

A G E N D A
MASSILLON PLANNING COMMISSION
May 9, 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 April 11, 2012.

2. New Business

Rezoning – Cincinnati Area Annexation

Property Description: Cincinnati Area Annexation, approximately 34.947 acres located on the south side of Nave Road SE, and North of Cincinnati St.

Zone Change From: Perry Township Zoning, R-2 One and two Family Residential

Zone Change To: I-1 and I-2 Industrial Districts

Applicant: City of Massillon

Proposed Use: To give this recently annexed property, a zoning district classification under the Massillon City Zoning Code. The property includes vacant land adjacent to the Neocom Industrial Park and right-of-way of US Route 30.

Rezoning – Poets Glen Annexation

Property Description: Poets Glen Annexation Area, parcels totaling 61.852 acres located on the north side of Wooster Road NW, at the intersection of Bison Ave./27th Street NW

Zone Change From: Tuscarawas Township, no zoning

Zone Change To: R-1 Single Family, B-3 Business, and A-1 Agricultural

Applicant: City of Massillon

Proposed Use: To give this recently annexed property, which includes a proposed housing development, existing storage unit business, and vacant agricultural ground, a zoning district classification under the Massillon City Zoning Code.

Rezoning – Bit of Eden Area Annexation

Property Description: Bit of Eden Annexation Area, an approximate 8.298 acre parcel located on the east side of Manchester Road NW, north of Woodstone Ave.

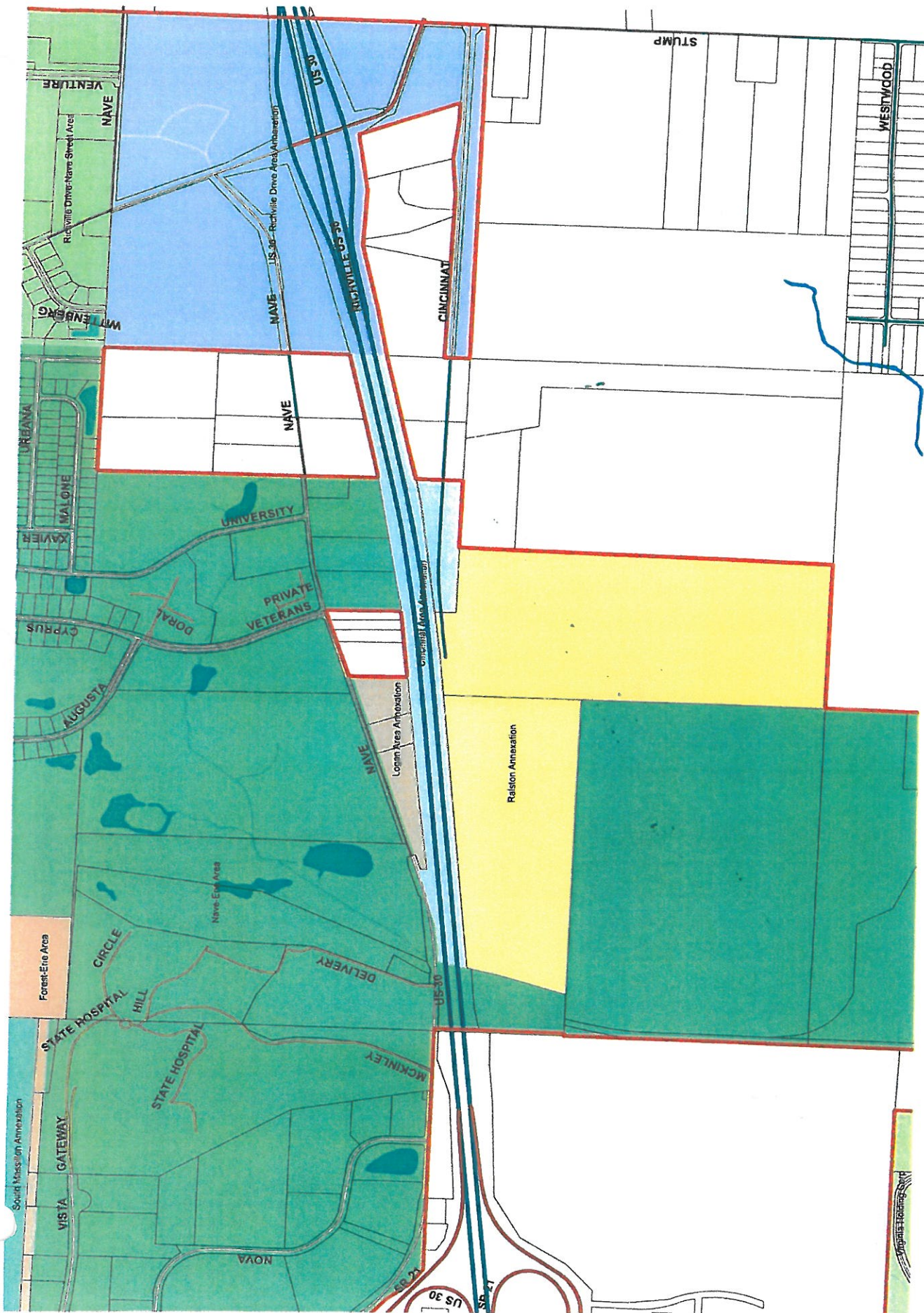
Zone Change From: Tuscarawas Township, no zoning

