

A G E N D A
MASSILLON PLANNING COMMISSION
February 8, 2012 7:30 P.M.**
CITY COUNCIL CHAMBERS
**** Please note meeting time****

1. Approval of the Minutes for the Commission Meeting of December 14, 2011.

2. New Business

Replat – Indian River Road SW

Description: Out Lot 763 and part of Out Lot 538, located on Indian River Road, north of US Route 30. The request is to replat these properties into one new lot, 108.081 acres in size. There is an existing, sand and gravel mining operation on this site. The property is zoned I-1 Light Industrial.

Applicant: Massillon Materials, Inc. / City of Massillon

Alley Vacation Plat and Repat – State Ave. NW

Description: Repat of Lots No. 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2650, 2651, 10532, 10533, and 9730. Also including the vacation of a 15' wide by 53.92' long public alley. The request is to vacate this section of alley and replat together with the above properties to create a parcel approximately 5.334 acres in size. There is an existing house and garage structure on this property. The property is zoned I-2 General Industrial.

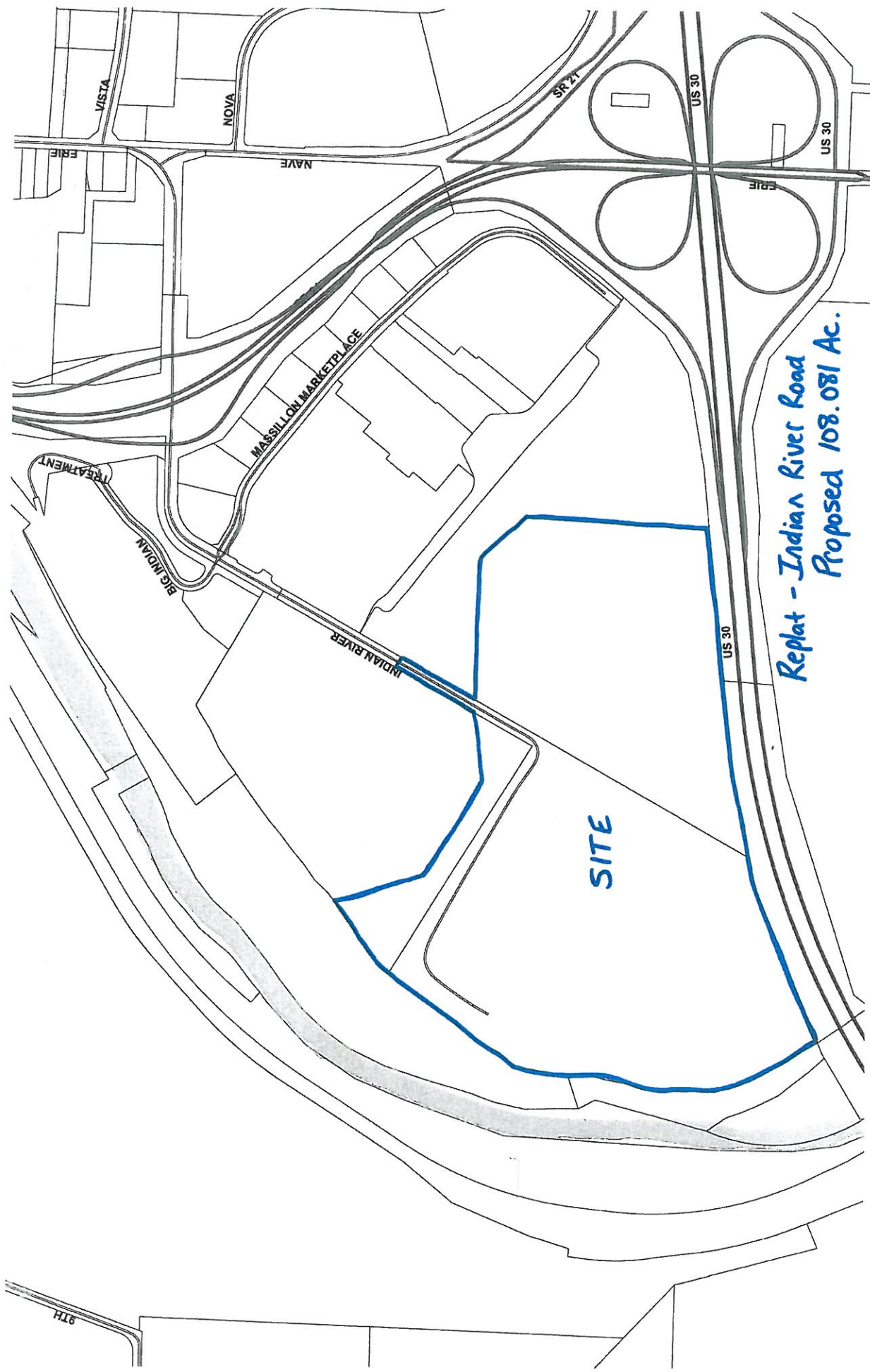
Applicant: American Roll and Hold LLC / Clyde Shetler

