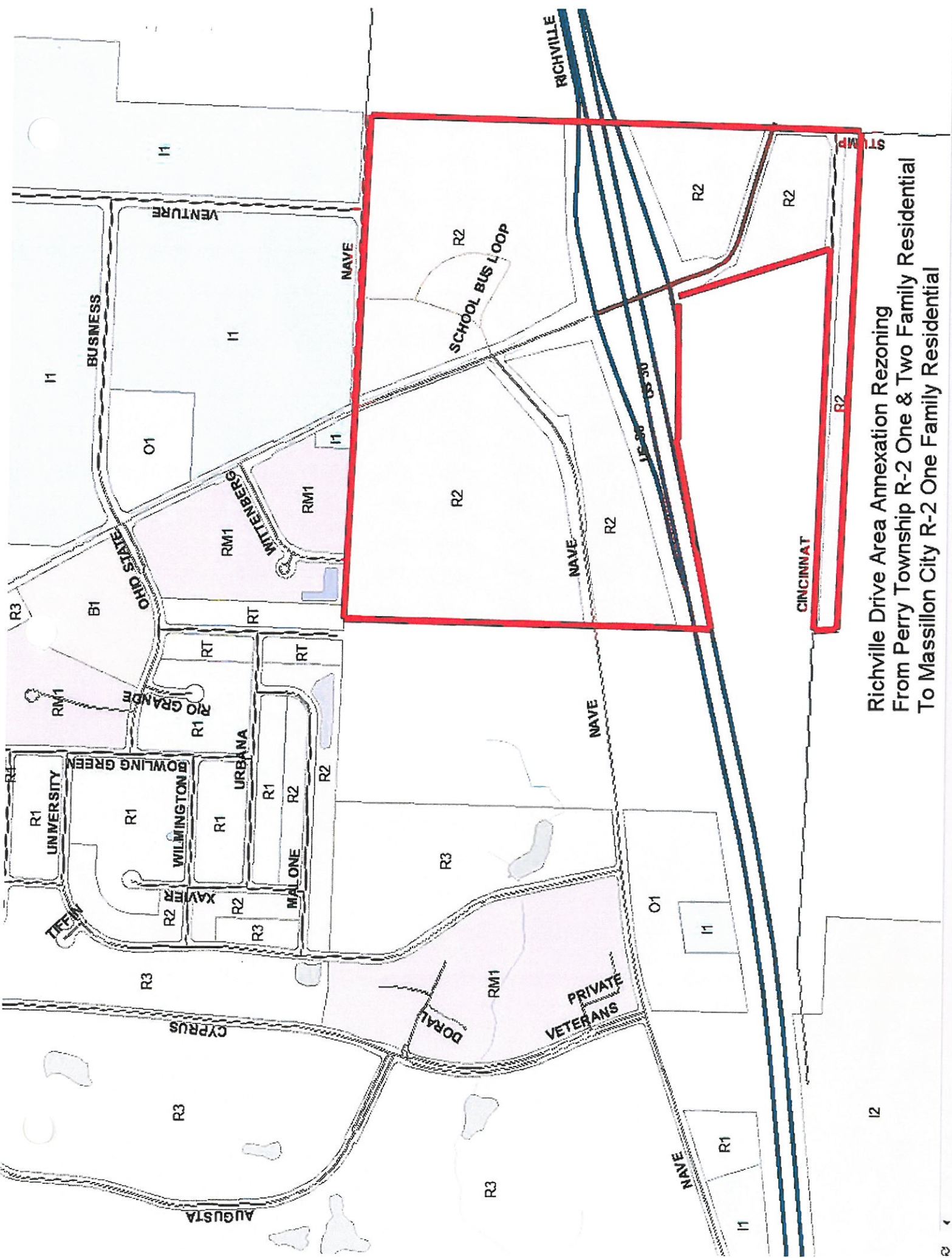
In other business, Mayor Cicchinelli asked if the US 30/Richville Area annexation rezoning will be on the October agenda. After a brief discussion, Mr. Aaby replied that it would.

