

A G E N D A
MASSILLON PLANNING COMMISSION
July 13, 2011 4:30 P.M.
Mayor Cicchinelli's Office

1. *Approval of the Minutes for the Commission Meeting of May 18, 2011.*

2. *New Business*

Replat – Amherst Road NE

Location: Lots 8558, 8559, 8561, and 13914, located on the west side of Amherst Road NE, just south of Shaw Ave. The request is to combine these properties into one new lot, containing the existing home and buildings. Said new lot will be approximately 0.479 acres in size. The property is zoned R-3 Single Family.

Applicant: Sylvester and Debra Drobney

Replat – Orchard Hill Circle NE

Location: Lots 17015 and 17016, located on the East side of Orchard Hill Circle, South of Hankins Road. The request is to combine the parcels into one lot, approximately 0.988 acres in size. The property is zoned R-3 Single Family Residential.

Applicant: Suzanne Manack

3. *Other Business*

CERTIFICATION

I hereby certify the adjacent to be correct, as surveyed by me this 10th day of JUNE 2011

Orville R. DeBos, Jr.
Reg. Surveyor # 5823

PLANNING COMMISSION

Approved by the Massillon Planning Commission at a meeting held _____, 20____.

CHAIRMAN _____

SECRETARY _____

CITY COUNCIL

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

COUNCIL ACCEPTANCE NOT NECESSARY, NO STREET DEDICATION HEREON.

Per Section 1107.3 (b), 3 Codified Ord. of Massillon, Ohio.

CLERK _____

PRESIDENT _____

MASSILLON CITY ENGINEER

Lot Number _____ assigned by the Massillon City Engineer.

CITY ENGINEER _____

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 report our land.

OWNERS

WITNESS
Walter J. Drobney
WALTER J. DROBNEY

Debra L. Drobney
DEBRA L. DROBNEY

COUNTY OF OHIO ss.
STATE OF OHIO ss.

Before me, a Notary Public, in and for said county, did personally appear, the above, who acknowledge the signing of the same to be their free act and deed according to law. In witness whereof, I hereunto set my hand and seal this 3rd day of July, 2011.

