

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

- ### 3. *Other Business*

REPLAT OF LOTS 3849 & 3850

IN THE CITY OF MASSILLON, STARK COUNTY, STATE OF OHIO

I HEREBY CERTIFY THAT THIS MAP REPRESENTS A BOUNDARY SURVEY, PERFORMED IN MAY OF 2012, BY ME, IN ACCORDANCE WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

Edward C Metzger 6/11/2012
EDWARD C. METZGER, OHIO PROFESSIONAL SURVEYOR #7090 DATE

PLANNING COMMISSION
APPROVED BY THE MASSILLON PLANNING COMMISSION AT A MEETING

HELD _____, 2012



AREA SUMMARY

LOT 3849	0.224 ACRES
LOT 3850	0.100 ACRES
TOTAL IN NEW LOT	0.324 ACRES

TODD LOCKE
CHAIRMAN
KEITH A. DYENSKI, P.E., P.S.
SECRETARY

MASSILLON CITY ENGINEER

LOT NUMBER _____ ASSIGNED BY THE MASSILLON CITY ENGINEER.

KEITH A. DYENSKI, P.E., P.S.
MASSILLON CITY ENGINEER

ACKNOWLEDGEMENT

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED OWNER OF THE LAND DELINEATED HEREON, DO HEREBY ACKNOWLEDGE THE SIGNED OF THE SAME TO BE MY FREE ACT AND DEED, AND DO HEREBY REPLAT MY LAND.

David E. Arnestead
DAVID E. ARNESTEAD
OWNER

NOTARY PUBLIC

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE, WHO ACKNOWLEDGES THE SIGNED OF THE SAME TO BE HIS FREE ACT AND DEED ACCORDING TO LAW, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND SEAL THIS 27th DAY OF June, 2012.

Tracee B. Ward
TRACEE B. WARD
NOTARY PUBLIC

STARK COUNTY AUDITOR

ENTERED FOR TRANSFER THIS _____ DAY OF _____, 2012.

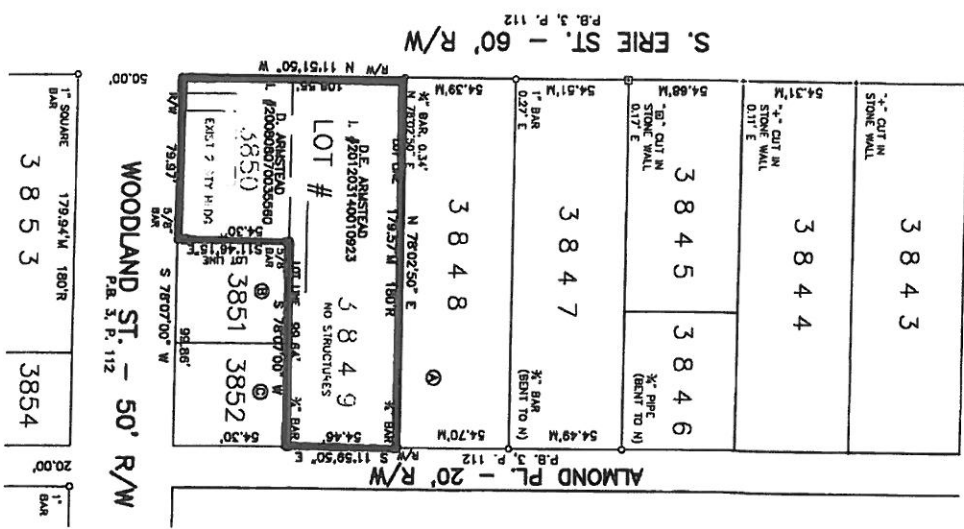
ALAN HAROLD
STARK COUNTY AUDITOR

STARK COUNTY RECORDER

RECEIVED FOR RECORD THIS _____ DAY OF _____, 2012.
RECORDED IN INSTRUMENT NUMBER _____

RICK CAMPBELL
STARK COUNTY RECORDER

- A - D.C. & K.D. WILLIAMS
- B - HOME RUN INVESTMENT PROPERTIES, LLC
- C - INVESTMENT PROPERTIES, LLC
- D - ARNESTEAD



E.C. METZGER & ASSOCIATES, INC.
LAND SURVEYING SERVICES
1400 E. 12th St., Suite 100
Columbus, OH 43206-4442
(614) 462-4337
www.ecmetzger.com