Replat – Millennium Blvd. SE

Description: Part of Out Lot 569 and part of Out Lot 765, located on Millennium Blvd SE, south of US Route 30. The request is to replat these several parcels into one new lot, 108.471 acres in size. This area is in the Neocom Industrial Park. The property is zoned I-2 General Industrial.

Applicant: Miller Land Development / Massillon Development Foundation

3. Other Business



*Replat - Indian River Road
Proposed 108.081 Ac.*

REE & ASSOCIATES, LTD.
RES. PLANNERS, SURVEYORS
ON-AKRON-PITTSBURGH
NORTH CANTON, OHIO 44720
AKRON: (330) 833-7272
+ B517 FAX: (330) 469-0149
E-MAIL: eng@ree.com

4	82	10
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NAME _____

BK: 28
 V: 6
 CH: 11
 GT: 20
 B: 22

11/1
LFE
LFE
LFE
LFE

DESIGN	DRYING	CHOKING	RYMID	DATE
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OUT LOT NUMBER _____
ASSIGNED BY MASSILLON CITY ENGINEER. _____
MASSILLON CITY ENGINEER _____
ENTERED FOR TRANSFER THIS _____ DAY OF _____, 20____
STARK COUNTY AUDITOR _____

SEED - LN. 201109060035659,
TAX MAP - MASSILLON 83, MASSILLON 82, MASSILLON 93
PLAY - PLAT BOOK 64, PAGE 73; PLAT BOOK 67, PAGE 8.

UNIT - PLAT BOOK 69, PAGE 10; PLAT BOOK 87, PAGE 8.

BASIS OF BEARING:
THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83
FROM THE CITY OF MASSILLON, OHIO, COAST OF OHIO, PLAIN, OHIO