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

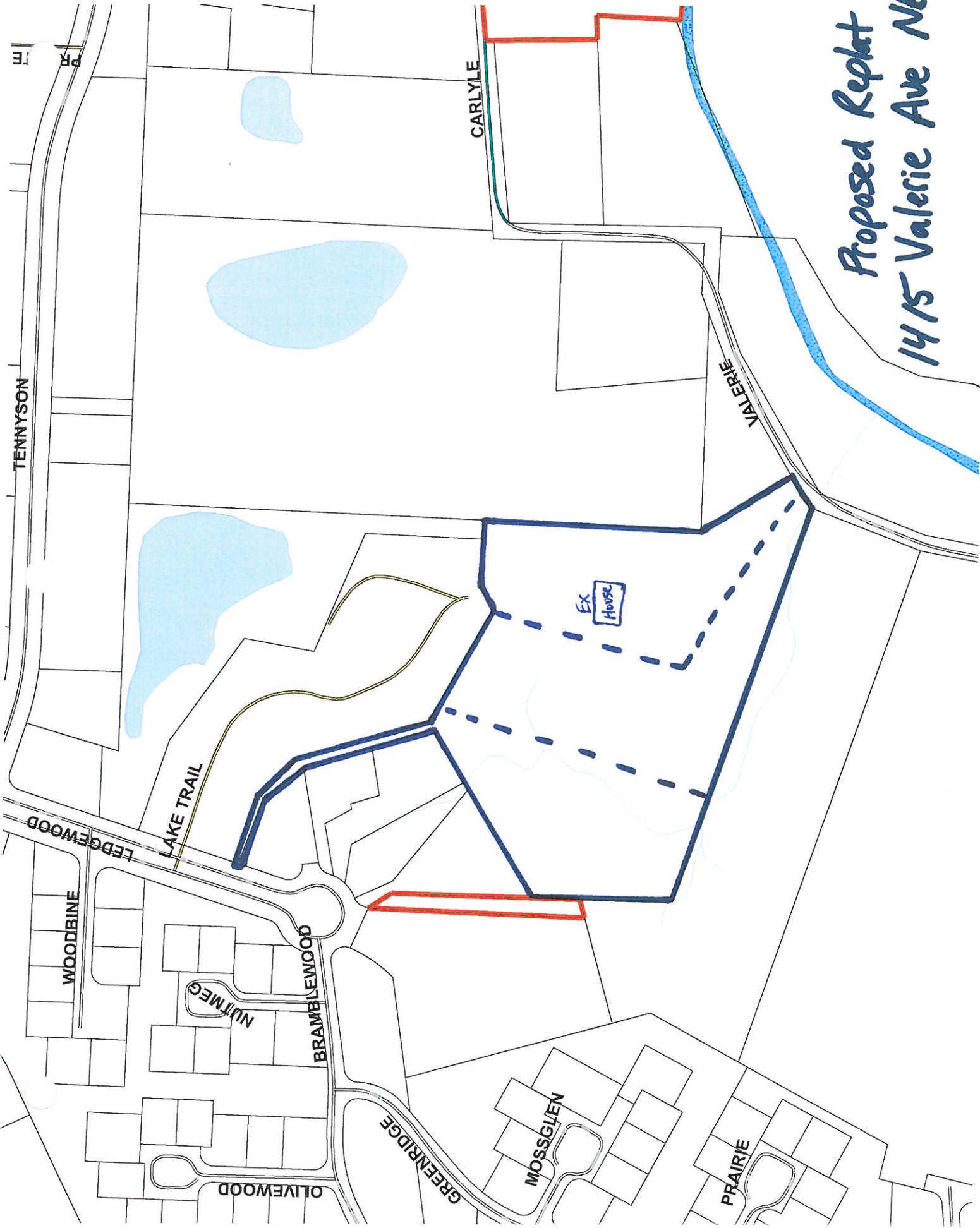
Respectfully submitted,



Linda S. Mikutel, Commission Clerk



Richville Drive Area Annexation Rezoning
From Perry Township R-2 One & Two Family Residential
To Massillon City R-2 One Family Residential



Proposed Replat
1415 Valerie Ave NE

AL-133-2A

[illegible]

Reddy, A. J.

Presenting DATA:

[illegible]

PLAYERS OF SPRINGFIELD SETTLEMENT, MO. 1,
- NO. 2, AND BEDGEWOOD CONDORSTONES
NO. 1, NO. 2 AND NO. 3.