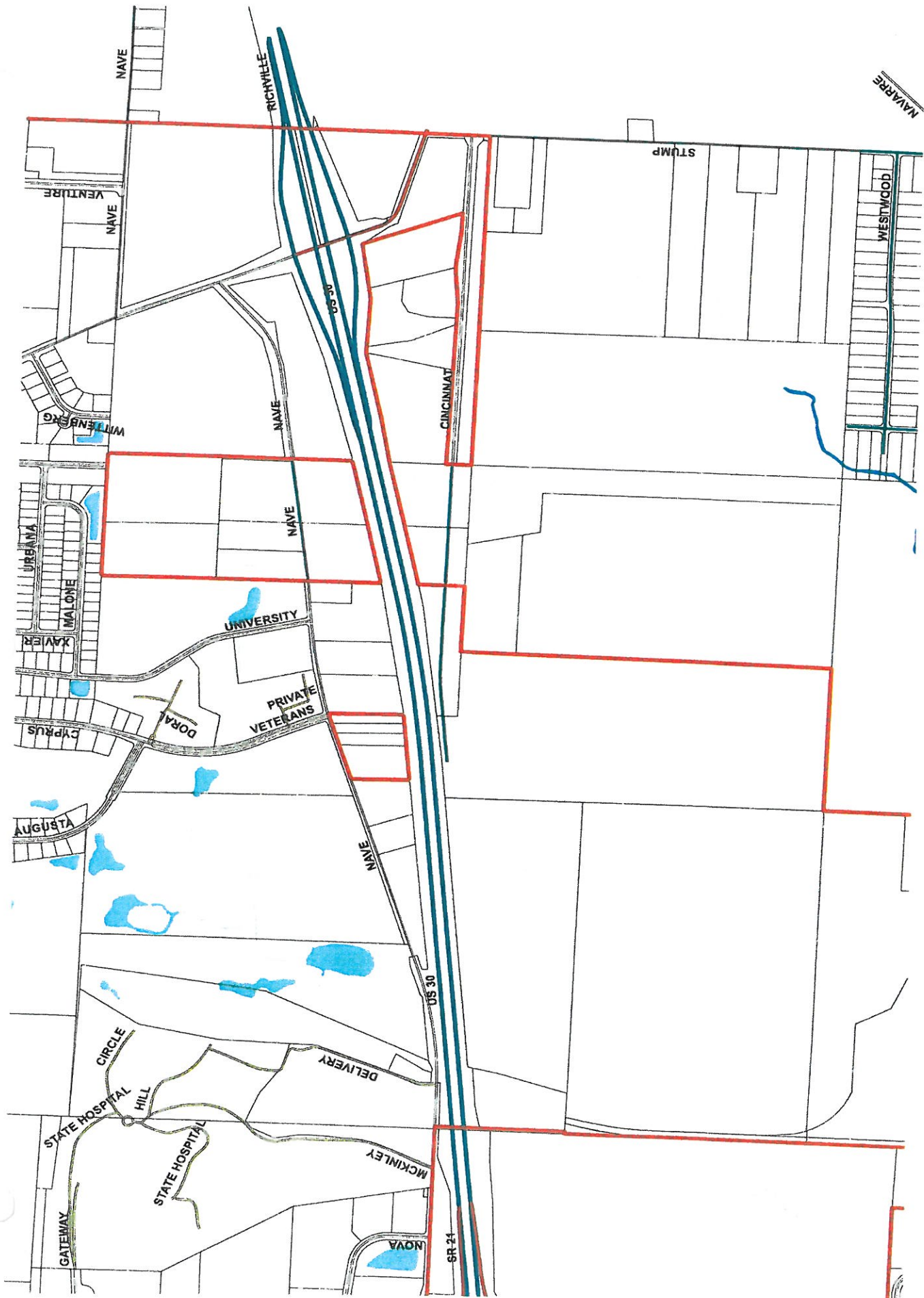
Zone Change To: R-MH Mobile Home Park District