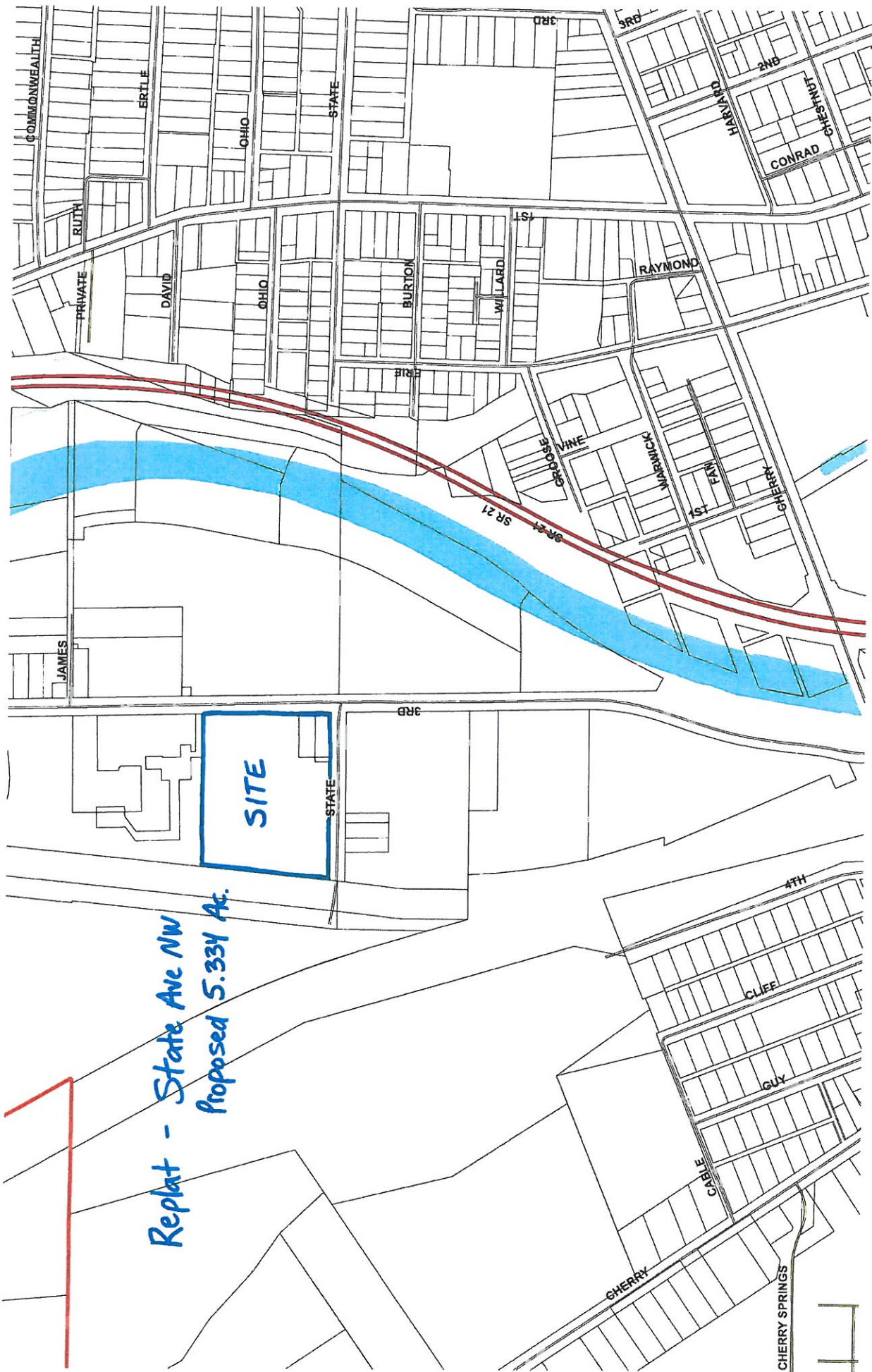
THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83
FROM THE CITY OF MASSILLON CONTROL SURVEY.

1



EXPIRATION DATE: 12-30-11

Replat - State Ave NW
Proposed 5.334 Ac.



ALLEY VACATION PETITION

Date: January 13, 2012

Honorable City Council, Massillon, Ohio

We, the undersigned, owners of those lots abutting a 15' alley lying west of 3rd Street NW and north of State Avenue NW, and running in a north/south direction, do hereby petition your honorable body to vacate that 54' portion running north of State Avenue NW.

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)
American Roll & Hold LLC 1 - 3 rd Street NW Massillon, OH 44647	<i>Clyde F. Shetler</i> member	Parcel: 0600185 Lot: 2604-2617, 2650, 2651, 9730, 10532, 10533
Clyde F. Shetler 807 3 rd Street NW Massillon, OH 44647	<i>Clyde F. Shetler</i>	Parcel: 0603876 Lot: 2602
Clyde F. Shetler 811 3 rd Street NW Massillon, OH 44647	<i>Clyde F. Shetler</i>	Parcel: 0603877 Lot: 2603

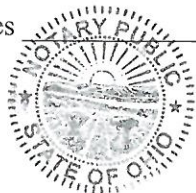
I hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true and correct.