My commission expires 2/27/2014

Orville R. DeBos, Jr.
Notary Public

STARK COUNTY AUDITOR

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

STARK COUNTY AUDITOR

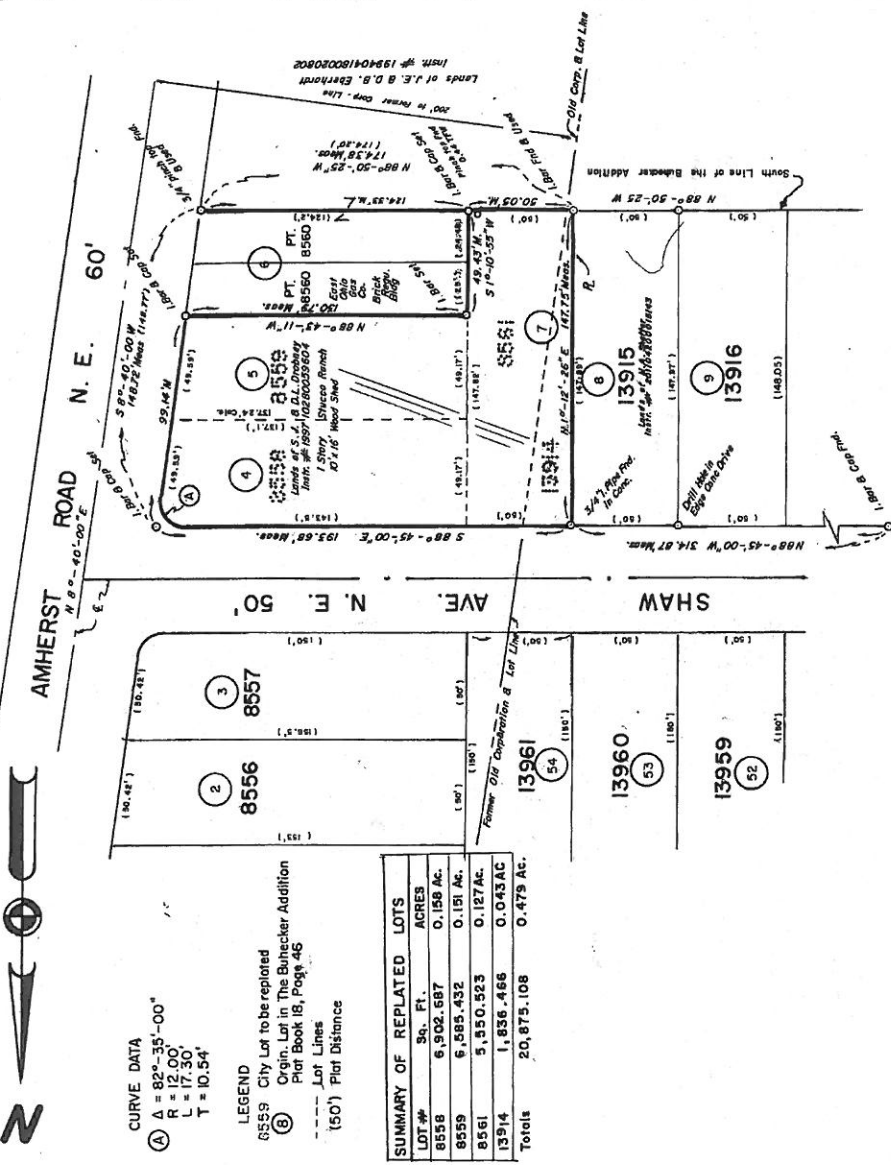
STARK COUNTY RECORDER

Received for record this _____ day of _____, 20____.

Recorded in Instrument No. _____, this _____ day of _____, 20____.

STARK COUNTY RECORDER

FILE NO. ACC. NO.



REPLAT OF LOTS 8558, 8559, 8561, & 13914
In the City of Massillon, County of Stark, Ohio. Also being all of lots numbers 4, 5, & 7 in the Buhecker Addition, as recorded in Plat Book 18, Page 46 of the Stark County Record of Plats.

SCALE: 1" = 40'



BASIS OF BEARING TAKEN FROM PLAT BOOK 18, PAGE 46 OF THE BUHECKER ADDITION, USING THE E OF AMHERST RD NE AS N 8°-40'-00" E & THE E OF SHAW AVE. NE AS S 88°-45'-00" E.

REFS USED: RB 18, PG. 46
REPLAT OF LOTS 8558 & 8559 by R.C. Friedl 12/16/96
Stark County Auditor's Office
Tax Map 3-A, 5-A Massillon City



DATE: JUNE 10, 2011
Orville R. DeBos, Jr.
Reg. Surveyor # 5823
2327 - Carlene Ave. S.W.
Massillon, Ohio 44647
Phone: 330-837-2678

FOR: DROBNEY

REPLAT & RENUMBERING PLAT

FOR LOTS 17015 & 17016 IN THE CITY OF MASSILLON, STARK COUNTY, OHIO

OWNER

SUZANNE K. MANACK

NOTARY PUBLIC

STATE OF OHIO

COUNTY OF STARK

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED SUZANNE K. MANACK WHO ACKNOWLEDGED THE MAKING AND SIGNING OF THE FOREGOING INSTRUMENT TO BE HER FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2011.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

MASSILLON PLANNING COMMISSION

ACCEPTED BY THE CITY PLANNING COMMISSION OF MASSILLON, OHIO AT A MEETING HELD THE _____ DAY OF _____, 2011

SECRETARY

CHARMAN

MASSILLON CITY ENGINEER

APPROVED BY THE MASSILLON CITY ENGINEER THIS _____ DAY OF _____, 2011 AND LOT NUMBERS ASSIGNED.

MASSILLON CITY ENGINEER

STARK COUNTY AUDITOR

STARK COUNTY RECORDER

RECEIVED FOR RECORD THIS _____ DAY OF _____, 2011. RECORDED IN INSTR. NO. _____

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS N85°30'33"W FOR THE CENTERLINE OF HANKINS ROAD PER INSTRUMENT NO. 200509190062725 OF THE STARK COUNTY RECORDER'S OFFICE.

NOTE: DIMENSIONS SHOWN HEREON ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

NOTE: THIS SURVEY WAS PREPARED WITHOUT REFERENCE TO ANY PREVIOUS RECORDS OR SEARCH OF THE PUBLIC RECORDS. NO CLAIMS OR EASEMENTS, RIGHT-OF-WAYS OR ETC.

I HEREBY DECLARE THAT I HAVE SURVEYED THE LAND SHOWN ON THIS PLAT, AND HAVE FOUND OR SET THE PINS AND MONUMENTS SHOWN ON THIS PLAT.

