

A G E N D A
MASSILLON PLANNING COMMISSION
April 11, 2012 **4:30 P.M.**
Mayor Catazaro-Perry's Office

**** Please note meeting time and location ****

1. Approval of the Minutes for the Commission Meeting of February 8, 2012.

2. New Business

Replat – 2110 Eastwood Ave. NE

Description: Replat of Lot 14196 and parts of Out Lot 428, located on Eastwood Ave. NE, east of Oakhill Drive. The request is to replat these properties into one new lot, 1.118 acres in size. There is an existing home and out buildings on the lots. The property is zoned R-3 Single Family Residential.

Applicant: Norman and Heidi Hall

Lot Split / Repat – 173 23rd Street NW

Description: Replat of Lots 3719, 9163, 9164, 9165, 13517, and 13524, located at the southwest corner of 23rd Street NW and Duane Ave NW. The request is to split Lot 9165 and transfer part to the neighbor on 24th Street. Also replat the parts of lots into (1) lot for each house. There are existing homes on both properties. The property is zoned R-1 Single Family Residential.

Applicant: Frank and Rose Turkal

Replat – Concord Hill Cir. NE

Description: Lots 17197, 17198 17199 and 17200, located at the north end of Concord Hill Circle NE. The request is to replat the common property lines between these parcels; in order to accommodate the sanitary sewer easement on the property. The property would remain as (4) building lots. This area is in Concord Village Allotment and is zoned R-3 Single Family.