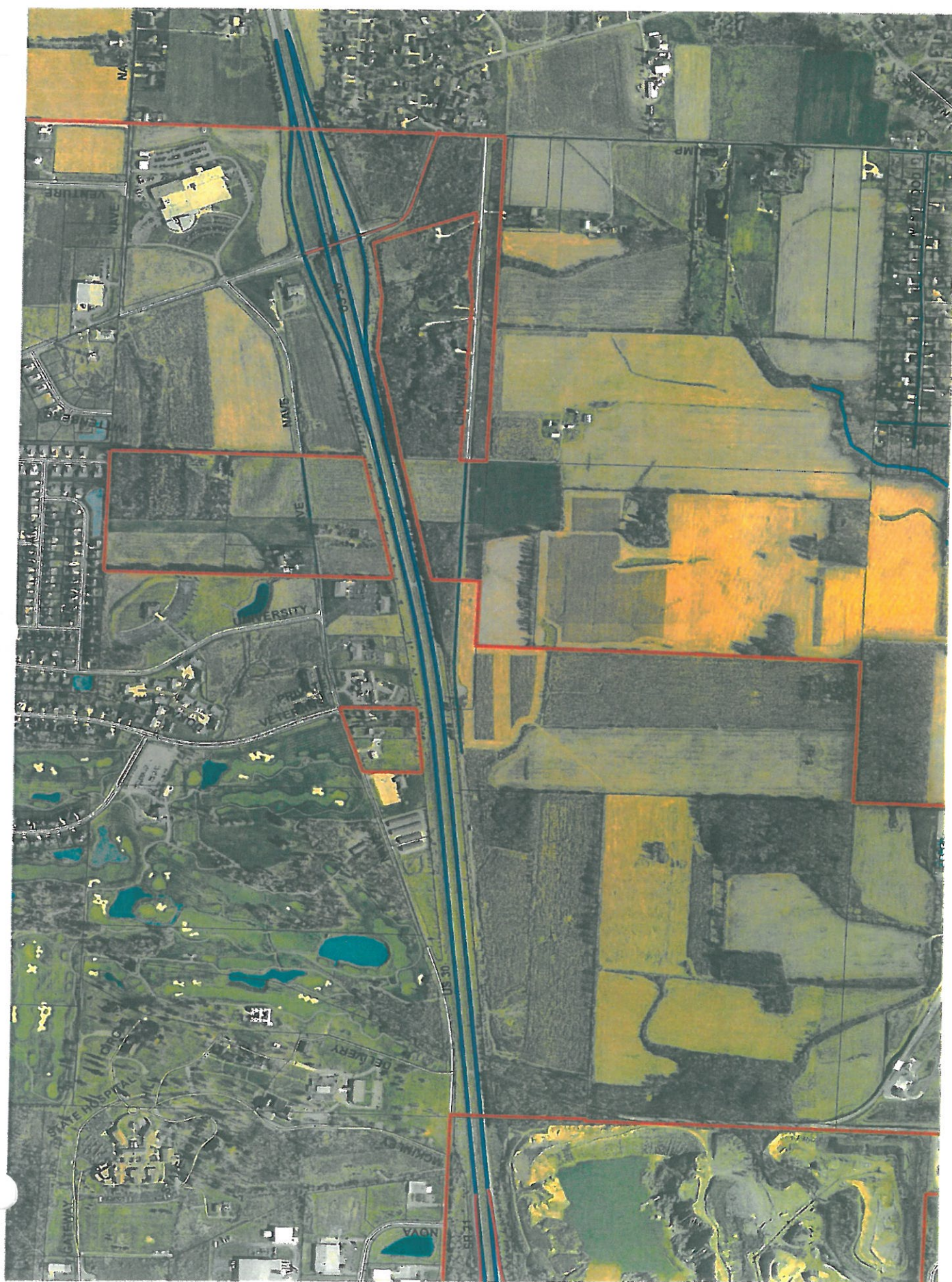
Applicant: City of Massillon

Proposed Use: To give this recently annexed property, which is an existing mobile home park, a zoning district classification under the Massillon City Zoning Code. Currently this property is operated as a mobile home park facility and this zoning class will allow continuation of such operation.