SURVEYS BY: FRITZL & HARRIS, INC. 1945
DUNLAP SURVEYING, INC. 1946

TAX MAPS

BASIS OF BEARING:

LINE OF LOT 48, N 31° 00' 00" E,
AS SHOWN IN SPRINGFIELD
SETTLEMENT NO. 2 P. 44

ALL DISTANCES AND BEARINGS ARE MEASURED
AND RECORD

MAP OF SURVEY

LOCATION AND
LOCATION SURVEY OF O.L. 646
IN THE CITY OF MASSILLON, FORMERLY
PART OF THE N.W. QTR. SEC. 4,
TWP. 2 N., R. 9 E.,
STARK COUNTY, OHIO

SCALE 1" = 100'

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE
MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE
STATE OF OHIO. (4733-37 O.A.C.)

Ronald C. McIntyre
RONALD C. MCINTYRE

9-16-35

5-6270

4-16-35

1" = 30'
HOUSE DETAIL

1" = 30'
HOUSE DETAIL



The City of Massillon, Ohio

Francis H. Cicchinelli, Jr., *Mayor*
330.830.1700

Michael J. Loudiana
Dir. of Public Safety & Service
330.830.1702

Community Development Department
Aane A. Aaby

Community Development Director
330.830.1721 • Fax 330.830.1786

NOTICE OF PLANNING COMMISSION MEETING

TO REVIEW REZONING REQUEST

Notice is hereby given that the Massillon City Planning Commission is scheduled to meet in public session on Wednesday, October 13, 2010, at 7:30 P.M., in Massillon City Council Chambers, 2nd Floor, Municipal Government Center, One James Duncan Plaza, to review the following rezoning request:

Applicant: City of Massillon

Location: Richville Drive Area Annexation, an approximate 138 acre area located along Richville Drive both north and south of US 30, as well as along Cincinnati Street, west of Stump Avenue.

Zone Change: From: Perry Township R-2 Single and Two Family Residential

To: R-2 One Family Residential

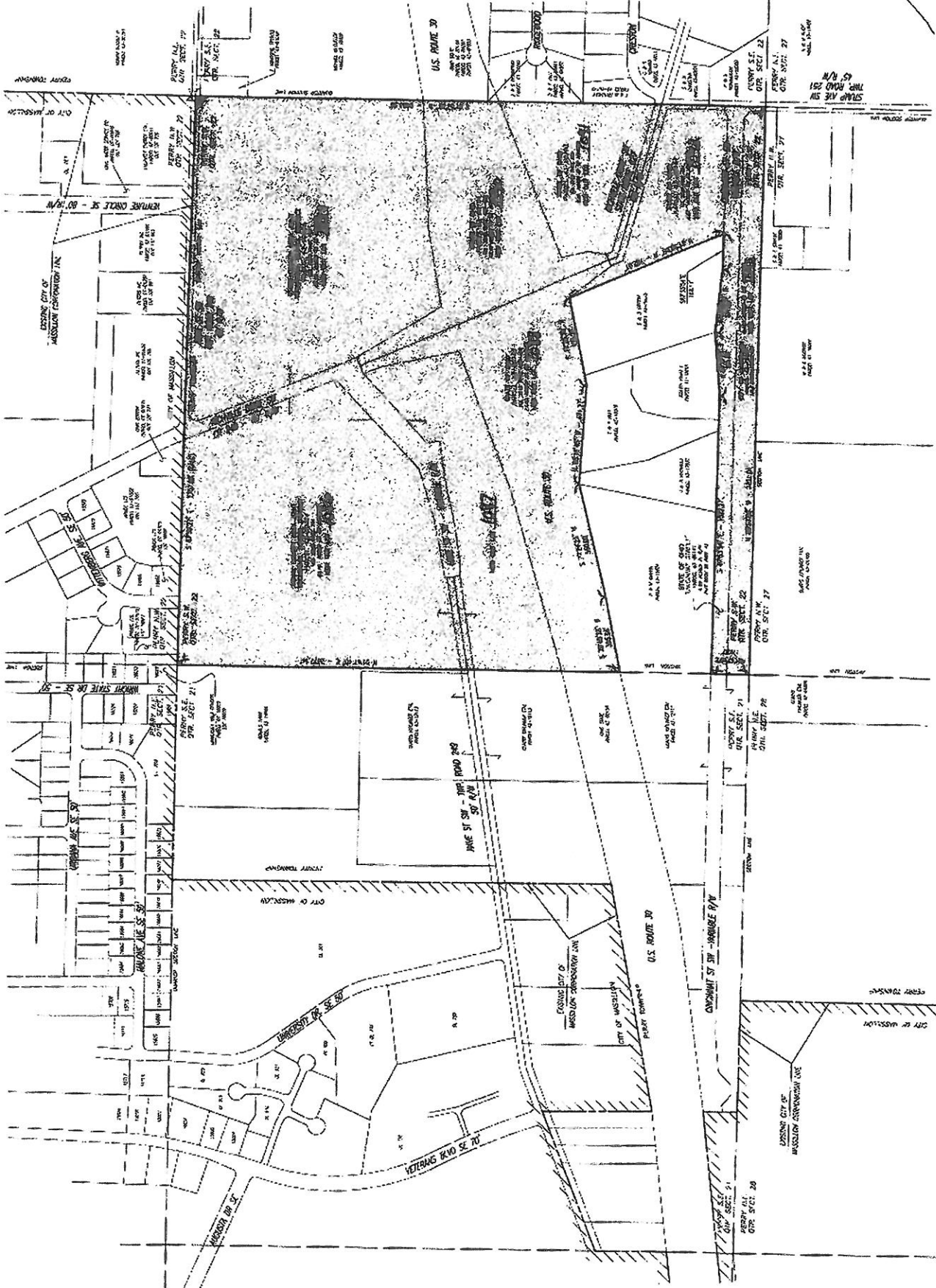
Proposed Use: To give this recently annexed property Massillon City Zoning classification

