

The Planning Commission meeting scheduled for May 11, 2011 has been rescheduled for **Wednesday, May 18, 2011 at 4:30 in the Mayor's office, located at 151 Lincoln Way East, 2nd Floor.**

A G E N D A
MASSILLON PLANNING COMMISSION
WEDNESDAY, MAY 18, 2011 4:30 P.M.
MAYOR CICCHINELLI'S OFFICE

1. Approval of the Minutes for the Commission Meeting of February 6, 2011.

2. New Business

Replat – Merino Circle NE

Location: Lots 12870 and 14330, located on the north side of Merino Circle NE, and the south side of Springhaven Circle NE. The request is to replat these properties into two lots, one containing the exiting home and the other as a vacant lot. The property is zoned R-3 Single Family.

Applicant: Denise Dixon

Easement Plat – Valier Avenue NE

Location: Out Lot 554, locate on the East side of Valerie Ave, north of Hankins Road. The request is to grant a 20' easement for waterline construction along the east side of the roadway. The property is zoned R-3 Single Family and is the site of Wales Park.

Applicant: Aqua Ohio Water/City of Massillon

Alley Vacation Plat – 4th Street SW

Location: Known as a 12 foot wide public alley lying between Anthony Ave. SW and Isabella Avenue SW, and running in a west-east direction between Duncan St. SW and 4th St. SW. The request is to vacate that portion beginning at 4th Street and going westerly approximately 150 feet.

Applicant: Richard A. Lemon/Tony J. Smith

3. Other Business

A G E N D A
MASSILLON PLANNING COMMISSION
May 11 , 2011 7:30 P.M.
CITY COUNCIL CHAMBERS

1. *Approval of the Minutes for the Commission Meeting of February 6, 2011.*

2. *New Business*

Replat – Merino Circle NE

Location: Lots 12870 and 14330, located on n the north side of Merino Circle NE, and the south side of Springhaven Circle NE. The request is to replat these properties into two lots, one containing the existing home and the other as a vacant lot. The property is zoned R-3 Single Family.

Applicant: Denise Dixon

Easement Plat – Valerie Avenue NE

Location: Out Lot 554, located on the East side of Valerie Ave, north of Hankins road. The request is to grant a 20' easement for waterline construction along the east side of the roadway. The property is zoned R-3 Single Family and is the site of Wales Park.

Applicant: Aqua Ohio Water / City of Massillon

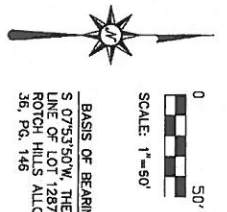
Alley Vacation Plat – 4th Street SW

Location: Known as a 12 foot wide public alley lying between Anthony Ave. SW and Isabella Avenue SW, and running in a west-east direction between Duncan St. SW and 4th St. SW. The request is to vacate that portion beginning at 4th Street and going westerly approximately 150 feet.