1-19-2012
Date

Clyde F. Shetler
Applicant

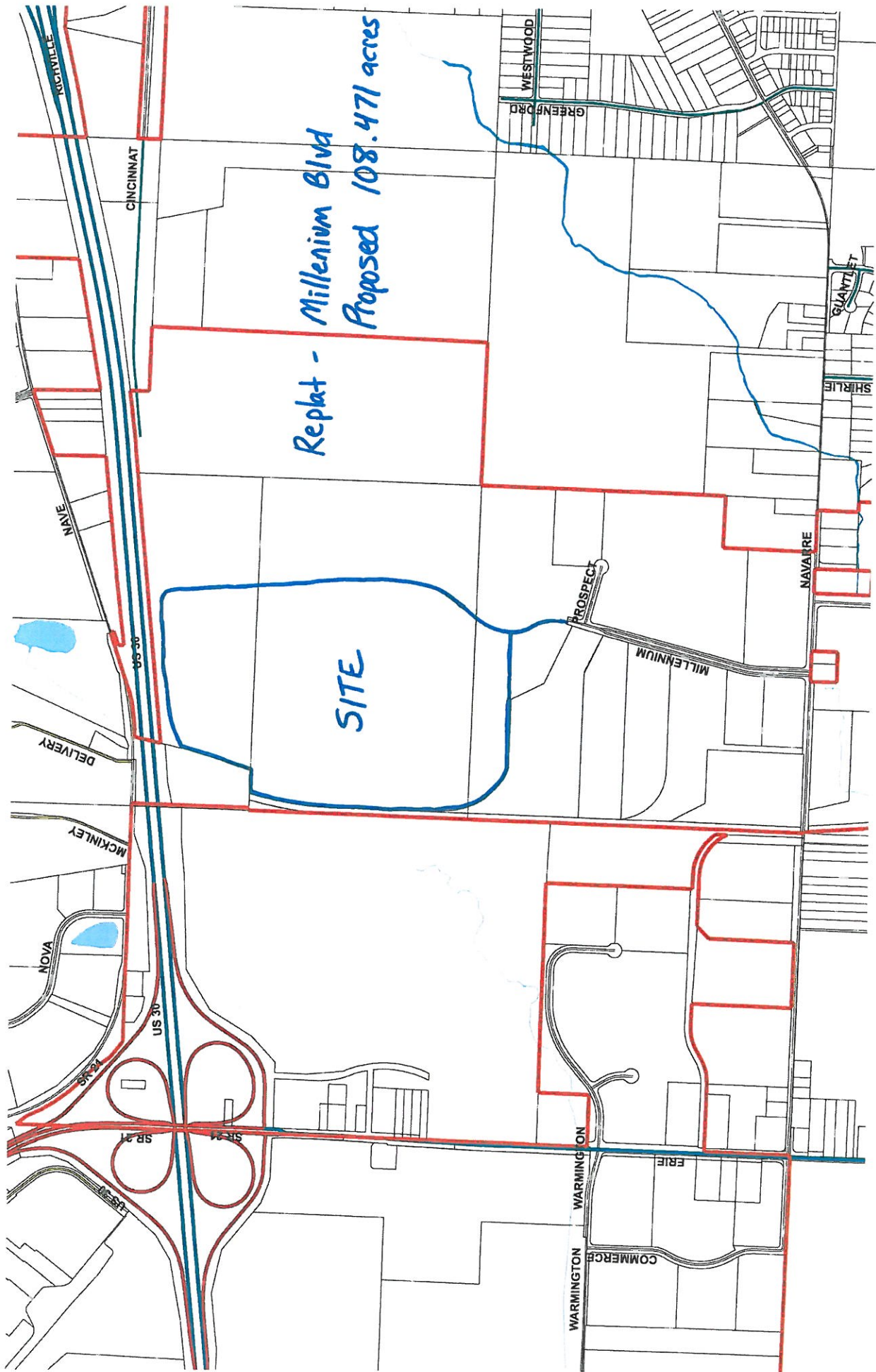
Subscribed and sworn to before me this 19th day of January A.D., 2012.