SCALE: 1" = 40'
DATE: 6/29/2012
JOB NO: 2012033
DRAWN BY: JSM



ERIE

ESTS

FORESTS

1540 ERIE ST

1610 ERIE ST

1614 ERIE ST

WOODLAND

18 WOODLAND AVE SE

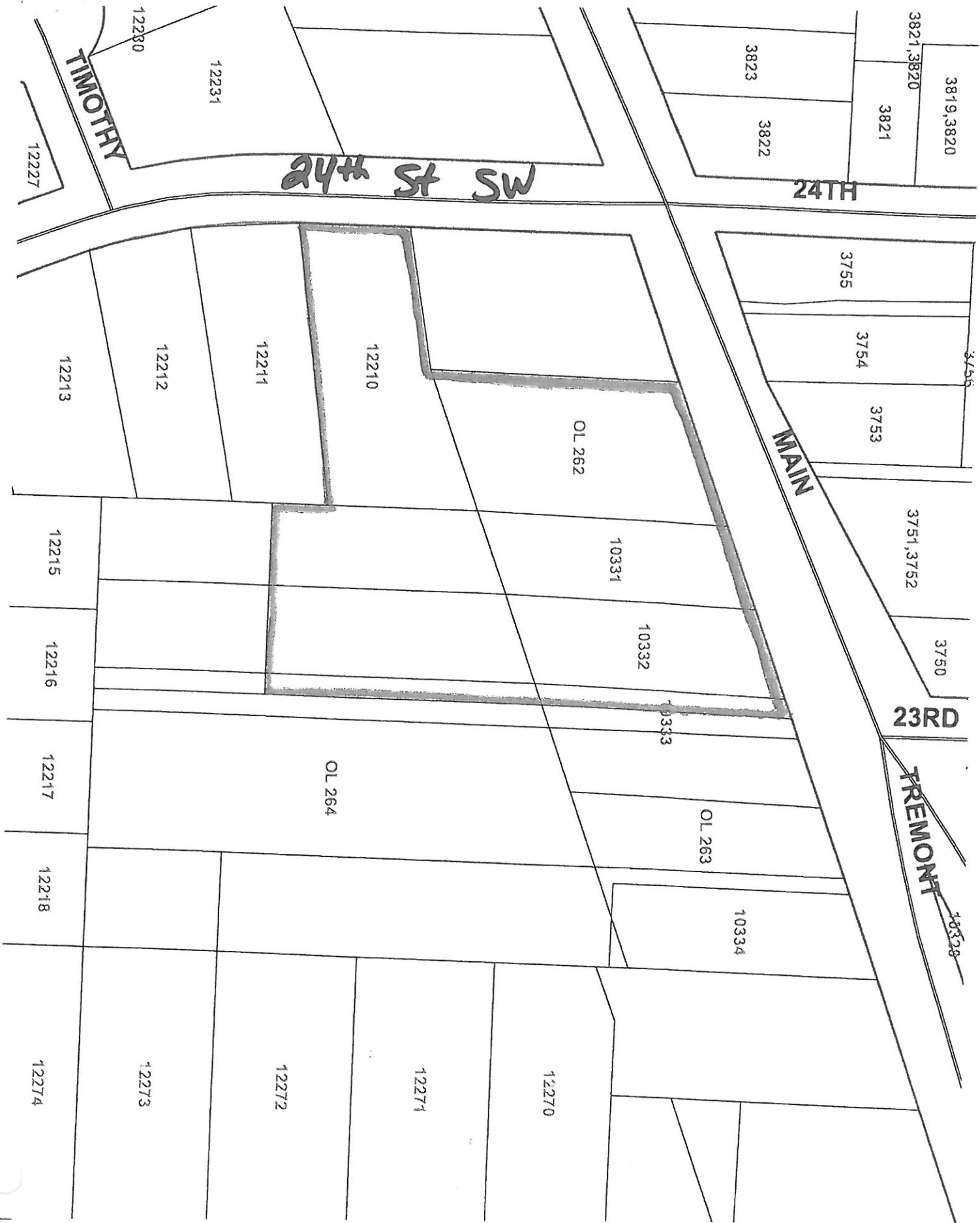
ALMOND

1518 ALMOND PL SE
1520 ALMOND PL SE

32 WOODLAND AVE SE

36 WOODLAND AVE SE

45 WOODLAND AVE SE



3819,3820

3821,3820

3821

3823

3822

24TH

3755

3754

3753

3751,3752

3750

23RD

FREMONT