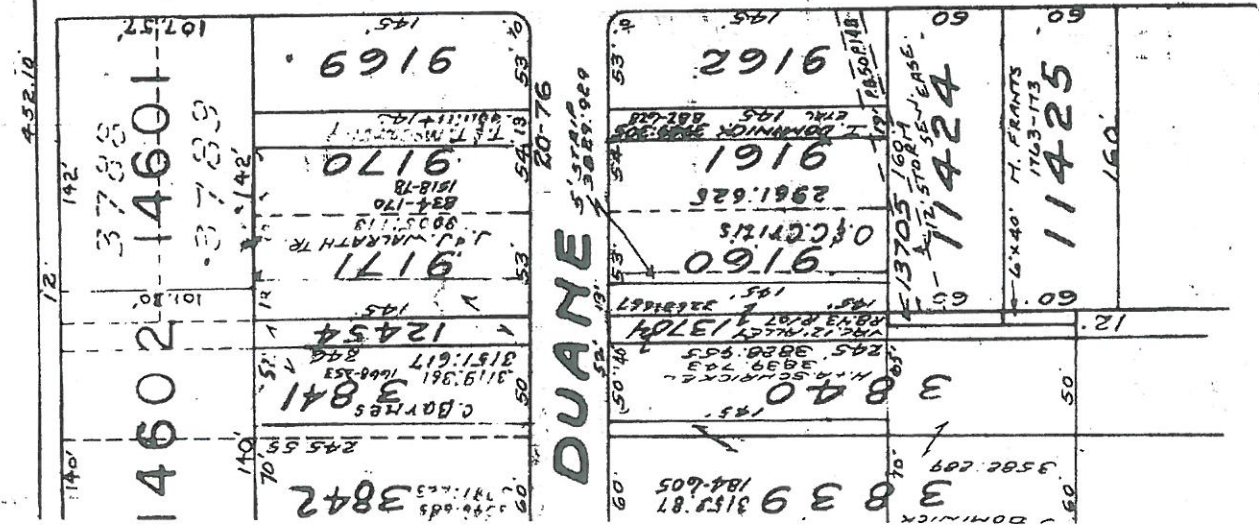
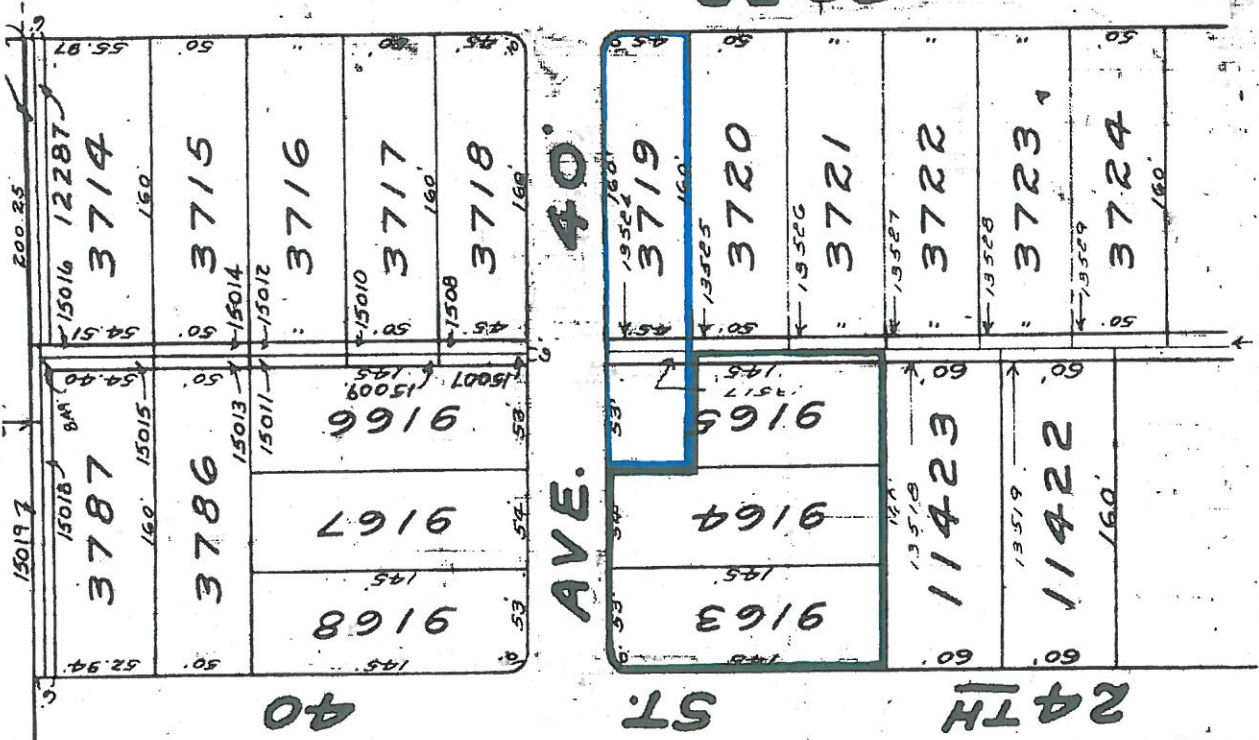
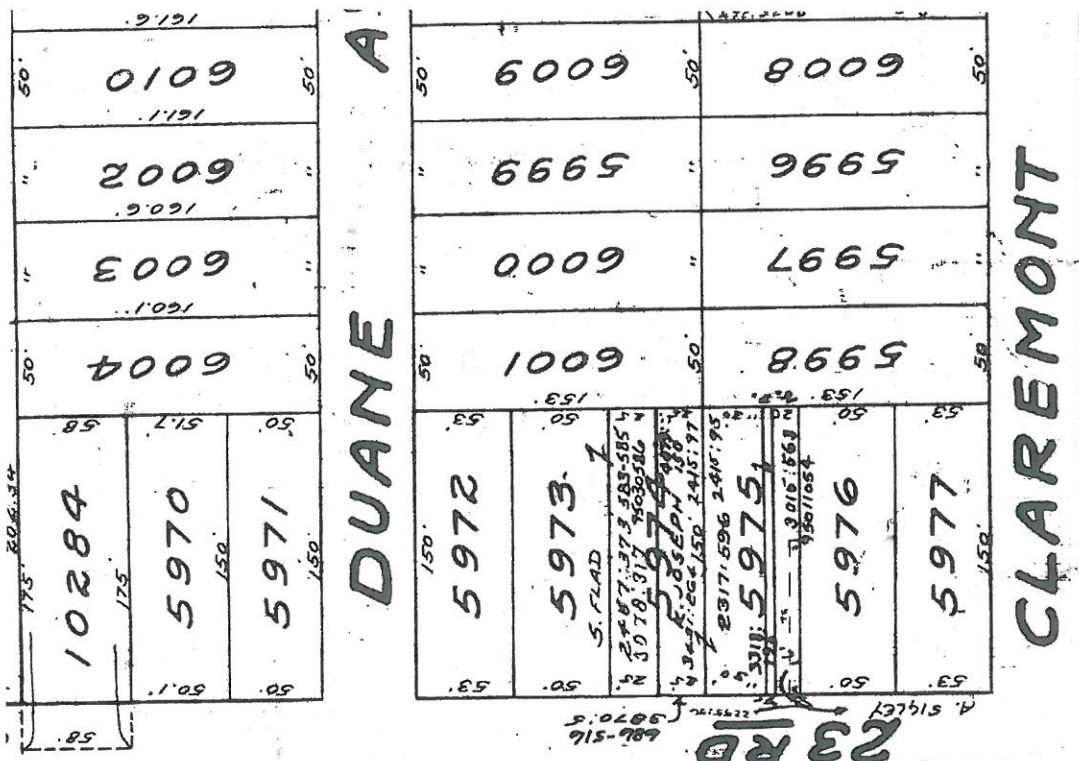
Applicant: Collier Construction / Simon Warstler