Applicant: Richard A.Lemon / Tony J. Smith

3. *Other Business*

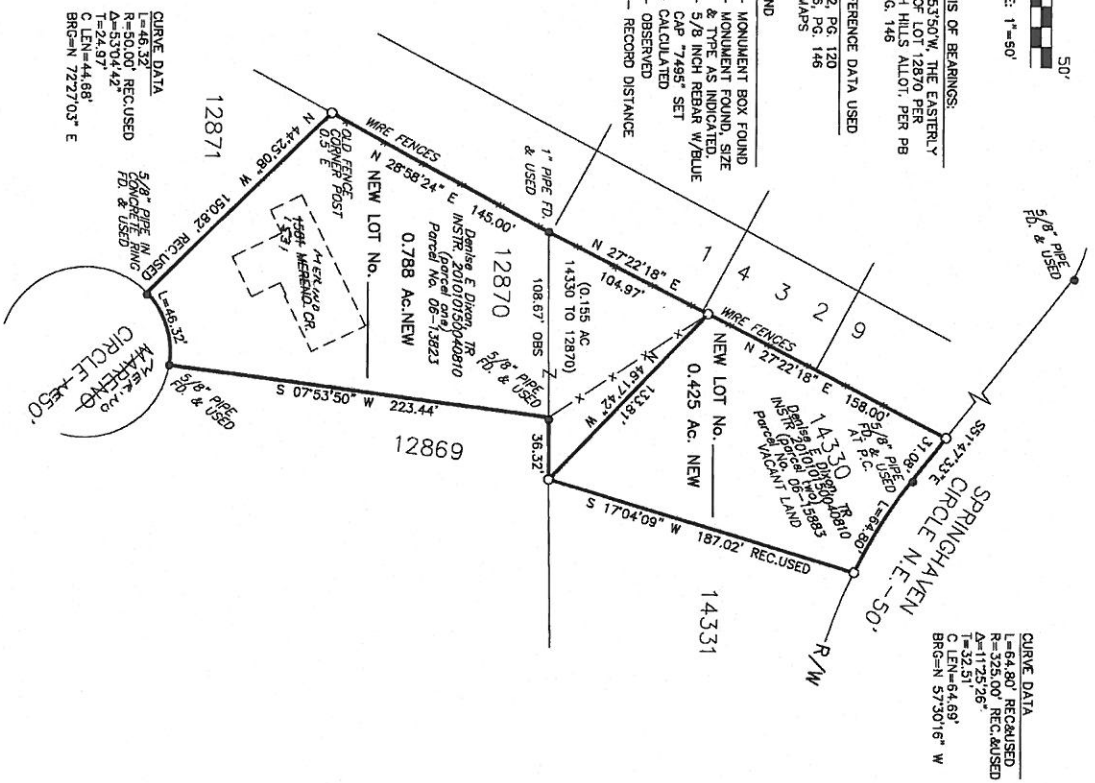
STATE OF OHIO, COUNTY OF STARK
CITY OF MASSILLON



SCALE: 1"=50'
BASIS OF BEARINGS:
S 07°53'50" W, THE EASTERLY
LINE OF LOT 12870 PER
ROTC HILLS ALLOT. PER PB
36, PG. 146

REFERENCE DATA USED
PB 42, PG. 120
PB 36, PG. 146
TAX MAPS

LEGEND
■ - MONUMENT BOX FOUND
● - MONUMENT FOUND, SIZE
& TYPE AS INDICATED.
○ - 5/8 INCH REBAR W/BULE
CAP 7/495 SET
CALC - CALCULATED
OBS - OBSERVED
(REC) - RECORD DISTANCE



CURVE DATA
L=46.32'
R=90.00' RECUSED
Δ=53°04'42"
T=24.97'
C LEN=44.68'
BEG=N 72°27'03" E

CURVE DATA
L=64.80' RECUSED
R=325.00' RECUSED
Δ=11°25'26"
T=32.51'
C LEN=64.69'
BEG=N 57°50'16" W

I HEREBY STATE THAT THIS IS A CORRECT PLAT
OR A SURVEY MADE BY ME AND I HAVE FOUND
OR SET THE MONUMENTS SHOWN.
Timothy J. Briggs
TIMOTHY J. BRIGGS, PS 7495
3/23/2011



REPLAT OF LOTS 12870 AND 14330

KNOW ALL MEN BY THESE PRESENTS, DENISE E. DIXON, TRUSTEE OF THE DENISE E. DIXON REVOCABLE TRUST DATED 7/17/06 OWNER OF THE LAND SHOWN HEREON, DO HEREBY CONSENT TO THIS REPLAT, AND ACKNOWLEDGE THAT THIS PLAT WAS MADE AT HER REQUEST.