24TH ST SW

OL 262

10331

10332

10333

OL 263

10334

OL 264

12210

12211

12212

12213

12215

12216

12217

12218

12274

12270

12271

12272

12273

12231

12230

TIMOTHY

12227



12212

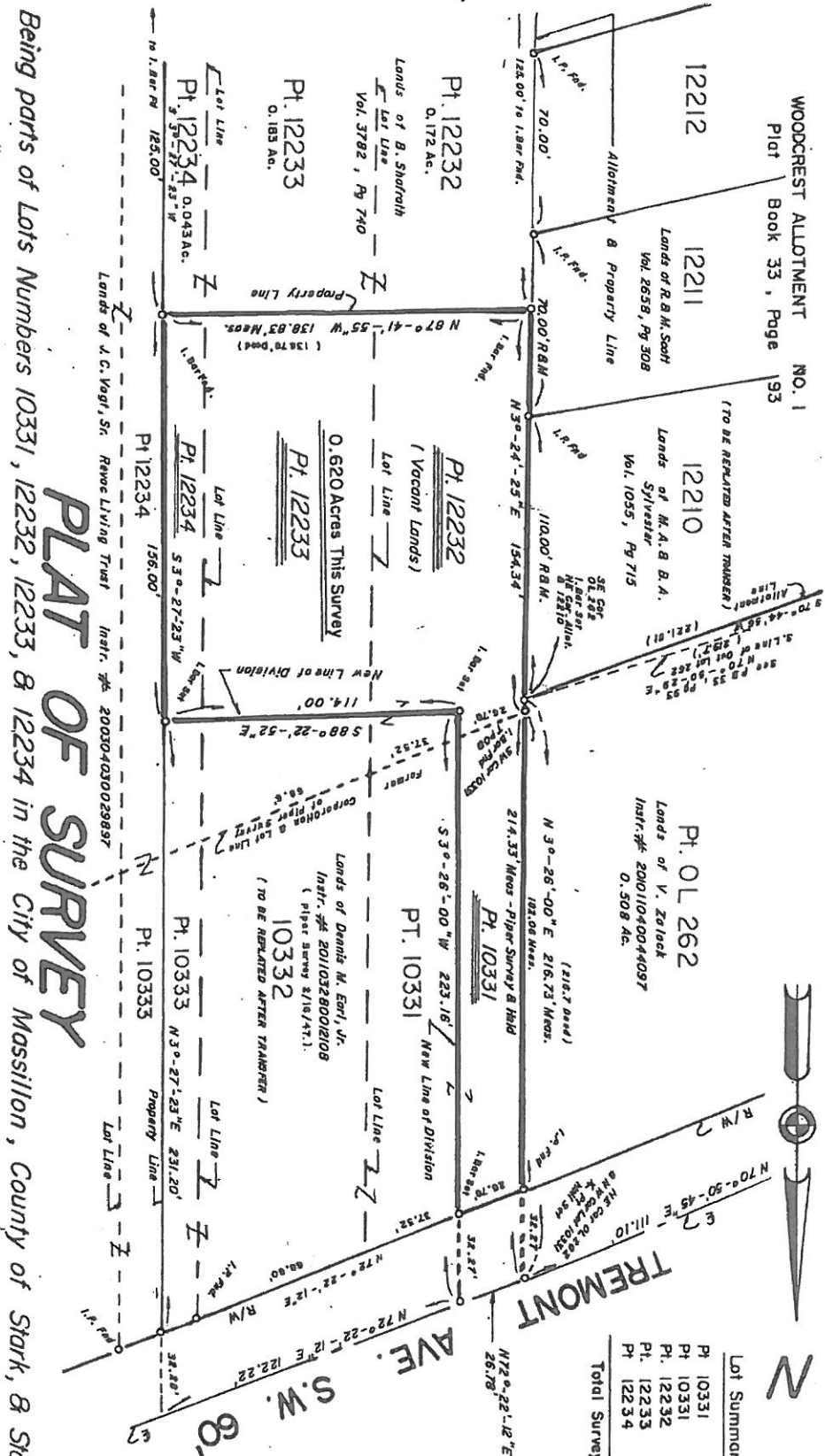
12211

12210

Pt. OL 262

Lot Summary Breakdown

Pt 10331	0.020 Ac	Roadway R/W
Pt 10331	0.112 Ac	
Pt 12232	0.205 Ac	
Pt 12233	0.229 Ac	
Pt 12234	0.054 Ac	
Total Survey	0.620 Ac	