3. *Other Business*



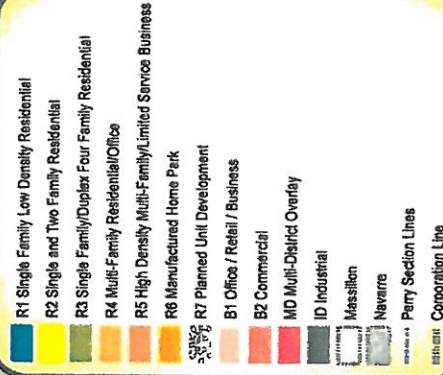




Perry Township

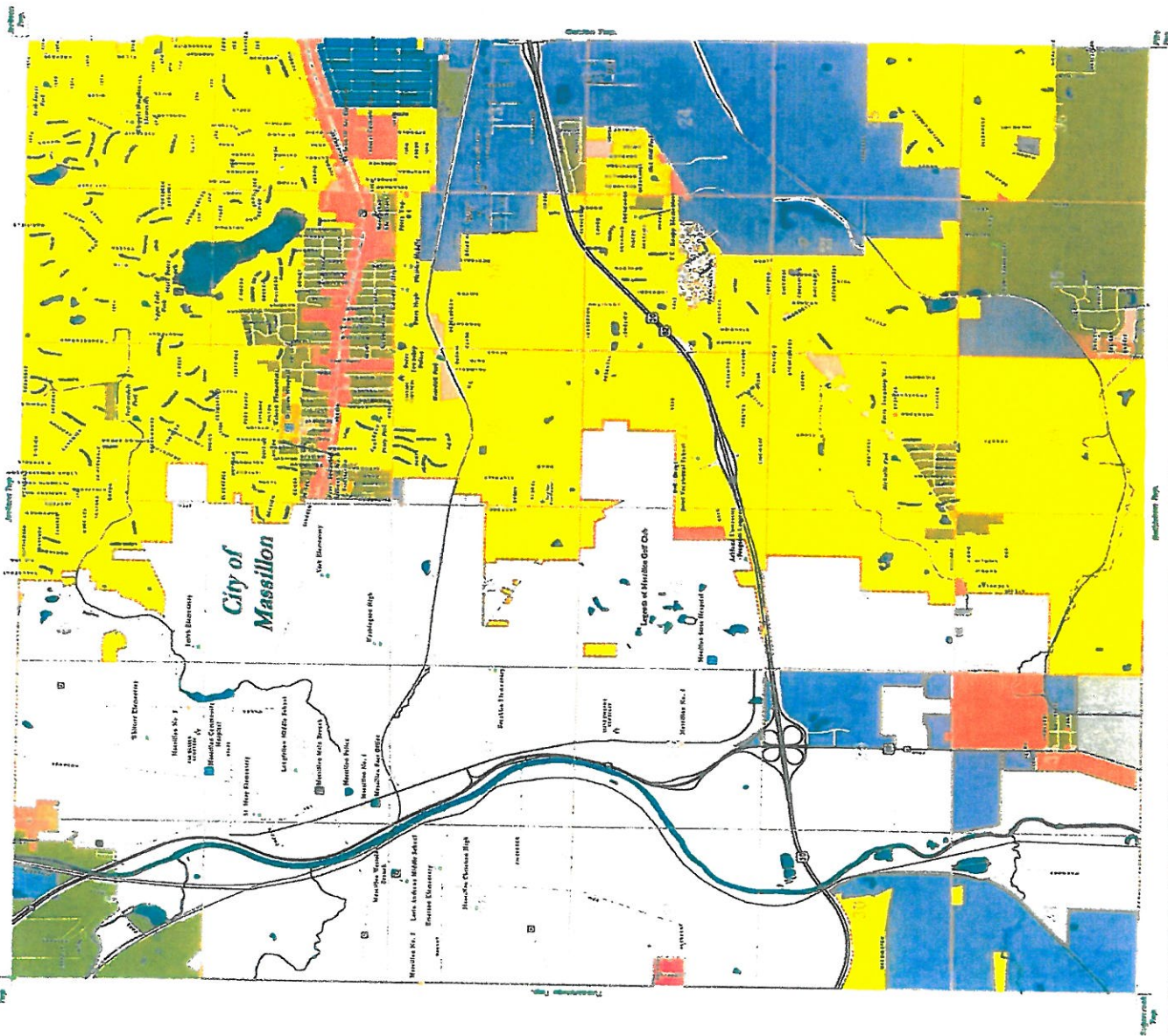
Current as of October, 2007

For Specific Lot and Scale
See Official Zoning Plats



Prepared by
**Stark County
Regional Planning Commission**

1 Inch equals 1 miles



Legends of Maillon Golf Club