Proposed Amendment to Massillon Planning and Zoning Code

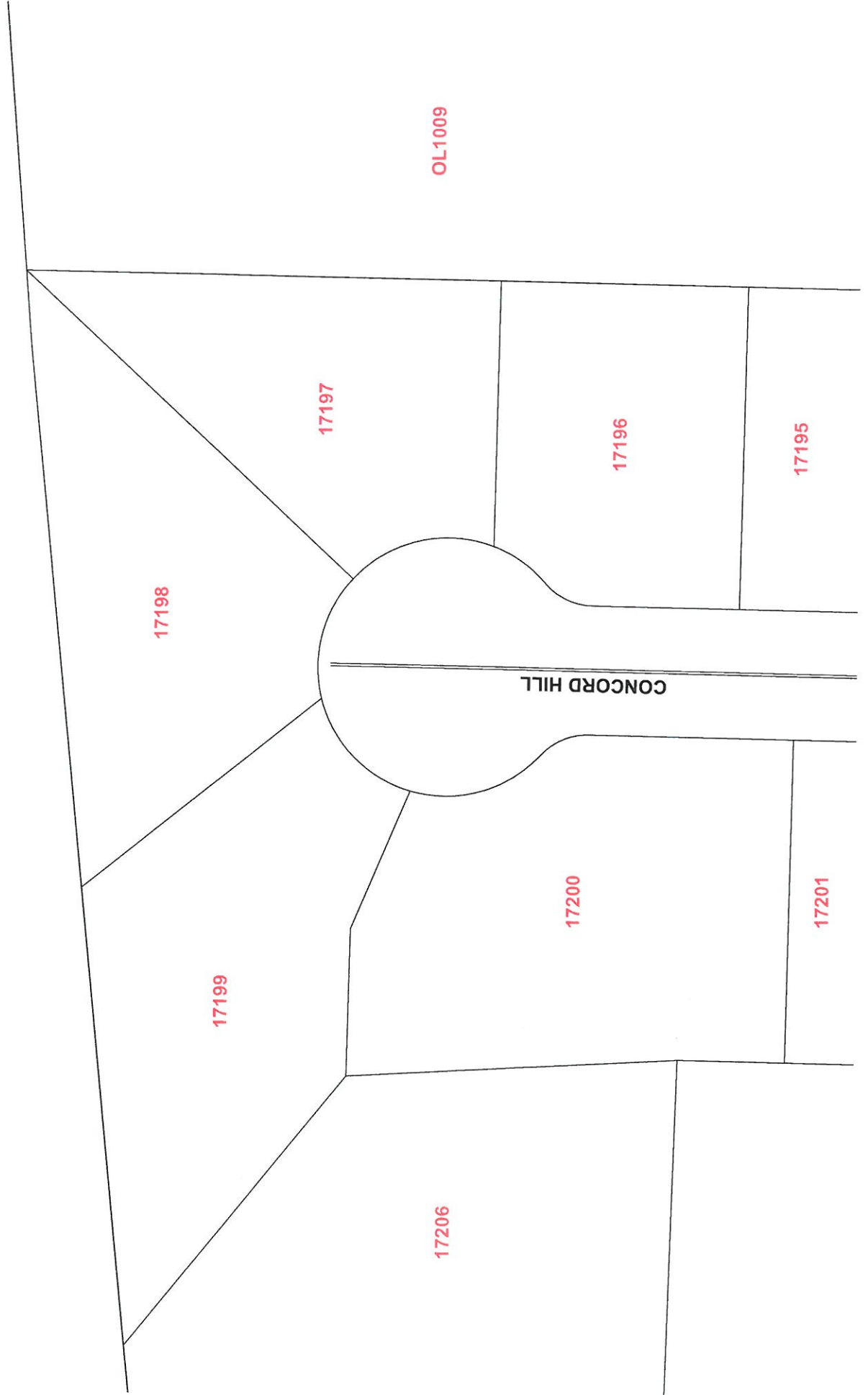
Description: Proposed amendment to Chapter 1188 of the Codified Ordinances of the City of Massillon. Chapter 1188 is in reference to outdoor signs. The proposed amendment would create new Sub-Section 1188.04 (e) “Vertical Neighborhood Association Banners Permitted”