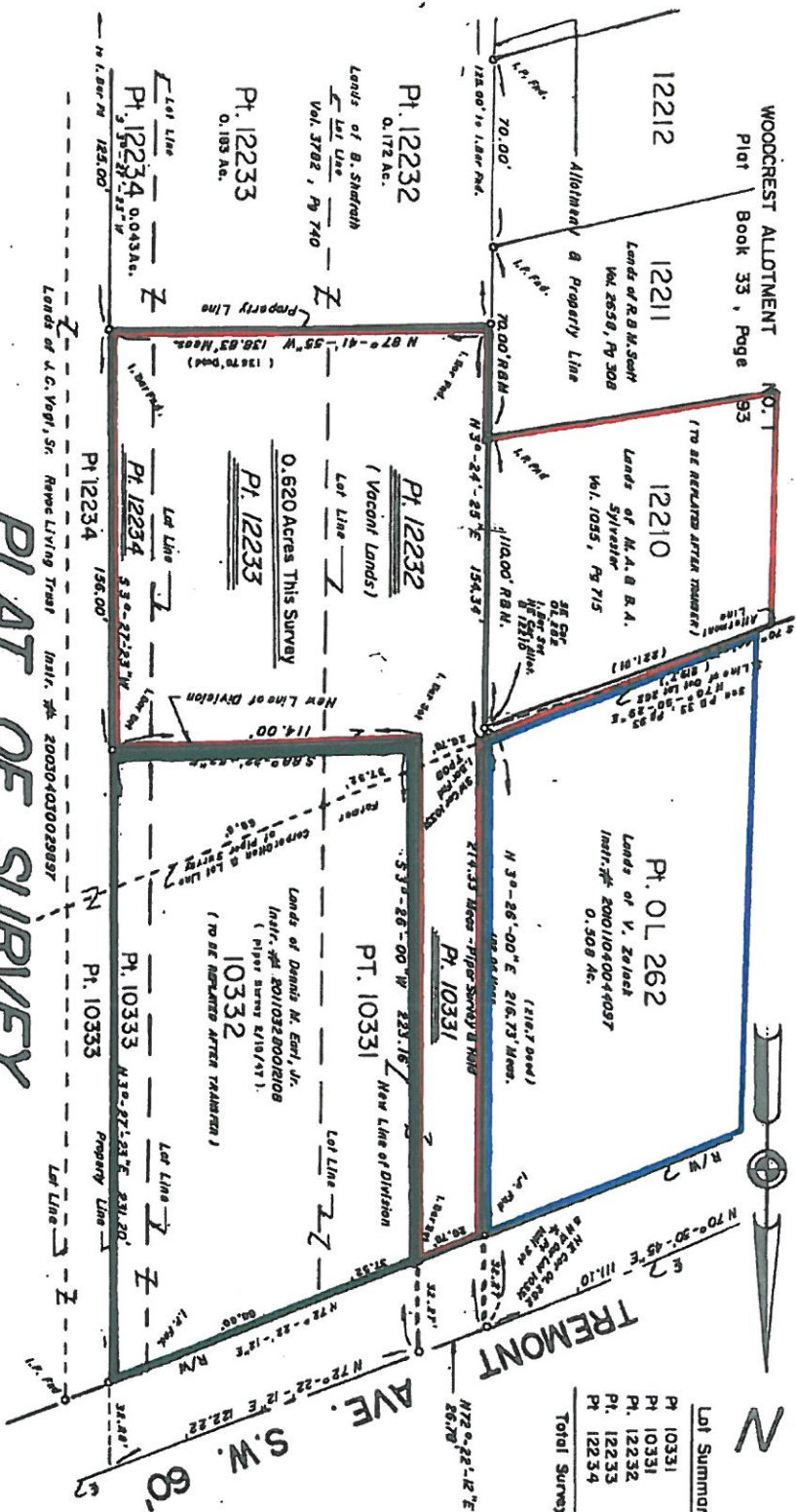


FOR: EARL

BASIS OF BEARING: Using the East Line of Out Lot 262 as N 3°-26'-00"E as found Instr. # 2001040044097.
 REF. USED: Woodcrest Allotment No. 1 - Plat Book 33, Pg. 93
 Piper Survey - Lots 10331, 10332, 10333 - 2/16/47 - for Tipson
 Deeds shown here-on of record.



WOODCREST ALLOTMENT
Plot Book 33, Page 93



Lot Summary Breakdown

Lot	Area	Notes
Pt. 10331	0.020	Ac. Roadway R/W
Pt. 10331	0.112	Ac.
Pt. 12232	0.205	Ac.
Pt. 12233	0.229	Ac.
Pt. 12234	0.054	Ac.
Total Survey	0.620	Ac.

Being parts of Lots Numbers 10331, 12232, 12233, & 12234 in the City of Massillon, County of Stark, & State of Ohio.

SCALE: 1" = 40'

BASE OF BEARING: Using the East Line of Out Lot 262 as N 3°-26'-00" E
as shown in Plat Book 33, Pg. 93
REF. USED: Woodcrest Allotment No. 1 - Plat Book 33, Pg. 93
Piper Survey - Lots 10331, 10332, 10333 - E/L 10/47 - for Tipton
Deeds shown here-on of record.