Any person interested in commenting upon the zone change request is invited to attend the Planning Commission meeting. The purpose of the Planning Commission meeting is to review the proposed rezoning request and make a recommendation to City Council.

Once it receives the Planning Commission recommendation, either for approval or disapproval of the zone change, City Council will then schedule its own public hearing, with separate notice given, to review the proposed zone change. City Council has the final decision regarding whether or not the zone change is approved. The Planning Commission's role in zone change requests is advisory only.

A copy of the Application for Zone Change is open for public inspection in the office of Community and Economic Development Department, located on the Second Floor of the Municipal Government Annex, 151 Lincoln Way East, Massillon, Ohio 44646. Office hours are Monday – Friday, 8:30 A.M. to 4:30 P.M., Telephone No. 330-830-1721, Fax No. 330-830-1786.

REVISIONS: (SEE SHEET 04)
DATE: 10/10/02
BY: J. J. JAC
CHECKED BY: J. J. JAC
DATE: 10/10/02
BY: J. J. JAC





The City of Massillon, Ohio

Francis H. Cicchinelli, Jr., *Mayor*
330.830.1700

Michael J. Loudiana
Dir. of Public Safety & Service
330.830.1702

Community Development Department
Aane A. Aaby
Community Development Director
330.830.1721 • Fax 330.830.1786

Date: October 7, 2010

To: Planning Commission Applicants

From: Aane Aaby, Community Development Director

Subject: October 13, 2010 Planning Commission Meeting

Attached is a copy of the Agenda for the upcoming October 13, 2010 Massillon City Planning Commission Meeting. This meeting will be held at 7:30 P.M. in City Council Chambers, located on the Second Floor of the Municipal Government Building, One James Duncan Plaza.

As an applicant who has a request on the Agenda, you are respectfully requested to attend this meeting in order to answer any questions Commission Members may have. If you are not represented at this meeting, the Planning Commission may decide to take no action on your request and table it to a future meeting.