Maillon State Hospital



Asland University
Program Center

Joint Vocational School

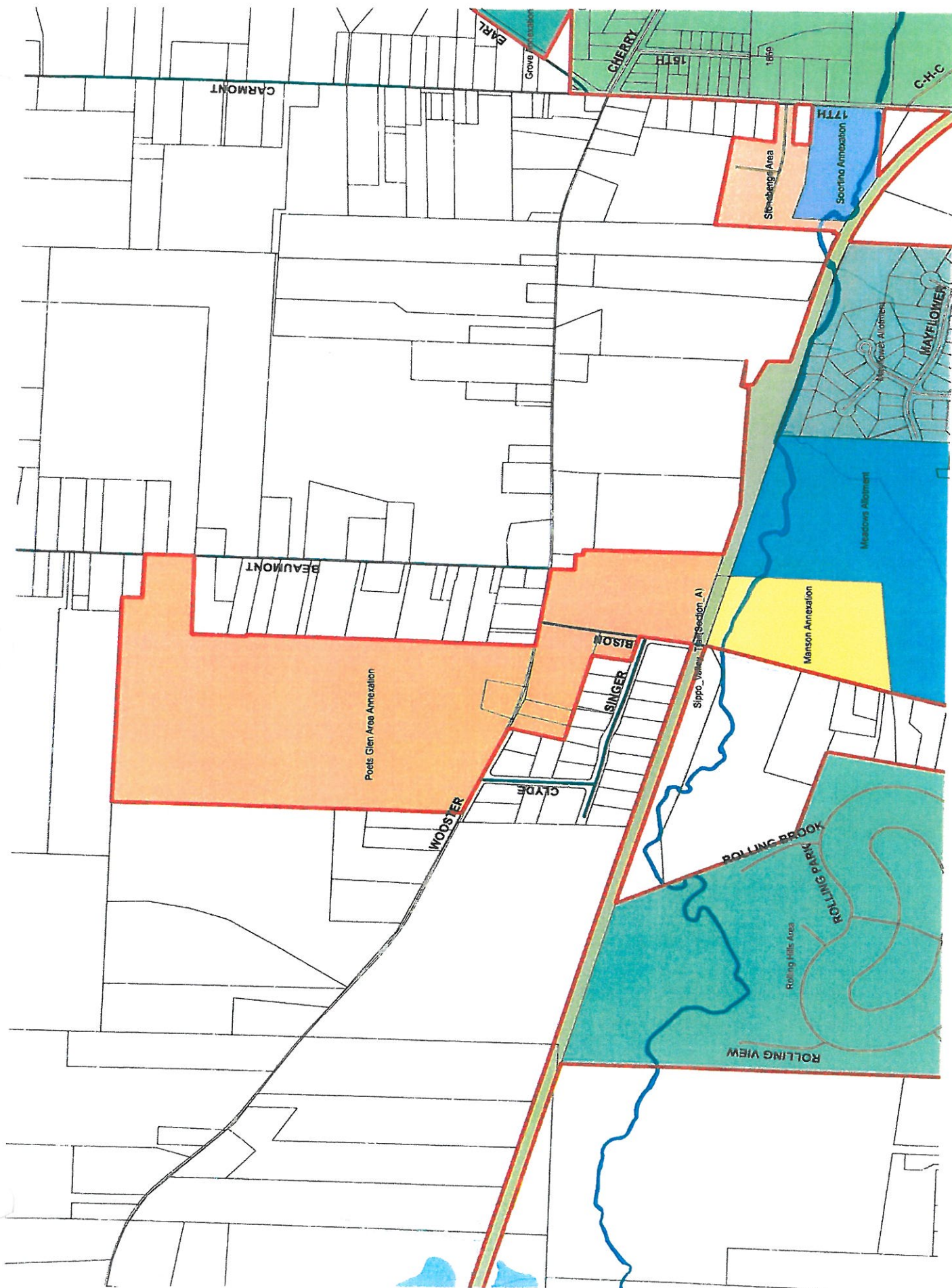
Rt. 1, Dr. 1

Highway

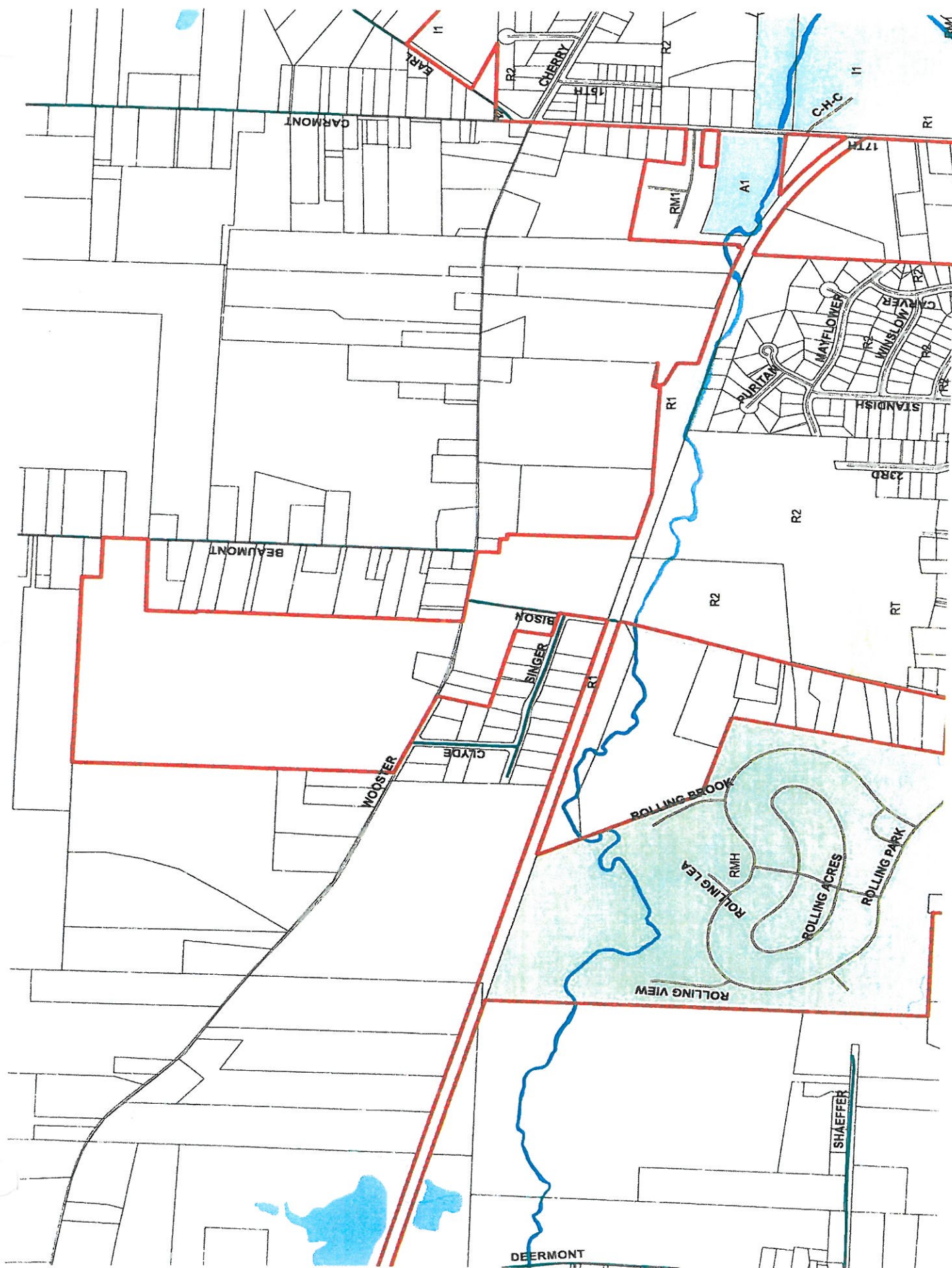




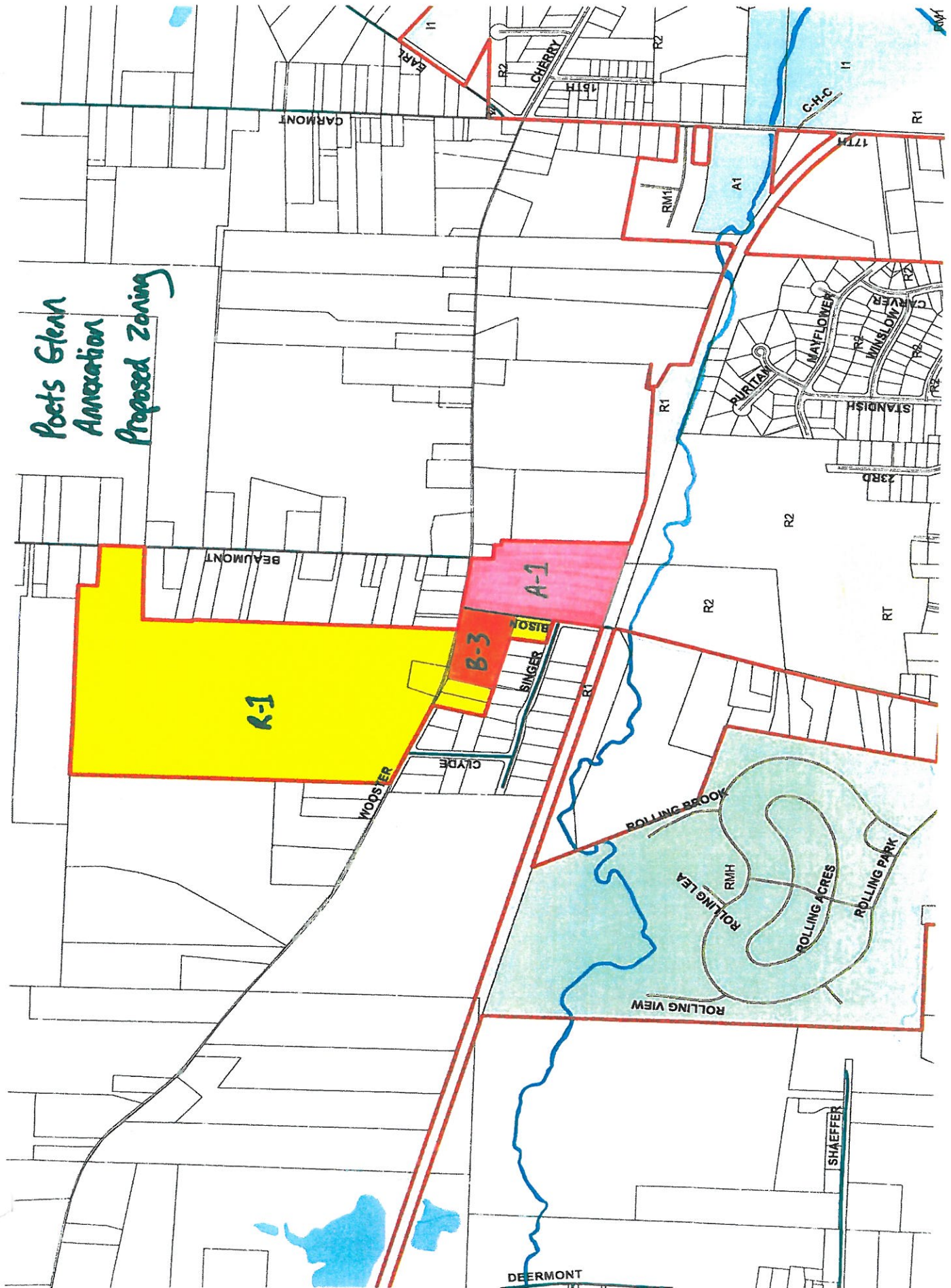


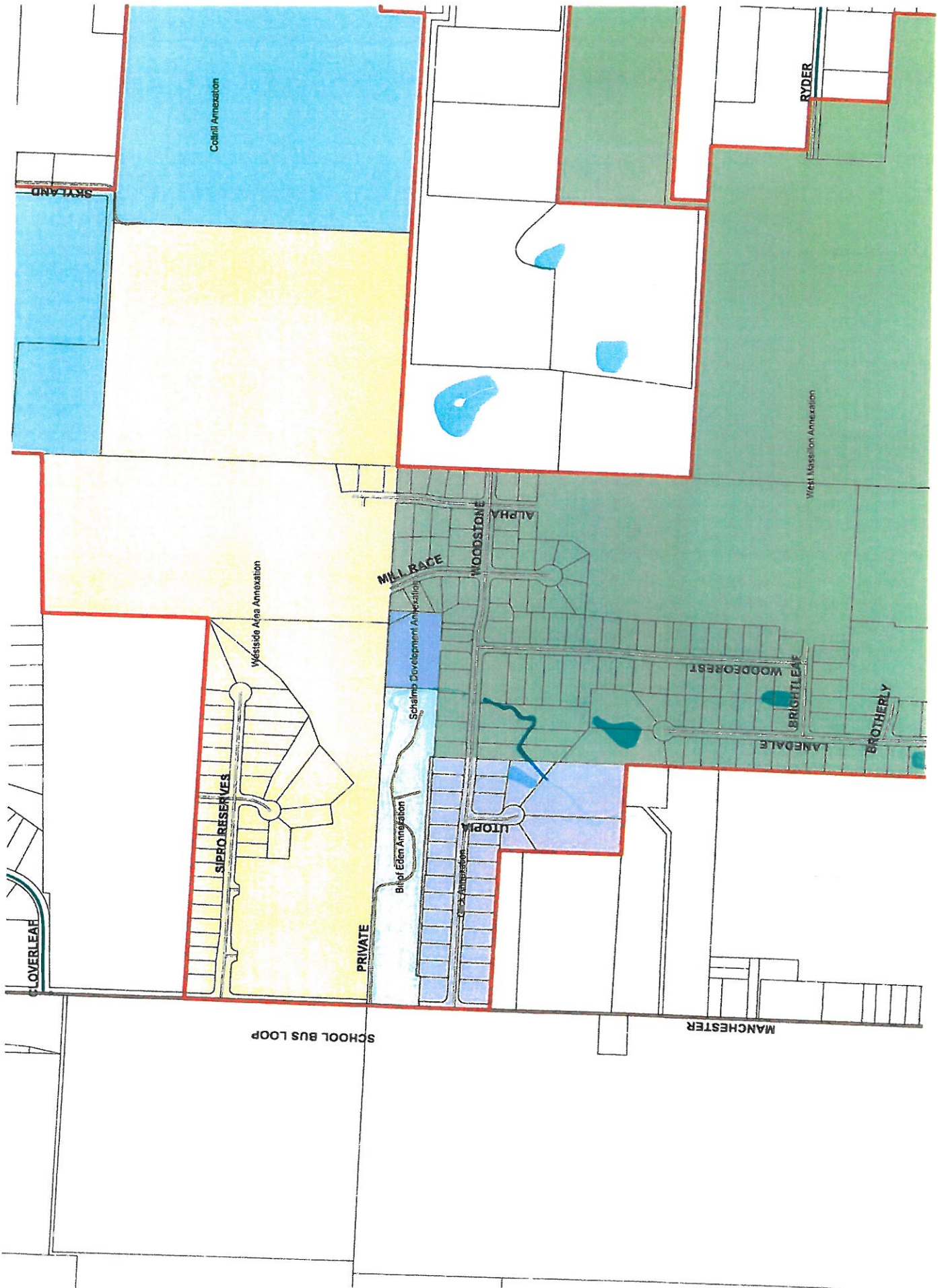






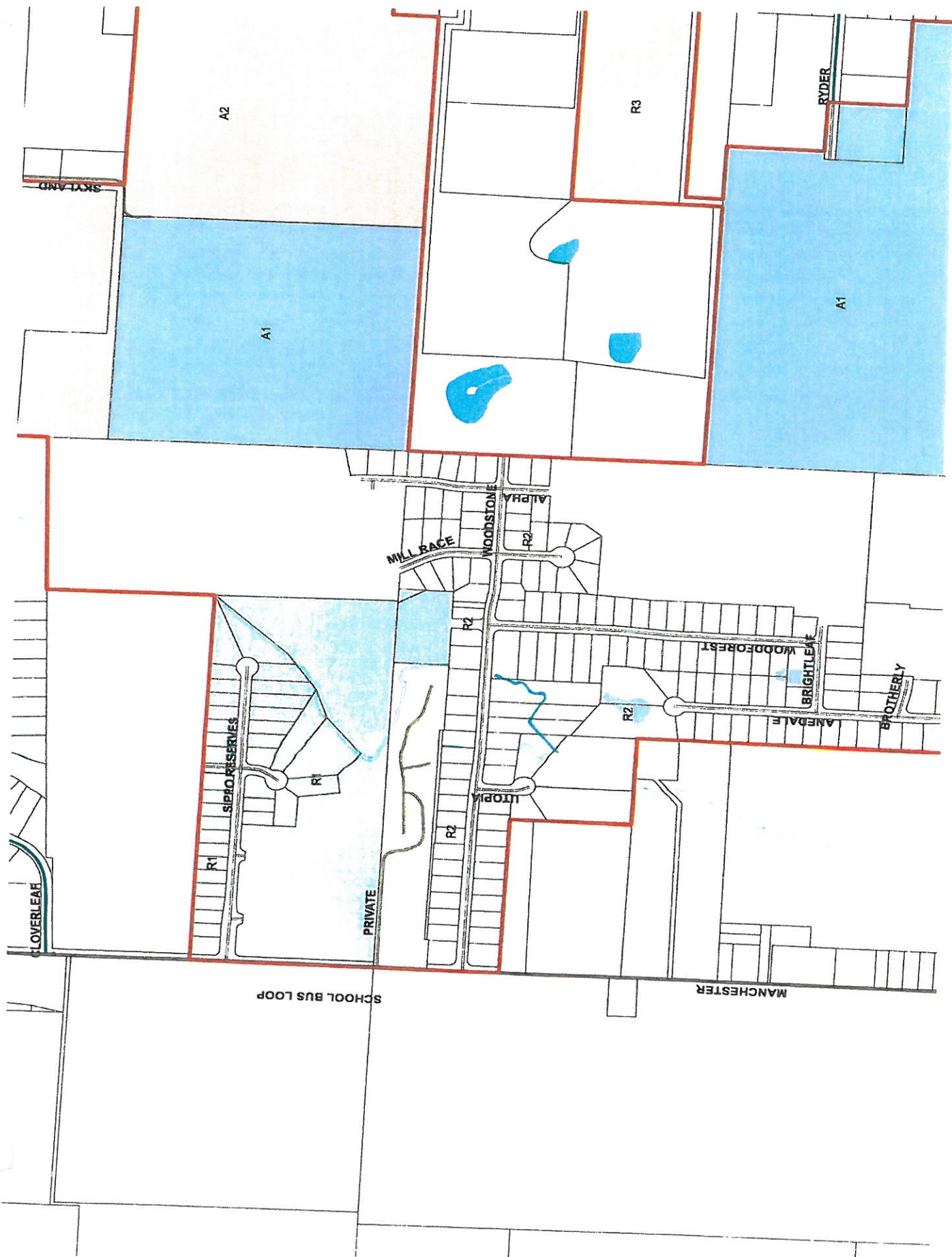
Poets Glen
Annexation
Proposed Zoning











*Bit of Eden Annexation
Proposed R-MH Zoning*



Massillon Planning Commission
April 11, 2012

The Massillon Planning Commission met on April 11, 2012 in the Mayor's office at 4:30 PM. The following members were present:

Members

Todd Locke, Chairman
Mayor Kathy Catazaro-Perry
Moe Rickett
Elaine Campbell
Ted Schartiger
Bob Richards

Staff

Keith Dylewski
Ted Herncane
Jason Haines

Mr. Locke called the meeting to order at 4:32 PM. The first item of business was approval of the minutes for the Commission meeting of February 8, 2012. Ms. Campbell moved for approval, seconded by Mr. Richards, and unanimously carried.