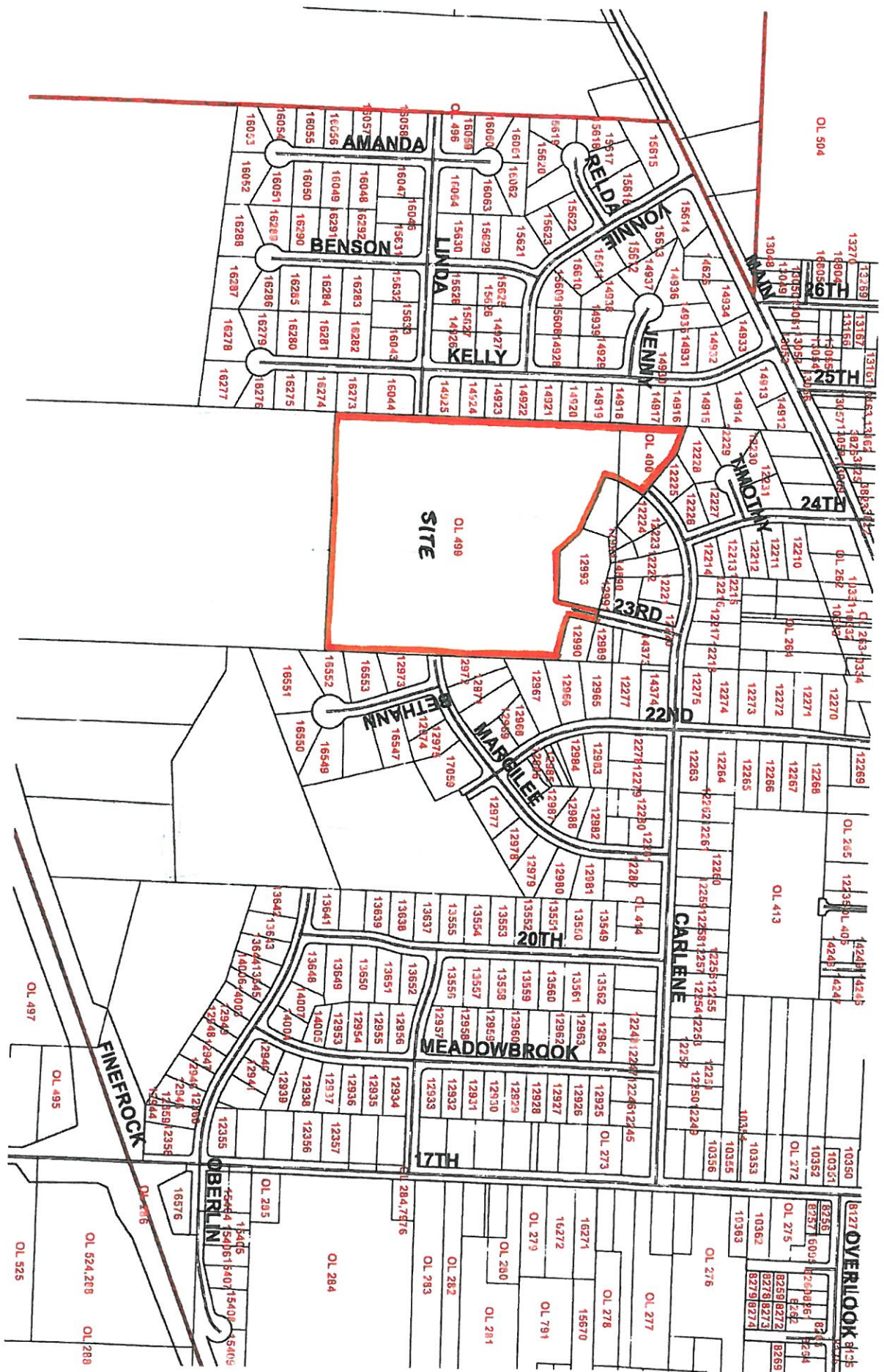
FOR: EARL



DATE: JUNE 1, 2012

David R. DeBoer

Orville R. De Boer, Jr.
2327 - Corbin Ave., S.W.
Massillon, Ohio 44647
Phone 330-937-2570
Fax 330-937-5023
I hereby certify that this map represents a survey performed by me
which conforms to the minimum standards for boundary surveys in
the State of Ohio. O.R.C. 4733-37.





CARLENE AVENUE S.W.