OWNER: DENISE E. DIXON, TR
WITNESS
print name
WITNESS
print name

STATE OF OHIO
COUNTY OF STARK
BEFORE ME, A NOTARY PUBLIC IN SAID COUNTY AND STATE, PERSONALLY APPEARED DENISE E. DIXON, WHO ACKNOWLEDGED THAT SHE DID SIGN THE FOREGOING INSTRUMENT AND THE SAME IS HER OWN FREE ACT AND DEED.
IN TESTIMONY WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL THIS ____ DAY OF ____ 2011
NOTARY PUBLIC
my commission expires

APPROVED BY THE MASSILLON CITY PLANNING COMMISSION AT A MEETING HELD THIS ____ DAY OF ____ 2011.

CHAIRMAN SECRETARY

APPROVED BY THE MASSILLON CITY ENGINEER THIS ____ DAY OF ____ 2011

MASSILLON CITY ENGINEER

ENTERED FOR TRANSFER THIS ____ DAY OF ____ 2011

STARK COUNTY AUDITOR

RECEIVED FOR RECORD THIS ____ DAY OF ____ 2011
RECORDED IN INSTRUMENT NO. ____

STARK COUNTY RECORDER

REPLAT
MERENO CIRCLE - SPRINGHAVEN CIRCLE
CITY OF MASSILLON
STARK COUNTY, OHIO

TRACT 1
SURVEYING, Ltd.
815 E. TALLMADE AVE.
AKRON, OH 44310
tract1surveying.com
330.696.8720
Date: 4/15/10
Scale: 1"= 30'
Job: 20100006
Sheet: 1 OF 1

ACKNOWLEDGEMENTS

I HEREBY CERTIFY THAT THIS IS A CORRECT WATERLINE EASEMENT PLAT MADE BY ME
THIS 23 DAY OF MARCH, 2011.

Robert A. Hoover
Notary Public
Ohio Notary No. 6155



KNOW ALL MEN BY THESE PRESENTS THAT THE CITY OF MASSILLON, THE OWNER OF THE
LAND SHOWN ON THIS PLAT DOES HEREBY GRANT THE WATERLINE EASEMENT SHOWN HEREON
TO AKA AND WITH THE RIGHT TO ENTER UPON ITS PROPERTIES FOR INSTALLING, MAINTAINING,
OPERATING, REPAIRING OR REPLACING SUCH WATERLINES AND APPURTENANCES.

WITNESSES:

OWNER:

STATE OF OHIO
COUNTY OF STARK } S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED THE ABOVE
MENTIONED OWNERS WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND
THAT IT WAS THEIR FREE ACT AND DEED ACCORDING TO LAW, SHOWN TO AND SUBSCRIBED BEFORE
ME THIS 23 DAY OF MARCH, 2011.

MY COMMISSION EXPIRES:

NOTARY PUBLIC

WATERLINE EASEMENT PLAT
PART OF OUT LOT 554
IN THE CITY OF MASSILLON
STARK COUNTY, OHIO

ACCEPTED BY THE COUNCIL OF THE CITY OF MASSILLON BY ORDINANCE NO. _____ PASSED THIS
DAY OF _____, 20__.

PRESIDENT _____ CLERK OF COUNCIL _____

APPROVED BY THE MASSILLON CITY ENGINEER THIS _____ DAY OF _____, 20__.

MASSILLON CITY ENGINEER _____

APPROVED BY THE MASSILLON CITY PLANNING COMMISSION AT A MEETING HELD THIS _____ DAY
OF _____, 20__.

CHAIRMAN _____

SECRETARY _____

TRAVELER NOT NECESSARY BY THE STARK COUNTY AUDITOR THIS _____ DAY OF _____, 20__.

STARK COUNTY AUDITOR _____

RECORDED FOR RECORD BY THE STARK COUNTY RECORDER THIS _____ DAY OF _____, 20__
AS INSTRUMENT NO. _____.