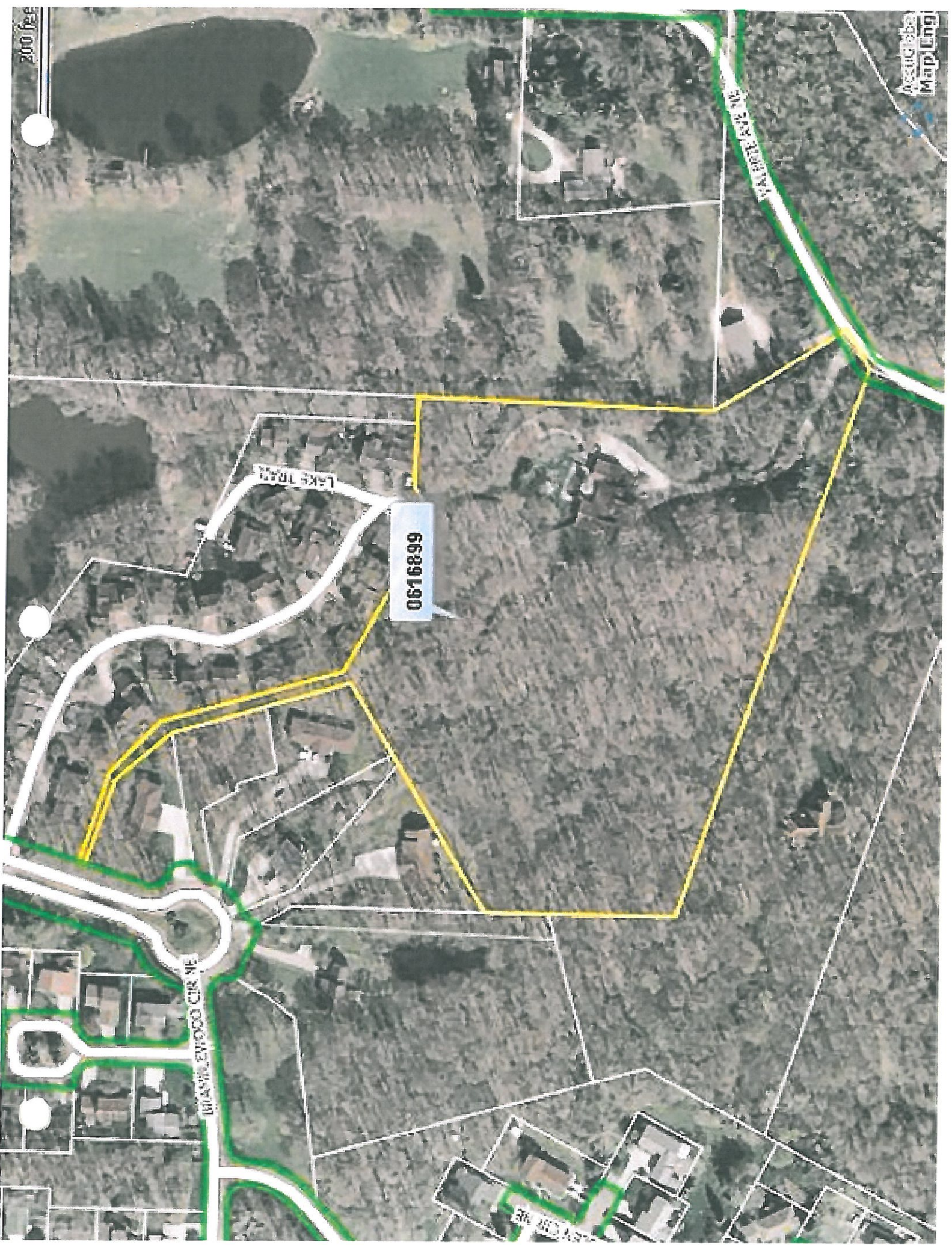
Please contact me at your convenience at 330-830-1721 if you have any questions regarding this matter.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Aane Aaby', is written over a horizontal line.