23RD STREET S.W. 50'

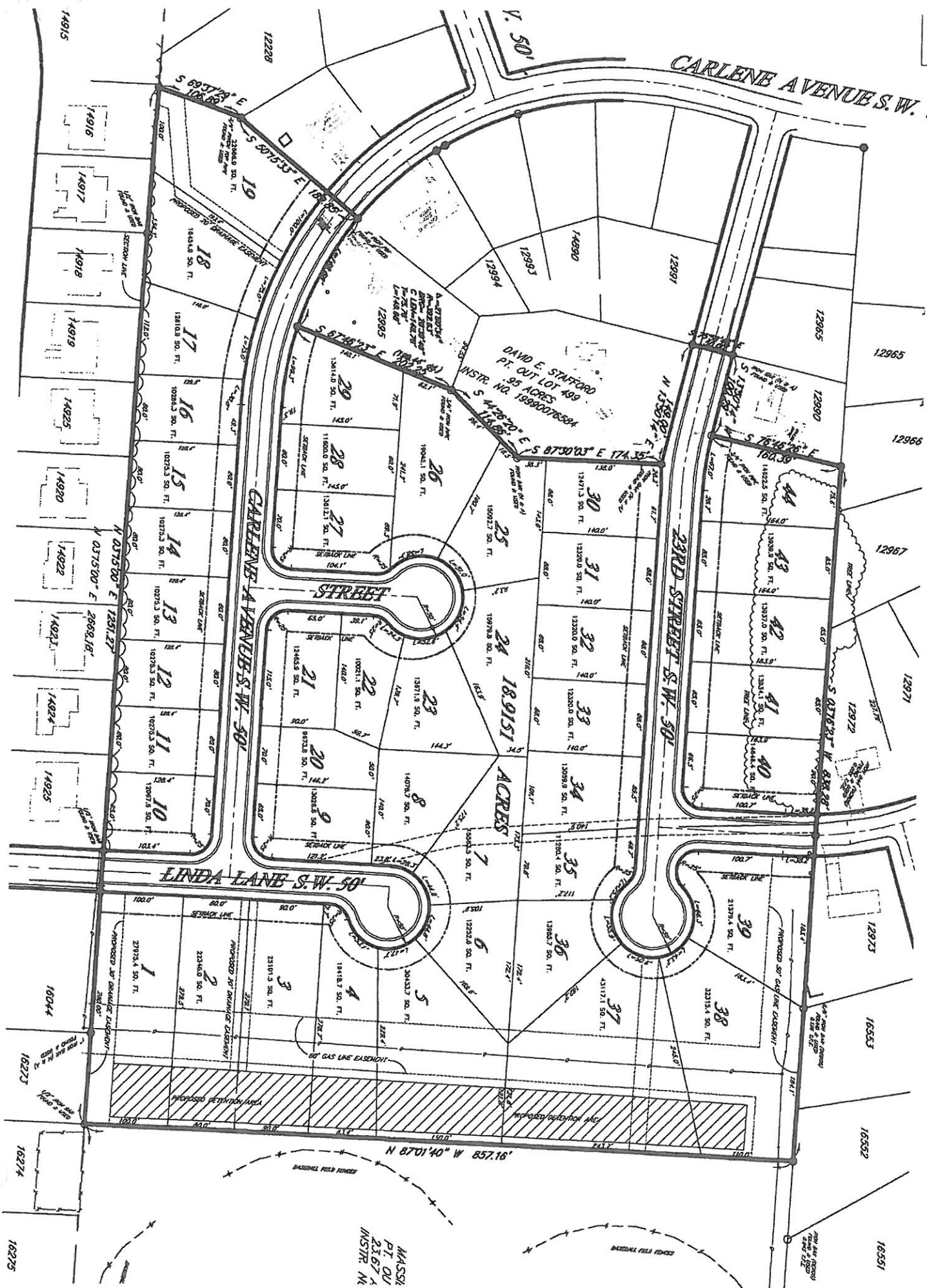
LINDA LANE S.W. 50'

STREET

DAVID E. STAFFORD
PT. OUT LOT 499
INSTR. NO. 19990076384

ACRES 18.9151

MASSA
PT. OUT
2.674
INSTR. NO.



Country View Phase 6

LOT AREAS

LOT NO.	LOT AREA
1	27975.4 SQ. FT.
2	22346.0 SQ. FT.
3	25101.5 SQ. FT.
4	19418.7 SQ. FT.
5	30433.7 SQ. FT.
6	12252.6 SQ. FT.
7	15583.5 SQ. FT.
8	14076.7 SQ. FT.
9	13026.6 SQ. FT.
10	12067.6 SQ. FT.
11	10275.3 SQ. FT.
12	10275.3 SQ. FT.
13	10275.3 SQ. FT.
14	10275.3 SQ. FT.
15	10275.3 SQ. FT.
16	10286.3 SQ. FT.
17	12610.9 SQ. FT.
18	16454.0 SQ. FT.
19	22666.9 SQ. FT.
20	9673.8 SQ. FT.
21	12465.9 SQ. FT.
22	10021.1 SQ. FT.