My commission expires _____, 20____.



TERRI L. KING
Notary Public, State of Ohio
My Comm. Expires Aug. 31, 2014

Terr L King
Notary Public

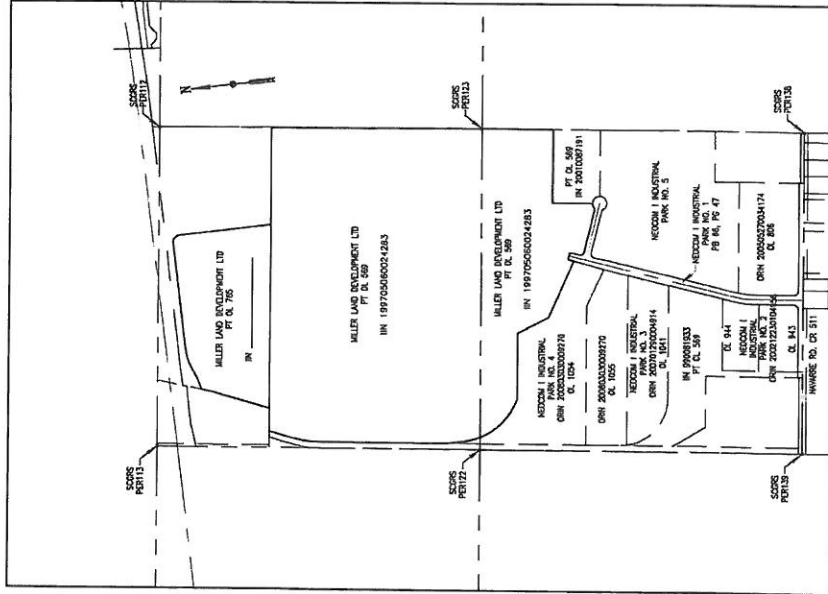


Replat - Millenium Blvd
Proposed 108.471 acres

SITE

1 LOT

WICK CAMPBELL, STARK COUNTY RECORDER



PLAT OF THE LANDS OF THE DEDICATORS FROM WHICH LAND IS TAKEN
IN ACCORDANCE WITH ORC 711.02(B)

SCALE: 1" = 500'

TAX MAPS - MASSILLON 125 AND PERRY 28 SW
PLAT - N.E.Q. 1 INDUSTRIAL PARK NO. 1, P.B. 66, PG. 47

DEED - JIN 19970506024283
JIN 19901210034534

IRON PINS WITH H & A CAPS ARE TO BE SET AT ALL LOT CORNERS, ANGLE POINTS AND CURVE POINTS. RIGHT OF ACCESS TO ANY DEAD END STREETS IS PROHIBITED EXCEPT FOR THE LOTS PLATTED IN CONFORMITY WITH THE MASSILLON CITY SUBDIVISION REGULATIONS.

NO BUILDINGS ARE LOCATED WITHIN THE LIMITS OF NEOCOM I INDUSTRIAL PARK - NO. 6.

N 83°03'12" W - THE CENTERLINE OF NAVARRE ROAD FROM THE PLAT OF N.E.D. CO., PARK - PHASE 1 AS RECORDED IN PLAT BOOK 62, PAGE 84 OF THE STARK COUNTY PLAT RECORDS. SCORES POINTS USED AS REFERENCE STATIONS FOR THIS LINE ARE PER130 & PER130 BEARING FOR THIS LINE. BLETO ON COR. NORTH IS N 81°47'56" W

THE S.C.R.S. POINTS USED AS REFERENCE STATIONS TO ESTABLISH THE DATUM ARE DESIGNATED AS PER138 AND PER139. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. TO OBTAIN A GRID DISTANCE, MULTIPLY GROUND DISTANCE BY THE PROJECT COMBINED FACTOR (PCF) OF 0.999906545.