Applicant: Paul Manson / Andrea Scassa

3. *Other Business*



OL642,643



OL1009

17197

17196

17195

17198

CONCORD HILL

17199

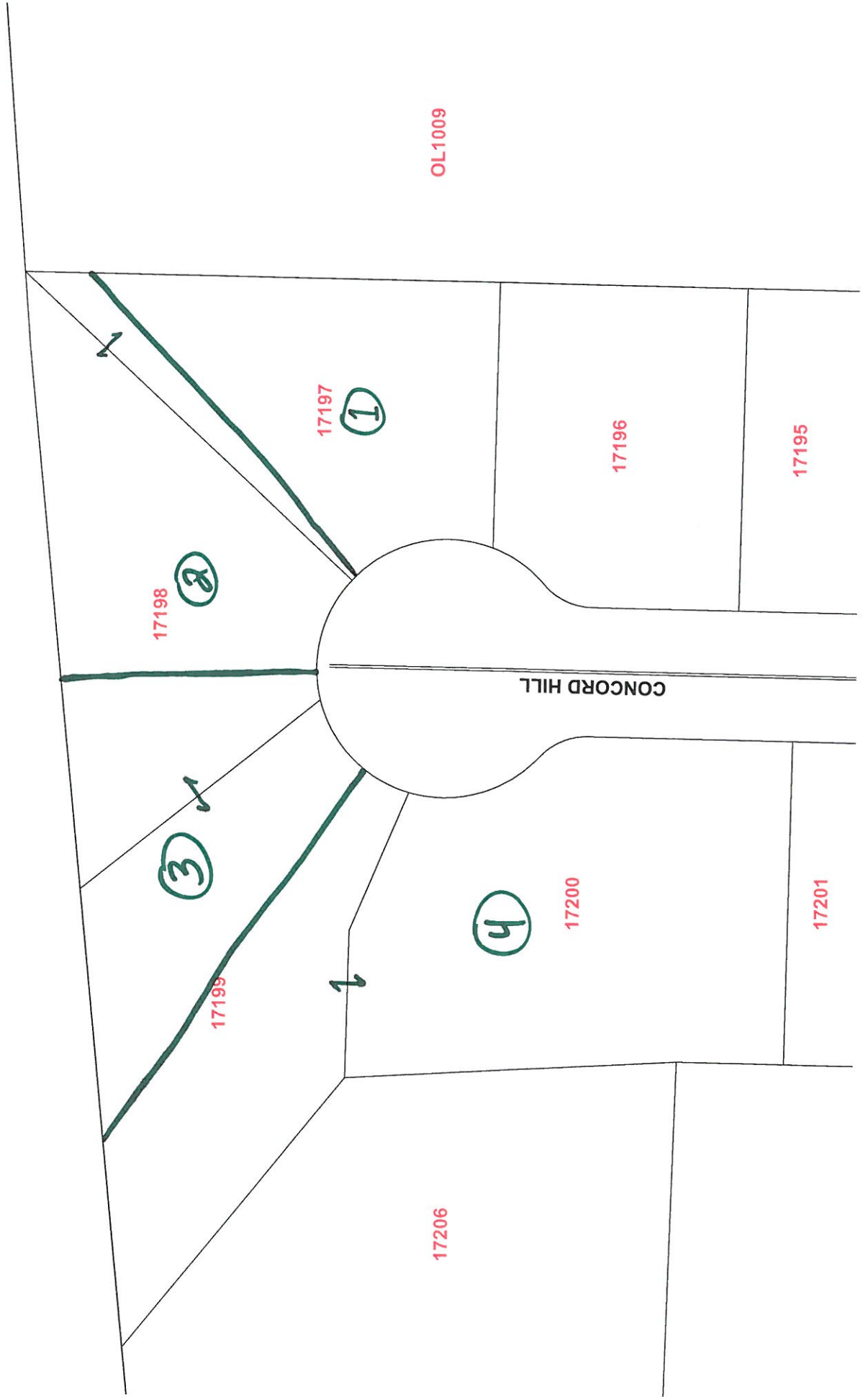
17200

17201

17206

Proposed Re Plat
Concord Hill Circle NE

OL642,643



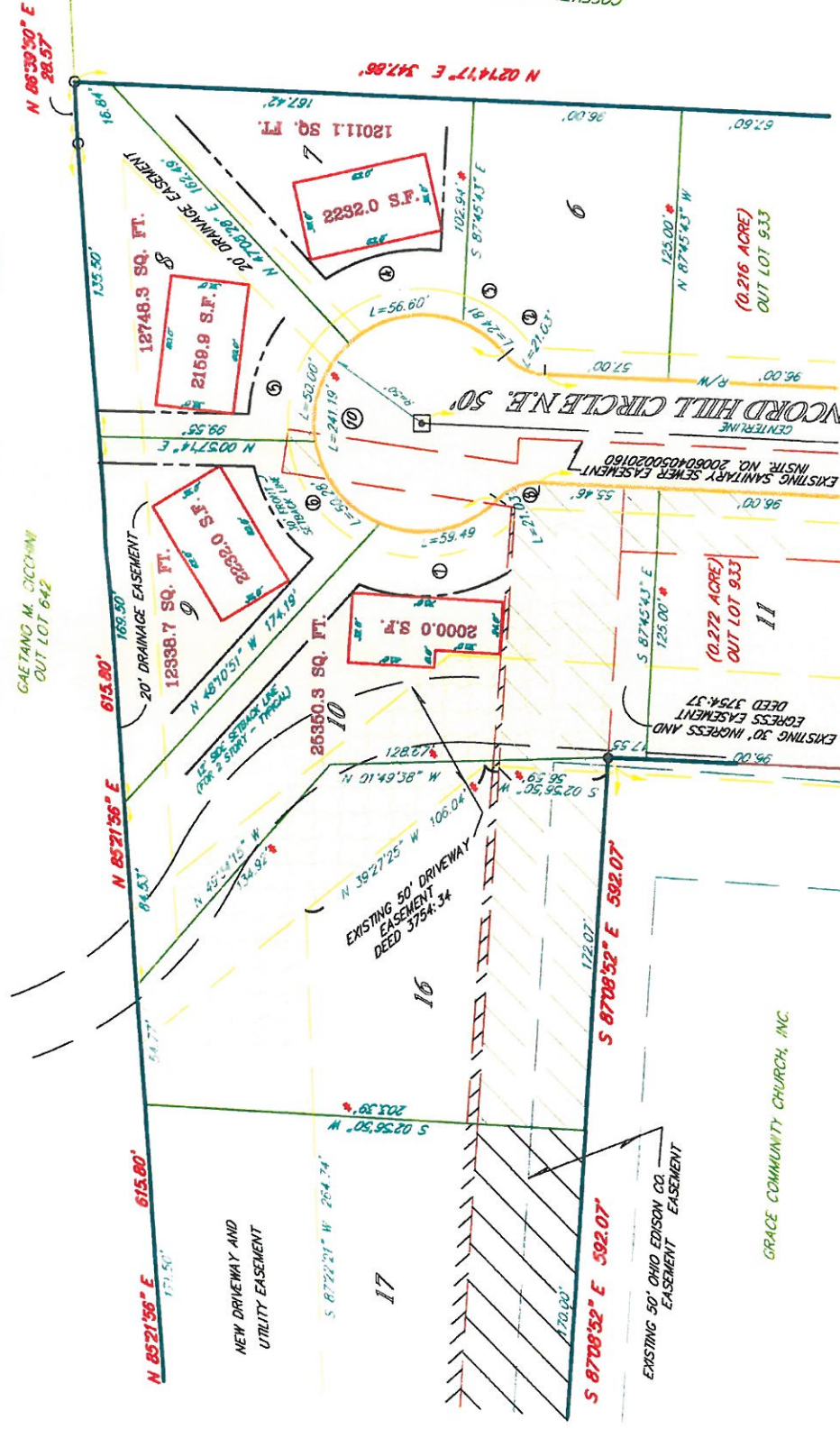
OL1009

① $\Delta=68^{\circ}10'33''$
 $R=50.00'$
 $BPO-N 11^{\circ}51'50'' W$
 $C LEN=55.05'$
 $T=33.04'$
 $L=50.49'$

② $\Delta=57^{\circ}37'17''$
 $R=50.00'$
 $BPO-N 51^{\circ}02'05'' E$
 $C LEN=48.19'$
 $T=27.50'$
 $L=50.28'$

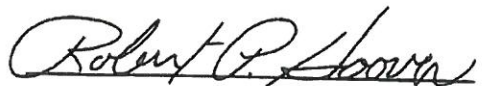
③ $\Delta=57^{\circ}17'45''$
 $R=50.00'$
 $BPO-S 71^{\circ}30'24'' E$
 $C LEN=47.94'$
 $T=27.32'$
 $L=50.00'$

④ $\Delta=64^{\circ}51'27''$
 $R=50.00'$
 $BPO-S 102^{\circ}25'46'' E$
 $C LEN=53.63'$
 $T=31.77'$
 $L=56.60'$