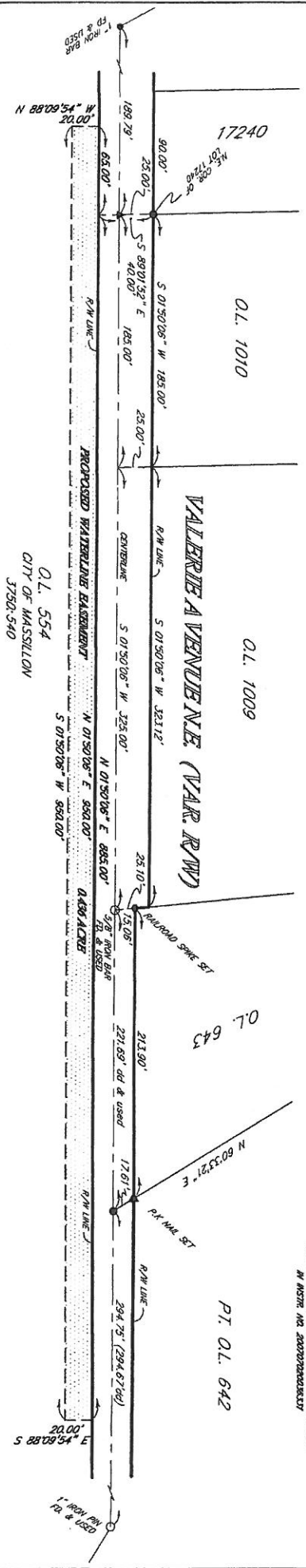
STARK COUNTY RECORDER _____

LEGEND

- - BEGINS MONUMENTATION PLUMB & USED
 - - BEGINS 5/8" IRON BAR SET OR TO BE SET
 - ▲ - BEGINS P.C. WALL SET.
- (MADE BY SURVEY DATED FEB. 2007)

BASIS OF BEARINGS

N 01°30'08" E AS THE CONTINUED OF
VALERIE AVENUE N.E. IS TAKEN FROM THE
RECORD PLAT OF VANCE TULLIS AS RECORDED
IN INSTR. NO. 280072820000



WATERLINE EASEMENT PLAT

PART OF OUT LOT 554
IN THE CITY OF MASSILLON
STARK COUNTY, OHIO

SCALE: 1" = 80'

MARCH 2011

HOOPER & ASSOCIATES, Inc.

Professional Surveying Services

5702 Hackberry Street N.W.
North Canton, Ohio 44720
Phone (330) 484-0744

DRAWN BY:	DATE:	REVISION DESCRIPTION:

CHECKED BY:	

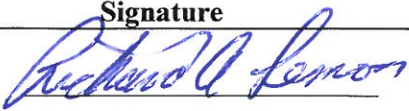
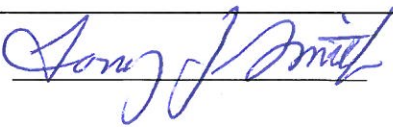
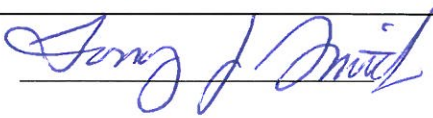
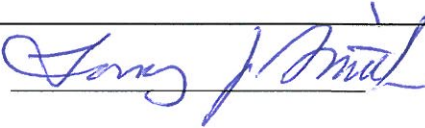
PETITION TO VACATE 12' ALLEY

Date: April 21, 2011

Honorable City Council, Massillon, Ohio

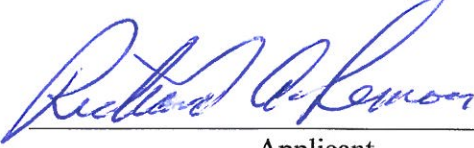
We, the undersigned, owners of those lots abutting a 12' alley lying between Anthony Avenue SW and Isabella Avenue SW, and running in a west/east direction between 4th Street SW and Duncan Street SW, do hereby petition your honorable body to vacate that portion beginning on ~~Duncan~~ ^{4th} Street SW, westerly, approximately 150 feet.