Frontage
 100
 80
 90
 80
 70
 70
 70
 70
 90
 95
 80
 80
 80
 80
 80
 80
 80
 75
 75
 100
 70
 90
 75

LOT NO.	LOT AREA
23	13671.9 SQ. FT.
24	15979.8 SQ. FT.
25	15092.7 SQ. FT.
26	19045.1 SQ. FT.
27	13612.1 SQ. FT.
28	11600.0 SQ. FT.
29	13614.0 SQ. FT.
30	12471.3 SQ. FT.
31	12320.0 SQ. FT.
32	12320.0 SQ. FT.
33	12320.0 SQ. FT.
34	13059.9 SQ. FT.
35	11280.4 SQ. FT.
36	13985.7 SQ. FT.
37	43117.1 SQ. FT.
38	32315.4 SQ. FT.
39	21379.4 SQ. FT.
40	14846.4 SQ. FT.
41	13934.1 SQ. FT.
42	13937.0 SQ. FT.
43	13939.9 SQ. FT.
44	14622.5 SQ. FT.

Frontage
 70
 80
 70
 75
 90
 80
 110
 90
 88
 88
 88
 85.5
 88
 80
 80
 80
 70
 115
 90
 85
 85
 85
 100

Crockett Construction, Inc.
5060 Navarre Rd. SW Unit 1 Canton, Oh 44706
Phone 330.479.8944 Fax 330.479.8942

July 5, 2012

City of Massillon Planning Commission

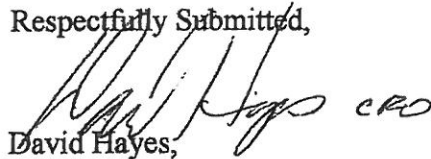
1 James Duncan Plaza

Massillon, Oh 44646

Re: Preliminary Plat of Countryview Estates #6

Crockett Construction, Inc. respectfully requests variances for the following 33 Lots. Lots # 2, 4, 5, 6, 7, 8, 11, 12, 13, 14, 15, 16, 17, 18, 20, 22, 23, 24, 25, 26, 27, 28, 30, 31, 32, 33, 34, 35, 36, 40, 41, 42, & 43. These variances would allow the subdivision to be designed according to the plat.

Respectfully Submitted,

 CEO

David Hayes,

President/CEO

Crockett Construction, Inc.

Massillon Planning Commission

May 9, 2012

The Massillon Planning Commission met on May 9, 2012 in the Massillon City Council Chambers. The following members were present:

Members

Mayor Kathy Catazaro-Perry
Todd Locke, Chairman
Elaine Campbell
Ted Schartiger
Bob Richards
Jaime Darr

Staff

Ted Herncane
Jason Haines
Linda Mikutel

Mr. Locke called the meeting to order at 4:38 p.m. The first item of business was approval of the minutes for the Commission meeting of April 11, 2012. Ms. Campbell moved for approval, seconded by Mrs. Darr and unanimously carried.

The next item under new business was a request to rezone the Cincinnat Area Annexation, presented by Mr. Haines.

Rezoning – Cincinnat Area Annexation

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

Mr. Haines explained that after an annexation is approved by the County, part of the acceptance procedure is to rezone the annexed area under the Massillon City Zoning Code. The rezoning should match as closely as possible to the previous zoning in the Township. Perry Township's zoning for this area was Residential.

Mr. Haines stated that the City's current zoning to the north of this area is Residential and to the south, Industrial. The City is proposing to zone the annexed area located to the south of US 30 as Industrial to match the current zoning of Neocom Industrial Park. A portion of the area adjacent to US 30 will be zoned as I-1, Light Industrial, to serve as a buffer between the Industrial and Residential areas. The remainder of that area will be zoned I-2.

Mr. Haines explained that this zoning requires Council's approval after three readings and a public hearing.

Mayor Catazaro-Perry inquired if this zoning would include a college, and Mr. Haines replied that yes, it would include schools, as permitted in I-1 districts.

Mr. Locke questioned to be sure that precedence was not being set, that this is not a zone change. Mr. Haines answered that because this is an annexation, the area must be zoned under the Massillon City Zoning Code.