William R. Wallace
WILLIAM R. WALLACE
LAND SURVEYING SERVICES
REQ. NO. 8298 DATE _____



CURVE TABLE

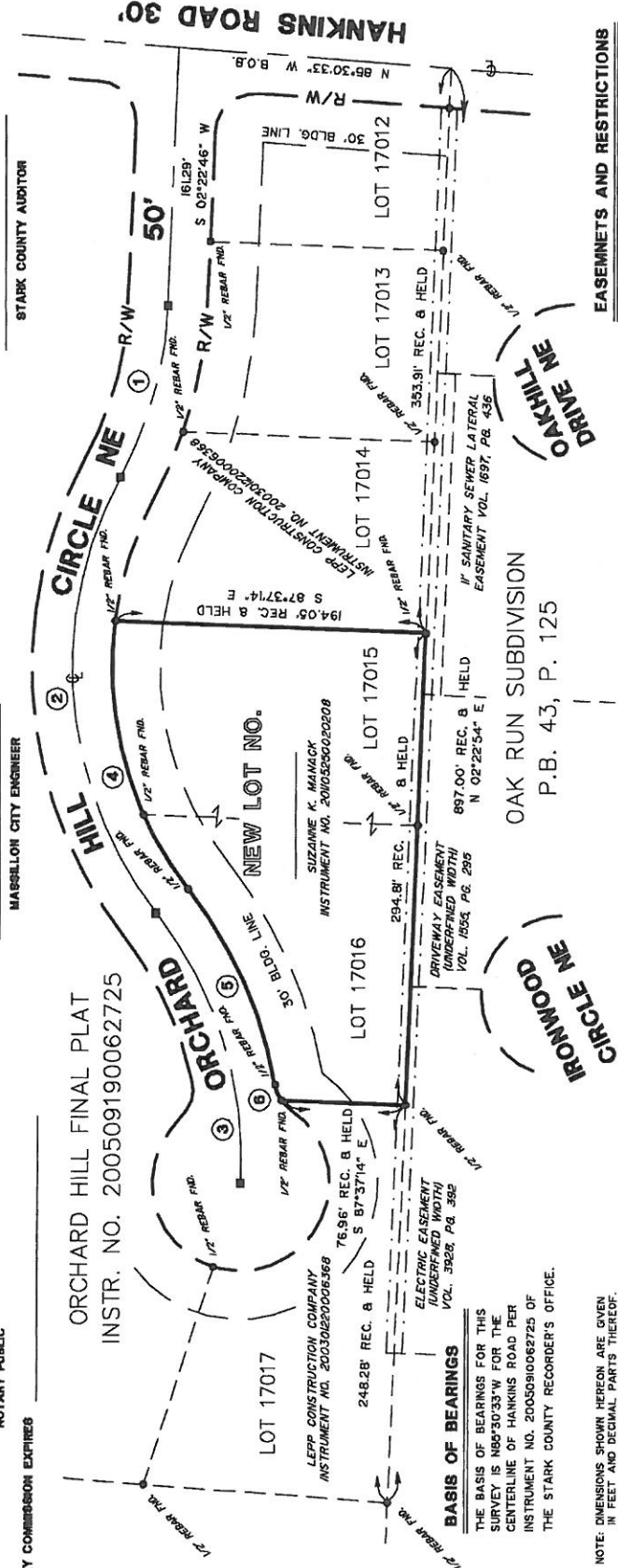
CURVE	DELTA	RADIUS	TANGENT	CHORD	LENGTH	CHORD BEARING
1	25 50'13"	250.00'	57.34'	111.75'	112.73'	M6 47°52'E
2	50 19'40"	250.00'	183.37'	273.82'	288.41'	S04 55°57'E
3	41 19'50"	250.00'	94.17'	178.25'	190.12'	M7 28°19'W
4	45 20'34"	228.00'	93.89'	173.45'	178.08'	M15 25°20'E
5	25 11'21"	275.00'	89.04'	133.93'	135.29'	M24 07°08'W
6	24 47'26"	250.00'	5.47'	10.88'	10.77'	M22 15°12'W

EASEMENTS AND RESTRICTIONS

AN EASEMENT, TEN FEET WIDE ON THE FRONT AND FIVE FEET WIDE ON THE SIDES AND REAR OF ALL LOTS, AND TEN FEET ON THE EXTERIOR BOUNDARY OF THIS ALLOTMENT IS HEREBY DEDICATED AND RESERVED IN THIS SUBDIVISION TO: COUNTY OF STARK, CITY OF MASSILLON, CONSUMERS OHIO WATER CO., EAST OHIO GAS COMPANY, OHIO EDISON COMPANY, OHIO BELL TELEPHONE COMPANY, MASSILLON WATER COMPANY, AND ANY FULCO. REGULATED UTILITY FOR THE PURPOSES OF ANY TRANSMISSION LINES, PIPES, CABLES, CONDUITS, BURIED WIRES, SWALES OR OTHER APPURTENANCES FOR THE TRANSMISSION OF POWER, ELECTRIC, COMMUNICATIONS, STORM WATER, SANITARY SEWER WASTES, WATER, AND/OR ANY FUTURE UTILITIES THE RIGHT TO REMOVE TREES AND LANDSCAPING WITHOUT LIABILITY AS REQUIRED TO MAINTAIN, OPERATE, OR CONSTRUCT THE FACILITIES.