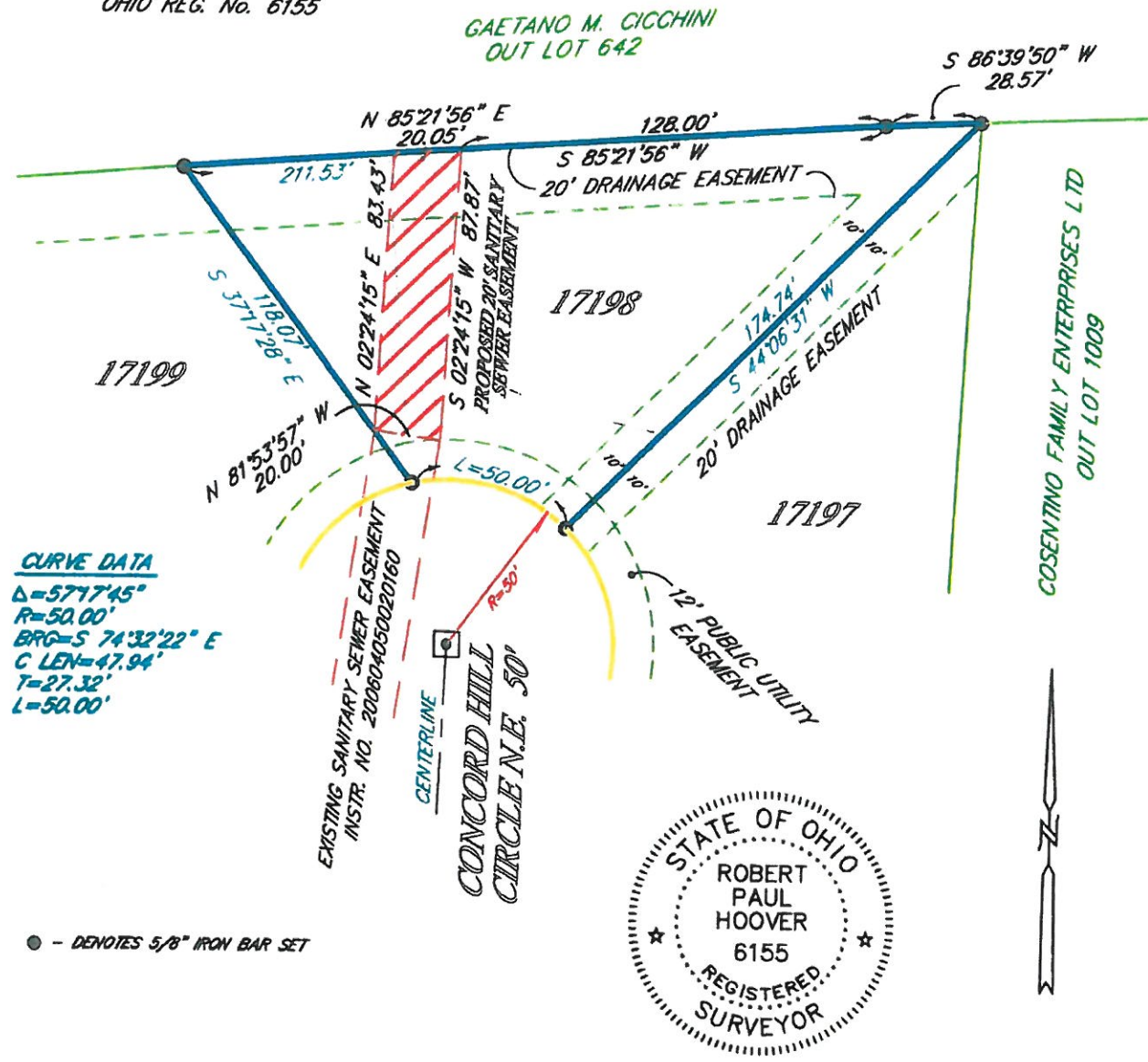


REPLAT OF LOTS 7 THRU 10
CONCORD VILLAGE
 PARTS OF OUT LOTS 855, 856, 556 AND 933
 IN THE CITY OF MASSILLON
 STARK COUNTY, OHIO

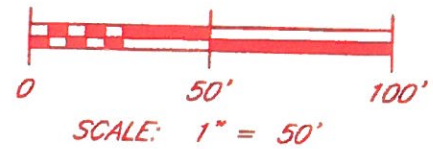
479.8000 at 327-0.47


 ROBERT P. HOOVER
 OHIO REG. No. 6155

5782 Huckleberry Street N.W.
 North Canton, Ohio 44720
 phone (330) 494-6744



EASEMENT PLAT
 PART OF LOT 17198 IN THE
 CITY OF MASSILLON
 STARK COUNTY, OHIO



DATE: MARCH 5, 2012

CLERK: MARY BETH BAILEY

MASSILLON CITY COUNCIL
CITY OF MASSILLON, OHIO
GLENN E. GAMBER, PRESIDENT

Paul Manson 3302684230
LEGISLATIVE DEPARTMENT

COUNCIL CHAMBERS

ORDINANCE NO. 24 - 2012

BY: STREETS, HIGHWAYS, TRAFFIC & SAFETY COMMITTEE *just*

TITLE: AN ORDINANCE amending CHAPTER 1188 "SIGNS" of the Codified Ordinances of the City of Massillon, by creating SubSection 1188.04 (e) "Vertical Neighborhood Association Banners Permitted", and declaring an emergency.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MASSILLON, STATE OF OHIO, THAT:

Section I:

That hereby creates SubSection 1188.04 (e) "Vertical Neighborhood Association Banners Permitted" said newly created SubSection shall read as follows:

(e) Vertical Neighborhood Association Banners Permitted

- (1) Vertical banners may be suspended from lampposts or other utility poles in City neighborhoods for the purpose of identifying that specific locality in the City. Access to lampposts or utility poles in the City's right of way may be granted to nonprofit, neighborhood associations provided the owner of the pole gives written permission to the City.
- (2) Applications for a permit shall be made by the neighborhood association sponsoring the banners to the Building Department. A permit fee of twenty dollars (\$20.00) shall be charged for a maximum display of twenty banners. Banners may be permanently displayed provide that when damage and/or wear and tear occurs, the sponsoring association shall replace the banner in a reasonable amount of time. The City retains the right to remove any unsightly or damaged banners should the replacement guidelines be violated.
- (3) The Building Department is authorized to adopt banner specifications, safety and aesthetic standards and other regulations to carry out the purpose of this section.