Aane Aaby
Community Development Director
City of Massillon

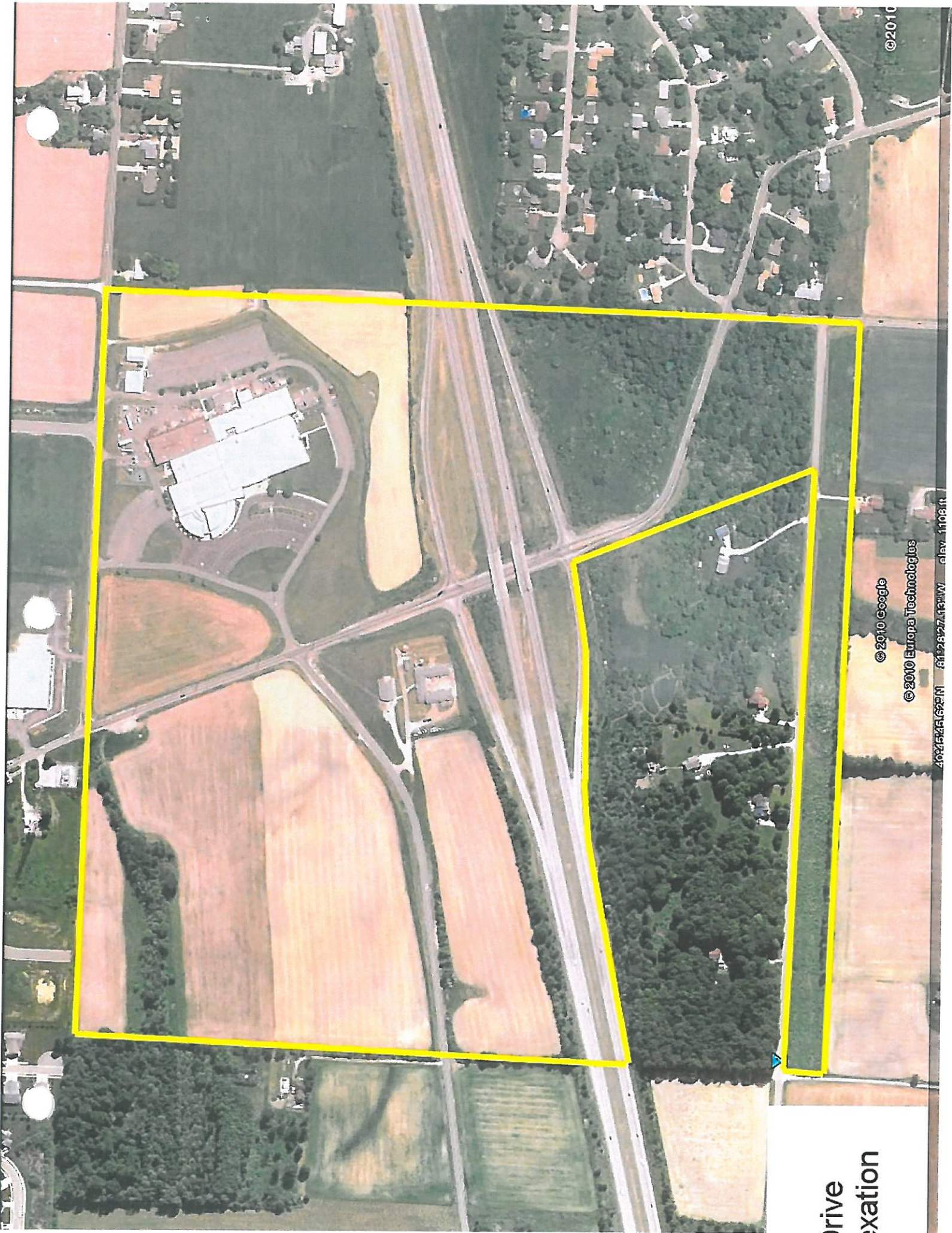
AA:aa
encl.



Richville Drive Area Annexation
From Perry Township Zoning R-2 Residential
To Massillon R-2 One Family Residential