Upon approval of City Council, the applicant is required to hire a surveyor to prepare and submit a survey plat, which will be recorded at Stark County at the applicant's expense.

Owners	Signature	Lot No.(s)
Richard A. Lemon 943 - 4 th St SW		4116
Tony J. Smith Anthony Ave SW		4117
Tony J. Smith Anthony Ave SW		4118
Tony J. Smith 403 Anthony Ave SW		4119

I hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true and correct.

4-20-2011
Date


Applicant

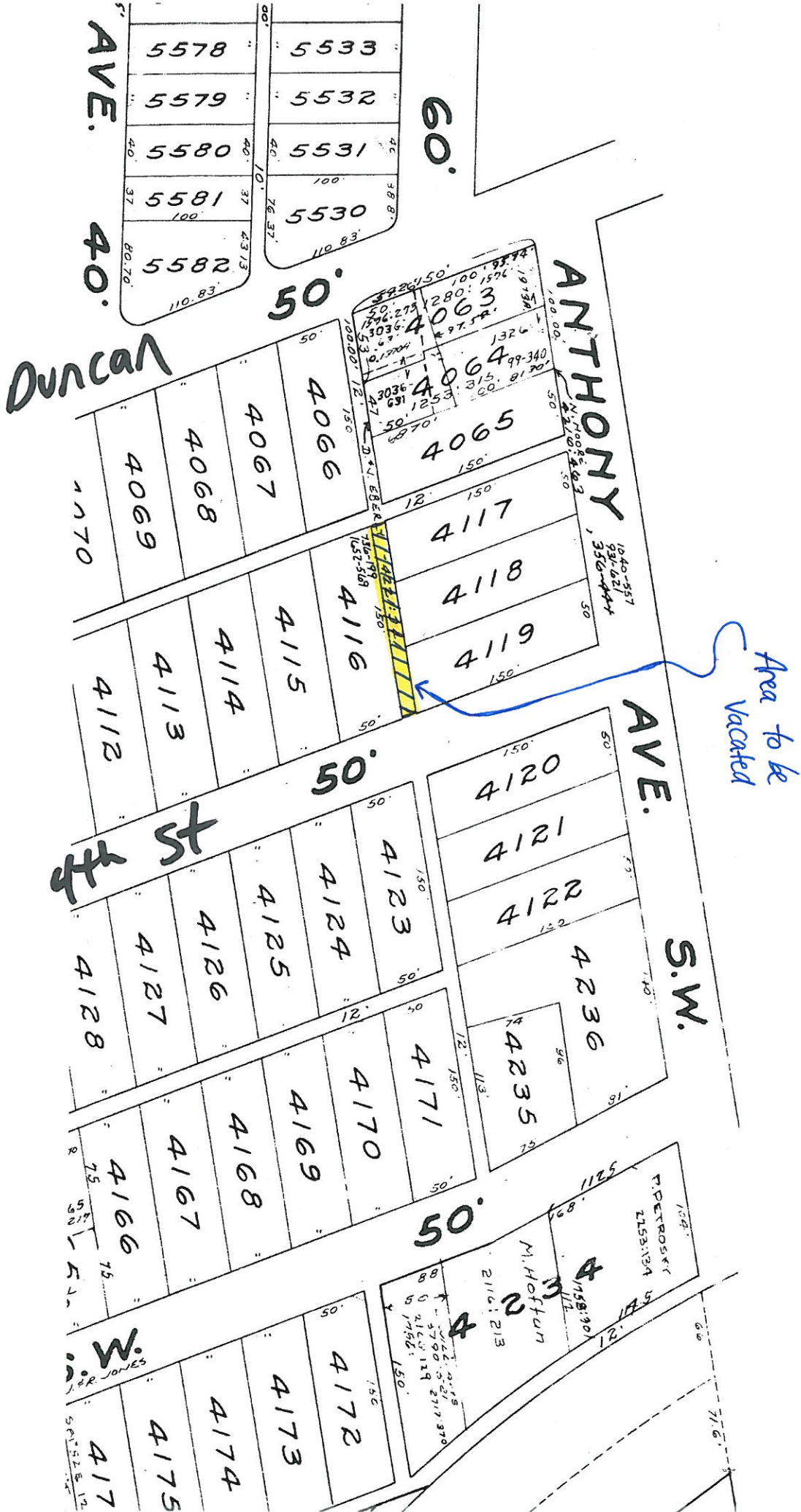
Subscribed and sworn to before me this 20th day of April A.D., 2011.