OWNER
MILLER LAND DEVELOPMENT, LTD.
1400 MARKET AVE. N.
CANTON, OH. 44714
PHONE: (330) 456-6911

ENGINEER / SURVEYOR
HAMMONTREE AND ASSOCIATES, LTD.
5233 STONEHAM ROAD
NORTH CANTON, OH. 44720
PHONE: (330)499-0817

SCALES		MOBILE		VENDOR		COUNTER INT.	
DESC.	DATE	REV.	BY	FLD BKS	2000	REV.	BY
DESC.	DATE	REV.	BY	BR PC	2000	REV.	BY
DESC.	DATE	REV.	BY	CMO CHG	2000	REV.	BY
DESC.	DATE	REV.	BY	CPM CHG	2012	REV.	BY
DESC.	DATE	REV.	BY	TAB	FD-1	REV.	BY

INDUSTRIAL PARK NO. 6
THE CITY OF MASSILLON
DEVELOPMENT FOUNDATION
COUNTY, OHIO

Massillon Planning Commission

December 14, 2011

The Massillon Planning Commission met on December 14, 2011 at 7:30 p.m. in Massillon City Council Chambers. The following were present:

Members

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

Staff

Aane Aaby
Jason Haines
Linda Mikutel

The first item of business was approval of the minutes for the Commission meeting of October 12, 2011. Mrs. Saracina moved for approval, seconded by Ms. Lloyd and unanimously carried.

The next item under new business was a request to rezone property owned by Affinity Medical Center, located at 875 Eighth Street NE, presented by Mr. Aaby.

Rezoning – Affinity Medical Center

Applicant: Affinity Medical Center

Location: 875 Eighth Street NE

Zone Change: From: R-1 One Family Residential, RM- Multiple Family Residential, O-1 Office, and B-1 Local Business

To: O-2 Office

Proposed Use: To provide for expansion of the medical center emergency department.

Mr. Aaby presented an aerial photograph of all the hospital properties and pointed out that the properties had various zoning classifications. He stated that the hospital has proposed an expansion to the north of their emergency facility, and has requested to combine all of their properties into one with an O-2 zoning. Mr. Aaby stated that an O-2 office designation allows for buildings taller than 2 ½ stories.

Mr. Aaby explained that the hospital was required to notify the neighboring properties within a 300-foot radius of the rezoning request by either (1) holding a neighborhood meeting, or (2) circulating a petition. The hospital held a meeting on November 17, 2011 which was evident by the sign-in sheet they provided. Mr. Aaby stated that no City officials attended said meeting, it was held for residents only.

Mr. Adam Crunk of Little John Engineering, Nashville, Tennessee, was in attendance to represent Affinity Medical Center. He stated that it is their intention to replat all of Affinity's lots into one lot with one zoning and then proceed with the expansion of the medical center's emergency department. He stated that the one-story addition would have a public entrance facing Amherst Road, with an ambulance drop-off in the rear. He also pointed out that the egress to Commonwealth Avenue NE would be for ambulance use only.

Mayor Cicchinelli inquired as to how many square feet would be added with the expansion. Mr. Crunk answered there would be 15,000 additional square feet.

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

Mr. Aaby then stated that this request would go to Council's first meeting in January, and with the 30-day notice required for a public hearing, Affinity could likely proceed in the month of February.

The next item under new business was a request to replat Affinity's property located at 875 Eighth Street N.E., presented by Mr. Aaby.

Replat – 875 Eighth Street NE

Description: Affinity Medical Center: Out Lot 376, Lots No. 767, 768, Part of 769, 770, 771, 2040-2055, 2057, 13699, 14224-14226, 14955-14958, and 14973-14984. The request is to replat these properties into one new lot, 13.06 acres in size.

Applicant: Affinity Medical Center

Mr. Aaby pointed out that the number of lots involved makes the property records complex. To simplify things the hospital has decided to combine their properties into one lot with one single zoning.

Mr. Crunk had no further comments.