The next item under new business was a request to replat property located on Eastwood Ave. NE, presented by Mr. Haines.

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

Mr. Haines described the property as being located in the Colonial Hills Allotment, which is south of Hankins Road and west of Jackson Ave. / 27th Street. The property in question is at 2110 Eastwood, at the corner of Eastwood and Oakhill Drive. There is a lot with the existing home, and two smaller vacant, wooded lots. Both properties are zoned R-3 Single Family.

Mr. Norman Hall of 2110 Eastwood Ave., Massillon, was in attendance to represent this request. Mr. Hall explained that he has recently purchased the property and was planning to build a garage.

With no further questions, Mayor Catazaro-Perry moved for approval, seconded by Mr. Schartiger, the motion passed to approve the replat request.

The next item under new business was a request to replat property located on 23rd Street NW, presented by Mr. Haines.

Lot Split / Replat – 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

Mr. Haines described the property as being located on the northwest side of town at the corner of 23rd Street NW and Duane Avenue NW. There are two homes and six lots involved in the replat. One home fronts on 23rd Street NW and the other on 24th Street NW. There is a vacant lot in between the back yards which is currently owned by Mr. and Mrs. Turkal. They wish to sell a portion of the lot to the neighbor in the back. The portions of the vacant lot will be combined with the other lots owned by each property owner. The replat will also include some pieces of a formerly vacated alley.

Frank and Rose Turkal, of 173 23rd Street NW, Massillon were present to represent this project. They asked about the process to transfer the property and a discussion was held regarding deed transfers and plats. Mr. Haines asked that the surveyor bring the plat and description into his office for review.

Mr. Richards asked if the zoning would be changed from R-1 Single Family, Mr. Haines replied that it was not a zoning change, just a replat of the property.

With no further questions, Ms. Campbell moved for approval, seconded by Mr. Schartiger, the motion passed to approve the replat request.

The next item under new business was a request to replat property located at Concord Hill Circle NE, presented by Mr. Haines.

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

Mr. Haines stated that this is in a newer residential allotment on the north side of Hankins Road, just west of Valerie Ave. Concord Hill Circle runs north and dead ends into a cul de sac. There are four existing , vacant lots with frontage onto the cul de sac. The owner wishes to replat the lots to adjust the property lines of each lot. There will remain 4 vacant building lots. The reason for the replat is to accommodate a sanitary sewer easement for the property to the north.

Mr. Simon Warstler of Providence Development, 5126 Birkdale St. NW, Canton, is the developer for this site and was in attendance representing the project. Mr. Warstler stated that in order to vacate an old driveway easement granted to the property to the north, the property owner had requested a new sanitary sewer easement. In order to make the easement work with the property lines, the lots had to be replatted.

Mr. Locke asked about the new lots meeting zoning requirements for an R-3 district and it was discussed that they would meet the same zoning as before.

With no further questions, Mayor Catazaro-Perry moved for approval, seconded by Mr. Richards, the motion passed to approve the replat request.

The next item under new business was a request to modify the City Planning and zoning code, presented by Mr. Haines.

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

Mr. Haines stated that this is a proposed change to section 1188 regarding outdoor signs. This is an addition of a new subsection and not a change or deletion of any existing sections. The text addresses the location and installation of neighborhood association banners.

Mr. Haines noted that an ordinance was currently before City council and said that he had received two separate ordinances, each with basically the same language regarding the banners.

Ms. Andrea Scassa, Ward 3 Council Person, was in attendance representing the project. Ms. Scassa clarified that Resolution 6-2012 was to submit the proposed ordinance to planning commission and the Ordinance 24-2012 is the actual ordinance which will be given three readings in council.

Ms. Scassa showed some example photographs of similar signs used in Canton by the neighborhood associations. The proposed ordinance would allow the banners / signs without having to apply for a variance each time.

Ms. Robin Bloom, from the Wellman Ave. Neighborhood Association, was also present to represent the project. She stated that the association would pay for the banners and that the City would install them.

Mr. Locke asked if there would be any challenges to the City council or the administration regarding the ordinance. Ms. Scassa replied that she did not know of any problems.

Mr. Schartiger asked if the building department would approve the banners. Mayor Catazaro-Perry replied that Bill Kraft would oversee those approvals. She stated that the administration was 100 percent behind the banners and that it will allow the Wellman Association to stand out. She also noted that they have done great things for the neighborhood and the City.

Mr. Rickett asked what kind of poles would the banners be hanging on? Ms. Bloom stated that they would be hung on metal poles along Wellman Ave. and Lincoln Way. Mr. Haines said the metal traffic poles are owned by the City and would likely be installed by the electrical department, similar to the banners on the downtown poles. However the wooden poles are most likely owned by Ohio Edison and not City of Massillon.

With no further questions, Mr. Richards moved for approval, seconded by Mr. Schartiger, the motion passed to approve the replat request.

Mayor Catazaro-Perry next introduced Ms. Jamie Darr as a new member of the Planning Commission.

There being no further business, Mr. Locke adjourned the meeting at 5:05 p.m.

Respectfully submitted,



Linda Mikutel, Commission Clerk

2012 PLANNING COMMISSION

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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:

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Pinnacle Financial Group
P. O. Box 31561
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Extra copies w/sign in sheet for mtg

Date: 5/9/12 @ 4:30