My commission expires 1/3/16, 20 .



BARBARA MALCOLM
Notary Public
In and for the State of Ohio
My Commission Expires
January 3, 2016


Notary Public





***Massillon Planning Commission
February 9, 2010***

The Massillon Planning Commission met in regular session on February 9, 2011 at 4:30 p.m. in Mayor Cicchinelli's office. The following were present:

Members

Vice-Chairman Todd Locke
Mayor Francis H. Cicchinelli, Jr.
Safety-Service Director Mike Loudiana
Susan Saracina
Frank Cilona
Bob Maurer

Staff

Aane Aaby
Keith Dylewski
Linda Mikutel

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

Mr. Aaby then introduced Mr. Bob Maurer as the new member of the Planning Commission.

The next item under new business was the rezoning of the Sibila Family LLC Annexation property presented by Mr. Aaby.

Rezoning – Sibila Family LLC Annexation

Property Description: Out Lots 1097 and 1098, a 10.54 acre area located along the east side of Valerie Avenue NE, north of Hankins Road..

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

Zone Change To: R-3 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.

Mr. Aaby stated that this property is a 10.54 acre parcel located east of Valerie and north of Hankins with two buildings. It was annexed into the City last year from Perry Township and now requires a Massillon City zoning. He proposed R-3 Single Family Residential zoning, which are 12,000 square foot lots.

Mayor Cicchinelli asked if that zoning coincides with what was already in place. Mr. Aaby replied that yes, it was zoned R-2 Single and Two Family Residential in Perry Township. Mayor Cicchinelli stated that the zoning that is proposed is for Single Family Residential only.

Mr. Locke abstained from voting. With no further comments or questions, Mayor Cicchinelli moved for approval, seconded by Mrs. Saracina, the motion unanimously carried.

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

Replat - Habitat for Humanity

Location: Lots 4138 and 4140, located on the southeast corner of 4th Street SW and McKinley Ave SW. The request is to replat these properties into one new lot, 0.2838 acres in size. The property is zoned R-1 Single Family.

Applicant: Habitat for Humanity of Stark and Carroll Counties

Mr. Aaby stated that Habitat has built five homes in the Columbia Heights area. They have acquired these lots on the corner of 4th Street and McKinley Avenue SW that form a triangular piece due to the railroad right-of-way that runs through the back of the properties. Their request is to replat the three portions of lots into one buildable lot.

Mr. Cilona asked if the replat would meet the setback requirements on the short side of the triangular lot. Mr. Aaby stated that a house would fit on the lot and that no variances would be needed to meet the setback requirements. Mr. Aaby stated that R-1 Single Family zoning requires 7,800 square foot lots, and that the lot being created would be ¼ acre in size, which exceeds the requirement.

Mr. Maurer abstained from voting. With no further comments or questions, Mr. Cilona moved for approval, seconded by Mayor Cicchinelli, the motion unanimously carried.

The next item was a dedication plat presented by Mr. Aaby.

Dedication Plat - Sterilite Street SE Extension

Location: Out Lot 717 and Part of Out Lot 753, a 0.835 acre parcel that would extend existing Sterilite Street SE approximately 177 feet to the south and 192 feet to the west. The property is zoned I-1 Light Industrial.