STARK COUNTY AUDITOR
ENTERED FOR TRANSFER THIS _____ DAY OF _____, 2011.



REPLAT & RENUMBERING PLAT
FOR LOT 17015 & 17016
IN THE CITY OF MASSILLON,
STARK COUNTY, OHIO

W.R. WALLACE LLC
Land Surveying Services
1577 Massillon Trail
Massillon, Ohio 44612
(330) 220-8881
www.wallace-survey.com
JOB NO. 2011013
SHEET 1 OF 1

Massillon Planning Commission May 18, 2011

The Massillon Planning Commission met on May 18, 2011 at 4:30 p.m. in Mayor Cicchinelli's office. The following were present:

Members

Chairman Todd Locke
Vice-Chairman Susan Saracina
Mayor Francis H. Cicchinelli, Jr.
Elaine Campbell
Robert Maurer

Staff

Keith Dylewski
Aane Aaby
Jason Haines
Linda Mikutel

The first item of business was approval of the minutes for the Commission meeting of February 6, 2011. Mayor Cicchinelli moved for approval, seconded by Mrs. Saracina, the motion unanimously carried.

The next item under new business was a request to replat property located on Merino Circle NE presented by the property owner, Mrs. Denise Dixon.

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 existing home and the other as a vacant lot. The property is zoned R-3 Single Family. Applicant: Denise Dixon

Mrs. Dixon stated that it was her intention to replat her properties into two lots in order to sell the extra lot. They have been replatted in such a way that the trees remain on her lot so that she will be able to protect them.

Jason Haines stated that the new lot would have to meet set-back requirements which should not be a problem as it is creating a half-acre lot.

Mayor Cicchinelli asked if the house on the new lot would front Springhaven and if there have been any soil testing done. Mrs. Dixon replied that yes, the new home would front Springhaven and that no, there has not been any soil testing done. She expressed that there has not been any interest in buying the lot as it has not yet been marketed.

Mayor Cicchinelli stated that the new house must be compatible with the existing homes in the area.

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

The next item was an easement plat request from Aqua Ohio presented by Jason Haines.

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

Jason Haines stated that it was the intention of Aqua Ohio to extend a water line 950 feet on the east side of Valerie, starting at Hankins Road. Because the right-of-way is narrow, a 20 foot easement on the City-owned property is needed for construction.

Mr. Don Snyder was present to represent Aqua Ohio. Mr. Snyder stated that there are no hydrants available to protect four homes in this area.

Mayor Cicchinelli asked if this project was due to the recent annexation in the area. Mr. Snyder replied that no, it was not.

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

The next item was an alley vacation request presented by Mr. Aaby.

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

Mr. Aaby stated that the alley is currently open and can be driven through between Duncan Street and 4th Street, but that Mr. Lemon does not want to vacate the western part of the alley.

Mr. Lemon was there to represent his request. Mr. Lemon stated that the alley is a mud hole after the winter and that the City does not maintain it. It is his intention to build a garage on his property and to place a fence across the alley to cut off access to traffic.

Mr. Maurer asked if the alley would be split between the property owners. Mr. Lemon stated that it would, but there would be an easement agreement between the property owners to share access.

Mr. Locke asked if there were any safety or service questions. There were none.

Mr. Haines stated that this request must be approved by Council.

Mayor Cicchinelli asked if Mr. Lemon's councilman was aware of this request. Mr. Lemon stated that yes, Donnie Peters was aware of it.

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

There being no further business, Mayor Cicchinelli moved to adjourn the meeting, seconded by Mr. Maurer, the motion unanimously carried. The meeting adjourned at 4:45 p.m.

Respectfully submitted,



Linda S. Mikutel, Commission Clerk

Massillon Planning Commission
Wednesday, July 13, 2011 at 4:30 p.m.
Mayor Cicchinelli's Office

Sign in Sheet

Name:

Address and/or organization

Sy DROBNEY

1911 Amherst Rd NE

Suzanne Manack

4242 ANDERSON AVE NE MINERVA 44651

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
*Cell - 330-353-0332

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

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: 7/13/11 @ 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.