Section 3:

Provided it receives the affirmative vote of two-thirds of the elected members to Council, It shall take effect and be in force from and after the earliest period allowed by law.

Massillon Planning Commission

February 8, 2012

The Massillon Planning Commission met on February 8, 2012 in the Massillon City Council Chambers. The following members were present:

Members

Mayor Kathy Catazaro-Perry
Director George T. Maier
Susan Saracina, Vice-Chairman
Elaine Campbell
Ted Schartiger
Bob Richards

Staff

Keith Dylewski
Ted Herncane
Jason Haines
Linda Mikutel

The first item of business was approval of the minutes for the Commission meeting of December 14, 2011. Ms. Campbell moved for approval, seconded by Director Maier and unanimously carried.

The next item under new business was a request to replat property located on Indian River Road SW, presented by Mr. Haines.

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

Mr. Haines described the property as being located behind the Massillon Marketplace/Walmart Shopping Center, which is currently a sand and gravel pit that has already been mined. To the north, next to Indian River School, there is approximately 8 acres of vacant City-owned property in which a storm sewer is located. Both properties are zoned I-1 Light Industrial.

Mr. Gene Boerner of 1507 Lincoln Way East, Massillon, was in attendance to represent this request. Mr. Boerner explained that this has been a project with MAGI that started seven years ago because water would wash out a portion of the Towpath Trail. The State would not acknowledge fault and hired an engineer to make the determination, which was that it was the State's problem. As a result, the State sold an 8.662 acre portion of land to the City which will be combined with Massillon Material's property. Massillon Materials has agreed to build a detention basin to resolve the wash-out problem on the Trail. There will be a bond back to the City to guarantee that it is done.

With no further questions, Director Maier moved for approval, seconded by Ms. Campbell, the motion passed with a roll call vote of 6 yes to approve the replat request.

The next item under new business was a request to vacate an alley and replat property located on State Avenue NW, presented by Mr. Haines.

Alley Vacation Plat and Replat – State Ave. NW

Description: Replat 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

Mr. Haines described the property as being located on the northwest side of town at the corner of State Avenue NW and 3rd Street NW. He explained that the reason there are so many lots involved is that this property was once platted as a subdivision but was never built, and the roadways running north/south have been vacated in the past with the exception of that small portion of alley north of State Avenue NW.

Mr. Haines explained that it is the owner's intention to demolish the house currently on the property, vacate the alley once the house is removed and combine all the small lots into one large industrial lot.

Mr. Clyde Shetler of 2555 Augusta Drive SE, Massillon was present as the owner of these properties. Mr. Shetler stated that he also owns the old World Kitchen facility and that they are close to finalizing the sale of this facility to the Steel Plate Company. Therefore, Mr. Shetler stated that he is preparing these properties to possibly build two or three crane facilities.

Mr. Schartiger commented that he drove by the site and that there are two houses involved. Mr. Shetler answered that was true; there are two houses and an outbuilding.

With no further questions, Mayor Catazaro-Perry moved for approval, seconded by Mr. Schartiger, the motion passed with a roll call vote of 6 yes to approve the replat request.

The next item under new business was a request to replat property located at Millennium Blvd. SE, presented by Mr. Haines.

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

Mr. Haines stated that this is an industrial site located on the south side of Route 30. This property is located in NeoCom Park. Currently the only access to this property is off of Navarre Road, to Millennium which dead ends into the property. Mr. Haines stated that the property owner has a potential buyer and that this is the first step in a project that will be seen again in the coming months; among those will be a plat for a roadway dedication.

Mr. Gene Boerner of 1507 Lincoln Way East, Massillon, is a consultant for Miller Land Development. Mr. Boerner stated that they have a potential buyer for this site.

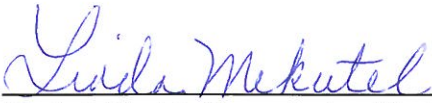
Ms. Campbell asked about the frontage on Navarre Road for access to the site.

Mr. Boerner replied that there is no frontage on Navarre Road, that the frontage to the site would be on Millennium Drive, which he thought had an 80' right-of-way. He also stated that the roads within the facility would be 45 feet.

With no further questions, Mayor Catazaro-Perry moved for approval, seconded by Ms. Campbell, the motion passed with a roll call vote of 6 yes to approve the replat request.

There being no further business, Mrs. Saracina adjourned the meeting at 7:45 p.m.

Respectfully submitted,



Linda Mikutel, Commission Clerk



The City of Massillon, Ohio

City of Champions

Kathy Catazaro-Perry, Mayor
330.830.1700

George T. Maier
Dir. of Public Safety & Service
330.830.1702

Engineering Department

Keith A. Dylewski, P.E., P.S., City Engineer
151 Lincoln Way East
Massillon, Ohio 44646
330.830.1722

Date: April 4, 2012
To: Planning Commission Applicants
From: Ted Herncane, Community Development Director
Subject: April 11, 2012 Planning Commission Meeting

Attached is a copy of the Agenda for the upcoming April 11, 2012 Massillon City Planning Commission Meeting. This meeting will be held at **4:30 p.m.** in Mayor Catazaro-Perry's office at 151 Lincoln Way East, Massillon, Ohio.