Applicant: Massillon Development Foundation

Mr. Aaby stated that Sterilite Street runs south of Navarre Road into the NeoCom Industrial Park. MDF is proposing to extend Sterilite Street into the Stark County Farm property which is part of the Perry-Navarre JEDD who has received a grant from the State of Ohio for road improvements to access the County Farm property.

Bob Sanderson of MDF and Barb Bennett of Hammontree & Associates were present to answer any questions. Mr. Aaby stated that the plat as presented shows the roadway extension ending at the City's Corporation line and asked if there were plans to extend it beyond that area. Mr. Sanderson replied that the proposed roadway will extend beyond the City Corporation limits. Mrs. Bennett stated that the proposed dedication was the first of three plats needed to extend the roadway. The proposed extension involves not only the City of Massillon, but Stark County, the Wheeling Lake Erie Railroad and the City of Navarre; however it is all one road plan and one construction project. The objective is to build an access bridge over the railroad tracks that run through the site. Mrs. Bennett stated that this will be a \$2.5 improvement project.

Mr. Aaby stated that this issue is a recommendation from the Planning Commission to approve the Dedication, that accepting the Dedication would need a Council vote.

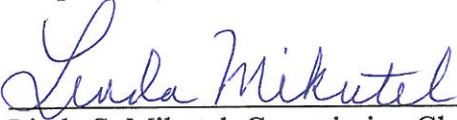
With no further comments or questions, Mayor Cicchinelli moved to approve the recommendation of the Dedication Plat for Sterilite Street S.E., seconded by Mrs. Saracina, the motion unanimously carried.

The final item on the agenda under Other Business was the election of officers for 2011.

Mayor Cicchinelli moved that Vice-Chairman Locke assume the duties of Chairman, and Mrs. Saracina assume the duties of Vice-Chairman, seconded by Mr. Cilona, motion unanimously carried.

There being no further business, the meeting adjourned at 4:50 p.m.

Respectfully submitted,


Linda S. Mikutel, Commission Clerk

Massillon Planning Commission
Wednesday, May 18, 2011 at 4:30 p.m.
Mayor Cicchinelli's Office

Sign in Sheet

Name:

Address and/or organization

Richard Lemmon

943 4TH ST SW

DENISE DIXON

1531 MERINO CR NE MSLN

ELAINE CAMPBELL

DONALD SMYDER

AQUA OHIO INC

KEITH DYBOWSKI

CITY OF MASSILLON

Massillon Planning Commission

Use cell phones only in an emergency

yes
Mayor Francis H. Cicchinelli, Jr.
(Jan. 1988)
(Home: 832-3373) W: 830-1700

no
Mike Loudiana
Safety Service Director
Home: 832-9986 Cell: 353-1800

no
Frank Cilona
2345 Xavier Drive SE
Massillon, Ohio 44646
330-834-3113 - buckeye1@sssnet.com
*Cell - 330-353-0332

yes
Susan Saracina, Vice-Chairman
504 Lincoln Way East
Massillon, Ohio 44646
330-209-8515

yes
Todd Locke, Chairman
1525 Valerie Avenue NE
Massillon, Ohio 44646
*Cell - 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 18 @ 4:30
Mayor's Office

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

Robert Maurer
747 14th Street SE
Massillon, OH 44646
*330-316-8697

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.

Massillon Planning Commission

Use cell phones only in an emergency

Mayor Francis H. Ciechinelli, 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, Vice-Chairman
504 Lincoln Way East
Massillon, Ohio 44646
330-209-8515 (02/08/06)

Todd Locke, 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 11 - 7:30
Conduct Chambers - No Quorum

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

Robert Maurer
747 14th Street SE
Massillon, OH 44646
330-316-8697

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.

Wed, May 18 to
@ 4:30 - Mayor's office