Mayor Catazaro-Perry asked Jason to explain the difference between I-1 and I-2 zoning for the new Commission members. Jason explained that I-1 includes lighter industry, and that I-2 includes heavier industrial companies like those found in Neocom Industrial Park. He pointed out that US 30 is the dividing line and that to the south of US 30, where Neocom Industrial Park is located, the zoning is I-2 Industrial.

Mr. Locke stated, for the benefit of the new members, that the Planning Commission had previously established a motion that when a request is made to rezone a property, it is the responsibility of the person requesting the change to get 51% of the adjacent residents' approval before presenting the request to the Planning Commission.

With no further questions or comments, Ms. Campbell moved for approval, seconded by Mr. Schartiger, the motion unanimously passed.

The next item under new business was a request to rezone the Poets Glen Annexation, presented by Mr. Haines.

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.

Mr. Haines stated that this annexation has been 8 years in the making and that it took a Court decision to approve it. He explained that prior to being annexed to the City; the proposed allotment was approved and platted through Stark County as a residential allotment. The area is currently not zoned as there are no zoning requirements in Tuscarawas Township.

Mr. Haines described this property as being located adjacent to the Sippo Valley Trail and north of Wooster Road NW. He stated that this property currently has split uses and will require split zoning. In addition to the proposed allotment, part of the area is a farm which will require an A-1 zoning; a group of storage buildings is located on another portion which will require a B-3 zoning; and a single family home is also located in this area which will require an R-1 zoning.

Ms. Campbell inquired if B-3 zoning had any buffer requirements, such as a tree line or fence. Mr. Haines replied that a buffer is required on a new building, but not for an existing building. Ms. Campbell then asked what is included in a B-3. Mr. Haines answered all retail, banks, and storage buildings. He said that the current owner of this area has storage buildings and operates a fruit/vegetable stand, which would require the B-3 zoning.

Mayor Catazaro-Perry inquired who the developer of this allotment was; Mr. Haines answered Dave Hayes of Crockett Homes. The Mayor said she was concerned because the homes are small and wondered if the developer could be encouraged to build larger homes. Mr. Haines replied that the lots have already been approved and recorded as an allotment by the County and that the first phase of the allotment cannot be changed, but agrees that there should be changes made for future development. Mr. Haines stated that after the first phase is complete, any further development will need approval of the Planning Commission.

With no further questions or comments, Mr. Schartiger moved for approval, seconded by Ms. Campbell, the motion unanimously passed.

The next item under new business was a request to rezone the Bit of Eden Area Annexation, presented by Mr. Haines.

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.

Mr. Haines stated that the properties to the north and south of this area are zoned Residential; the property to the east is farmland and the property to the west is located in Tuscarawas Township which requires no zoning. He also stated that there are no public roads involved, only one private street, and that this property will be grandfathered in as it does not meet the 10 acre requirement for the R-MH zoning.

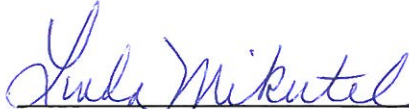
Mayor Catazaro-Perry wanted to go on record as saying that she was opposed to both of these annexations when she served on Council because of the cost to the City for sewer. She stated that the City must be prudent in any future annexations.

Mr. Richards said he was concerned about police and fire protection. Mayor Catazaro-Perry replied that Chief Burgasser said they can get a fire truck back to the area, although not the biggest fire truck.

With no further questions or comments, Mr. Richards moved for approval, seconded by Mr. Schartiger, the motion unanimously passed.

There being no further business, Mr. Locke adjourned the meeting at 5:00 p.m.

Respectfully submitted,



Linda Mikutel, Commission Clerk

Massillon Planning Commission
Wednesday, July 11, 2012 at 4:30 p.m.
Mayor's Office

Sign in Sheet

Name:

Address and/or organization

David Armstead None

David Hayes Crockett Homes

Mike Barb Sylvester 1010 24th St SW Massillon

Thomas V. Ferrero 139-1st St. NE - " Ohio

2012 PLANNING COMMISSION

Mayor Kathy Catazaro-Perry

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Cell: 330-418-7398

George T. Maier

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

Todd Locke, Chairman

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Work: 493-8866 Ext. 119
*Cell: 330-936-2055
ctlocke@wrladv.com

Susan Saracina, Vice-Chairman

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*Cell: 330-209-8515
scbpzzaccp@yahoo.com

Moe Rickett

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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

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Work: 330-430-6986
*Cell: 330-327-7530
elainem.campbell@cantonmercy.org

Ted Schartiger

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Cell: 330-323-3247
tigergal65@aol.com

Bob Richards

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Massillon, OH 44647
Home: 330-832-9173
rprichards@sssnet.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: July 11 @ 4:30