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,

Ted Herncane
Community Development Director
City of Massillon

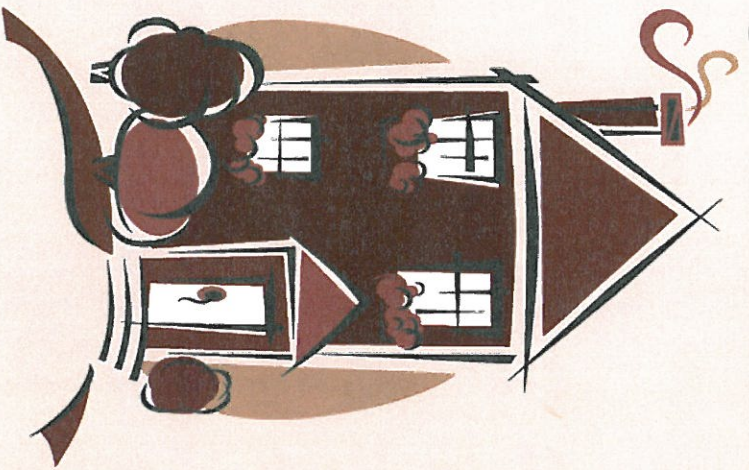
TH:lm

Enclosure

Tim Warratt / Concord Village Lot split
Andrea Scassa / City Council

(Rose Jenka
Frank Turkel
Norman Hall
Hae Rickett
Robyn Bloom

W.H.



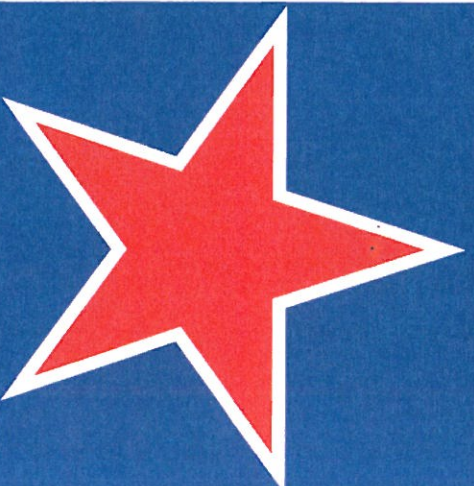
MARKET

STREET



HARTER HEIGHTS

AREA NEIGHBORHOOD ASSOCIATION - HHANA



WESTBROOK
VETERANS
MEMORIAL
PARK



2012 PLANNING COMMISSION

Mayor Kathy Catazaro-Perry

900 Mill Ridge Path NE
Massillon, OH 44646
Work: 330-830-1700
Cell: 330-418-7398

George T. Maier

Safety Service Director
831 Oakcrest Lane NE
Massillon, OH 44646
Work: 330-830-1702
Cell: 330-418-0529

Todd Locke, Chairman

1525 Valerie Avenue NE
Massillon, OH 44646
Home: 330-837-0064
Work: 493-8866 Ext. 119
*Cell: 330-936-2055
ctlocke@wrladv.com

Susan Saracina, Vice-Chairman

504 Lincoln Way East
Massillon, OH 44646
Home: 330-830-5958
*Cell: 330-209-8515
schpzzaccp@yahoo.com

Moe Rickett

118 - 15th Street NW
Massillon, OH 44647
Home: 330-837-4099
rickett@ameritech.net

Newspapers, radio, etc.
Only get copy of agenda:

Robert McCune
The Independent
50 North N.W. (833-2634 #81124)
Massillon, Ohio 44647

Benjamin Duer
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

Elaine Campbell

2540 Fallen Oak Circle NE
Massillon, OH 44646
Home: 330-837-2720
Work: 330-430-6986
*Cell: 330-327-7530

elainem.campbell@cantonmercy.org

Ted Schartiger

337 Sandy Avenue NE
Massillon, OH 44646
Home: 330-837-2285
Cell: 330-323-3247
tigergal65@aol.com

Bob Richards

1375 Benson Street SW
Massillon, OH 44647
Home: 330-832-9173
rprichards@sssnnet.com

Jaime Darr

2350 Wilmington Avenue SE
Massillon, OH 44646
Home:
Cell: 330-806-3430
jaimeldarr@yahoo.com

Ted, Jason, Keith, AAA's book:
Get copies of everything

City Council/ AGENDA only
Make 11 - 1 EXTRA for Mary Beth=12

Mail minutes & agenda each month with
envelope they provide:

Vin Core, LLC (Vince Russo)
1133 Bonnie Lane
Mayfield Hts. Ohio 44124

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.

Extra copies w/sign in sheet for mtg

Date: 4/11/12