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

The next item under new business as a replat of property located at Federal Avenue N.E., presented by Mr. Aaby.

Replat – Federal Avenue NE

Description: Lots No. 76, 77, 78, 79, 80, 83, and 84. The request is to replat these properties into two new lots, 0.304 acres and 0.598 acres in size. This area is part of a proposed off-street parking lot improvement for the Grand Mill Centre office building.

Applicant: Lincoln & Mill LLC / F&M Properties

Mr. Aaby stated that in order for Shearer's Foods to relocate their offices to Grand Mill Centre, they need assurance of sufficient parking for their employees, and only forty (40) spaces are available at Grand Mill Centre. Mr. Aaby explained that Shearer's has negotiated a deal with F & M Properties to develop a parking lot located between Federal/North Avenues N.E. and 1st/2nd Streets N.E. F & M Properties has chosen to reserve a portion of this area for their use. Mr. Aaby stated that this replat would combine seven (7) lots into two (2) lots.

Mrs. Saracina inquired as to how many parking spaces this additional lot would provide. Kim Schumacher of Schumacher Construction was present as one of the owners of Grand Mill Centre. He replied that the south end of the parking lot would provide an additional sixty-seven (67) spaces, and the north end of the parking lot would provide an additional twenty (20) spaces.

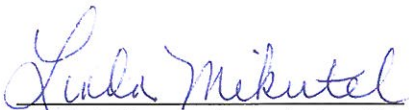
Mr. Aaby stated that Shearer's has agreed to lease the remaining spaces they may require from the City parking lots.

Mayor Cicchinelli stated that there is enough parking available.

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

There being no further business, Mayor Cicchinelli moved to adjourn the meeting, seconded by Mrs. Saracina, the motion unanimously carried. The meeting adjourned at 8:05 p.m.

Respectfully submitted,



Linda Mikutel, Commission Clerk

Massillon Planning Commission

Wednesday, February 8, 2012 at 7:30 p.m.

Council Chambers

Sign in Sheet

Name:

Address and/or organization

Gene Boerner

1507 LWE

MACI

KEITH DYBOWSKI

CITY ENGINEER

TRD Helsinki

Community Development Director City of Massillon

Robert L. Richards

1375 Benson St Sud

MASSILLON OH

Cycol shells

2555 Augusta Dr

Mass. Ch.

2012 PLANNING COMMISSION

no
• TODD LOCKE 1525 Valerie Avenue, N. E. 330-837-0064
EXPIRE: 12-31-2016 330-493-8866
Appt. 2011 – 6 year term (5 years remaining in term)

Needs replaced ? ROBERT MAURER 747 – 14th Street, S. E. 330-316-8697
EXPIRE: 12-31-2014
Appt. 2010 – to fill a vacancy (3 years remaining in term)

yes
• SUSAN SARACINA 504 Lincoln Way East 330-830-5958
EXPIRE: 12-31-2014 209-5515
Appt. 2009 – 6 year term (3 years remaining in term)

yes
• ELAINE CAMPBELL 2540 Fallen Oak Circle, N.E. 330-837-2720
EXPIRE: 12-31-2013 327-7530
Appt. 2009 – to fill a vacancy (2 years remaining in term)

yes
• TED SCHARTIGER 337 Sandy Avenue, N. E. 330-323-3247
EXPIRE: 12-31-2017 837-2285
Appt. 2012 – 6 year term (6 years remaining in term)

yes
• BOB RICHARDS 1375 Benson Street, S. W. 330-832-9173
EXPIRE: 12-31-2017
Appt. 2012 – 6 year term (6 years remaining in term)

no
• Moe Rickett 118 – 15th Street, N. W. 330-837-4099
CHAIRMAN – Recreation Board 2012 Rickett@ameritech.net

• Kathy Catazaro-Perry 900 Mill Ridge Path, N. E. 330-830-1700
MAYOR 330-418-7398

yes
• George Maier 831 Oakcrest Lane, N. E. 330-830-1702
SAFETY SERVICE DIRECTOR 330-418-0529