Drive
exation

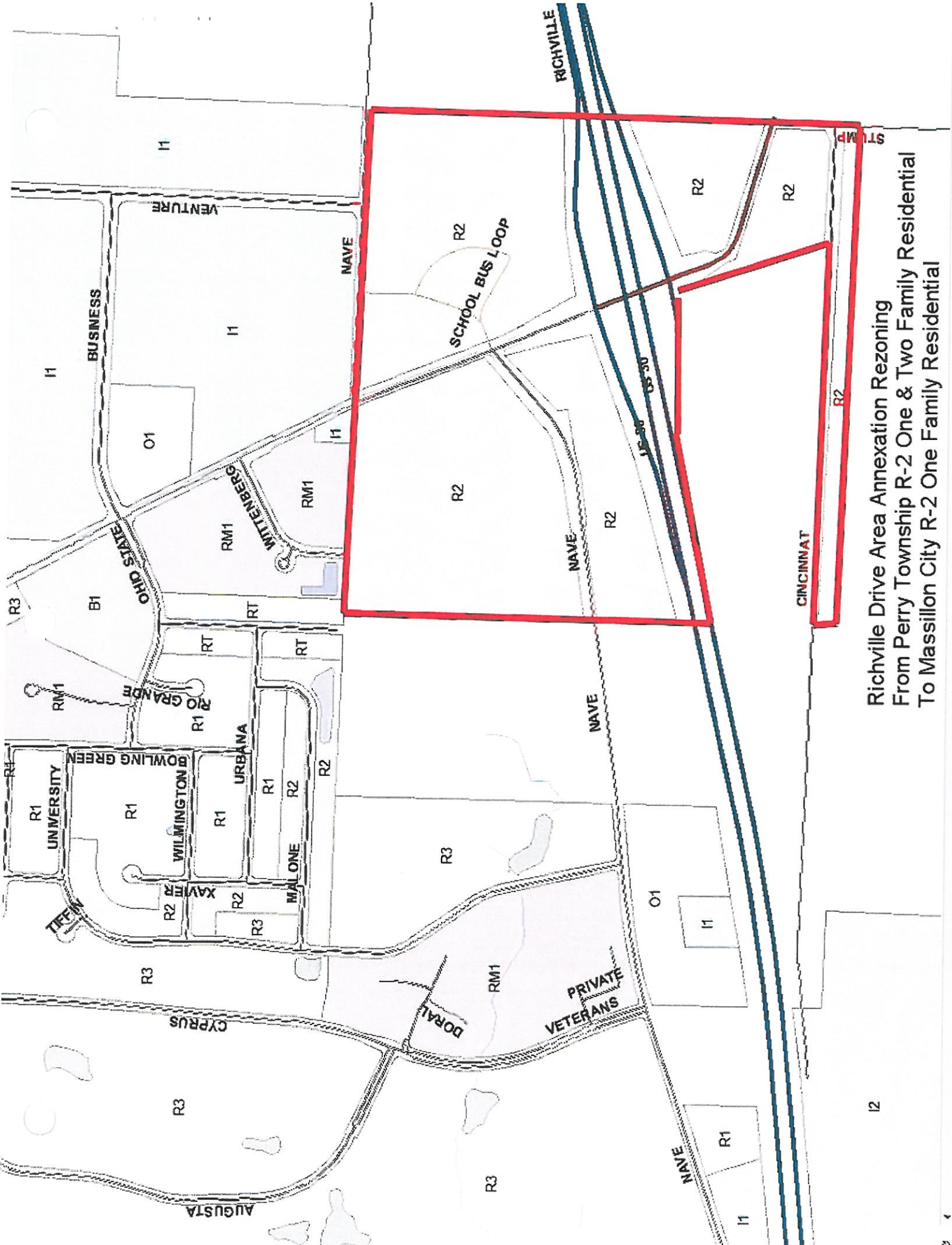


© 2010 Google

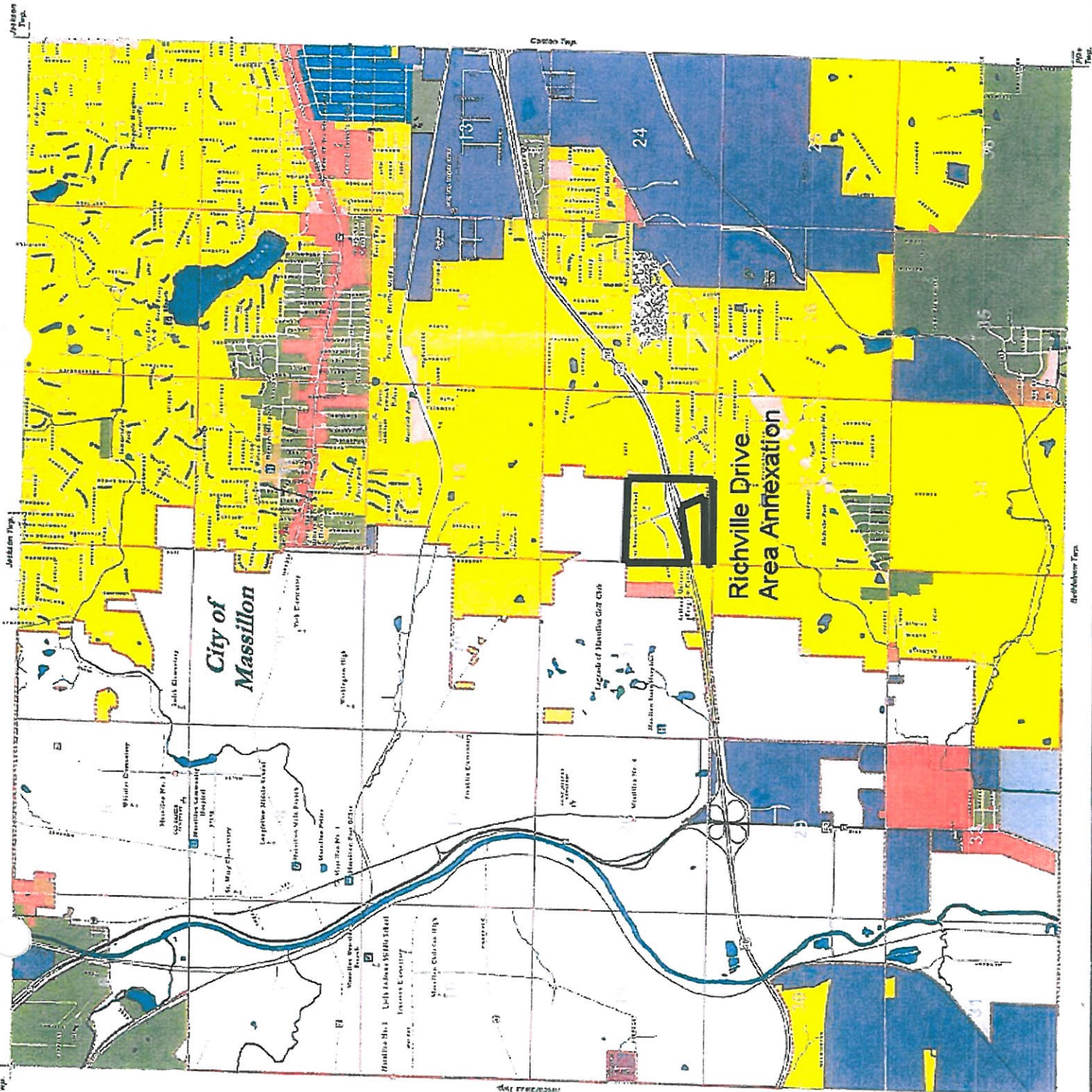
© 2010 Europa Technologies

40°52'45.62"N 81°28'27.43"W elev. 1106 ft

© 2010



Richville Drive Area Annexation Rezoning
From Perry Township R-2 One & Two Family Residential
To Massillon City R-2 One Family Residential



Johnson Twp.

Cassidy Twp.

Perry Twp.

Stoddard Twp.

Map

Map

Perry Township

Current as of October,

For Specific Lot and See Official Zoning P

- R1 Single Family Low Density Residential
- R2 Single and Two Family Residential
- R3 Single Family/Duplex Four Family R4
- R4 Multi-Family Residential/Office
- R5 High Density Multi-Family/Limited Se
- R6 Manufactured Home Park
- R7 Planned Unit Development
- B1 Office / Retail / Business
- B2 Commercial
- MD Multi-District Overlay
- ID Industrial
- Massillon
- Navarra
- Perry Section Lines
- Corporation Line

- Police
- Fire Station
- Hospital
- Cemetery
- Parks
- Post
- Airfield
- Library
- School

Prepared by
Stark County
Regional Planning Comm.

1 inch equals 1 miles

Massillon Planning Commission
Wednesday, October 13, 2010 at 7:30 p.m.
City Council Chambers

Sign in Sheet

Name:

Address and/or organization

Chanelle Azarav (on behalf of Gamio and Benild (Creston)) 1415 Vorkle
NE Massillon OH 44746

Thomas R. Fritchley 6543 Creston Dr. SW Canton, OH 44706

Massillon Planning Commission

Use cell phones only in an emergency

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

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

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: Oct 13, 2010

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.