

A G E N D A
MASSILLON PLANNING COMMISSION
October 10, 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 August 8, 2012.*

2. *New Business*

Replat – Lillian Gish Blvd.

Description: Lots 159, 160, 161, 171, 12351, and parts of lots 162, 169, and 173; located on the southwest corner of Lillian Gish Blvd. and Lincoln Way West. The request is to replat these small lots into one new lot approximately 0.541 acres in size. The property is currently vacant and is the site of a proposed Dunkin Donuts shop. The property is zoned B-2 Central Business.

Applicant: RL Deville Enterprises / Hammontree and Associates

Replat / Lot Split – Harsh Ave. SE

Description: Out Lot 1023, located on the South side of Harsh Ave. SE, west of 20th Street. The request is to split the property into two new lots, approximately 1.99 acres and 6.2 acres in size. There are (2) existing industrial buildings on the property. The zoning is I-1 Industrial.

Applicant: Harsh Avenue Properties

3. *Old Business*

MASSILLON PLANNING COMMISSION

August 8, 2012

The Massillon Planning Commission met on August 8, 2012 in Mayor Catazaro-Perry's office. The following members were present:

Members

Mayor Kathy Catazaro-Perry
Elaine Campbell
Moe Rickett
Ted Schartiger
Bob Richards
Jamie Darr

Staff

Keith Dylewski
Jason Haines
Linda Mikutel

In the absence of the Chairman and Vice-Chairman, the first order of business was to elect a Chairman to preside over the meeting. Elaine Campbell volunteered, seconded by Mr. Richards, the motion unanimously passed. Ms. Campbell moved to elect Jamie Darr as Vice-Chairman, seconded by Mr. Richards, the motion unanimously passed.

Ms. Campbell called the meeting to order at 4:40 p.m. The next item of business was approval of the minutes for the Commission meeting of July 11, 2012. Mr. Schartiger moved for approval, seconded by Mr. Richards, the motion unanimously passed.

The first item under new business was a request to replat property located on Venture Circle S.E., presented by Mr. Haines.

Replat – Venture Circle SE

Description: Out Lot 989, located on the northwest corner of Venture Circle SE and Business Place SE. The request is to replat this property into two new lots, 3.00 and 3.96 acres in size. There is an existing commercial building on this site. The property is zoned I-1 Industrial.

Applicant: Stanley Miller Construction /Hoover and Associates

Mr. Haines explained that this property is located in the Nova East Industrial Park. The existing structure is currently being used as a storage building. It is the owner's intention to split the property into two lots and construct a new building at the corner of Business Place and Venture Circle SE.

Mr. Steve Miller, 2250 Howenstein Drive SE, East Sparta, Ohio, was present to represent Stanley Miller Construction. Mr. Miller stated that the existing building is being rented to Mercy Medical and they are interested in purchasing the building, so the property owner wants to build a new 20,000 square foot building to rent.

Ms. Campbell asked if this request met with I-1 zoning requirements. Mr. Haines replied that it does and if the Commission would approve this request, the next step would be a site plan meeting.

With no further questions or comments, Mr. Richards moved for approval, seconded by Mr. Schartiger. A roll call vote was taken, which resulted 5-0, the motion unanimously passed.

The next item under new business was a request to replat property located at 1015 Stratford Avenue NE, presented by Mr. Haines.

Replat – 1015 Stratford Avenue NE

Description: Lots 8426, 8427, 8449, 8450, 8451, located on the South side of Stratford Avenue between 10th Street NE and 11th Street NE. The request is to split the properties into two new lots, 0.83 acres and 0.39 acres in size. There is an existing home on one lot and proposed building site on the other. The properties are zoned R-3 Single Family.

Applicant: Deborah Butterfield

Mr. Haines stated that this request consists of five residential lots on the corner of 10th Street and Stratford Avenue NE. The residence straddles three of those lots. Mr. Haines explained that the lots were small in the original plat of the allotment, but 2-3 lots were used to build houses. The area is zoned R-3, which requires 12,000 square foot lots with a 90 foot frontage. This request meets the requirement for minimum lot size.

Mrs. Deborah Butterfield, 1015 Stratford Avenue NE, Massillon, Ohio, was present as the owner of the property. She stated that due to health reasons, the yard maintenance is becoming a burden, and she would like to split the lot and sell the southeast portion in order to make the yard upkeep more manageable. Mrs. Butterfield also stated that she would perhaps plant arborvitaes between the lots for privacy.

With no further questions or comments, Mr. Richards moved for approval, seconded by Mrs. Darr. A roll call vote was taken, which resulted 5-0, the motion unanimously passed.

The first item under old business was a replat and dedication plat for 2303 Tremont Avenue SW, presented by Mr. Haines.

Replat and Dedication Plat 2303 Tremont Ave. SW

Description: Lots 10331, 10332, part 10333, 12232, 12233, 12234, 12210, and part Out Lot 262. Located on the south side of Tremont SW, at Main Ave intersection. The request is to replat these properties into 3 new lots, each containing an existing home. The property is zoned R-2 Single Family.

***** Plat has been revised to show dedication areas of Tremont Ave. SW ****

Applicant: Dennis Earl/Michael Sylvester /Vivian Zalack

Mr. Haines stated that this replat was approved at last month's meeting, but that the surveyor has since realized that part of Tremont Avenue was never dedicated. The City Engineer has requested that the plat be revised to show the dedication areas of Tremont Avenue SW. Mr. Haines said that City Council will have to approve the dedication by ordinance.

Mr. Michael Sylvester, 1010 24th Street SW, Massillon, Ohio, was present to represent this request.

Ms. Campbell asked if the other owners are aware of the changes. Mr. Haines replied that the owners must sign the plat to make it legal, so they will be fully aware of the changes.

With no further questions or comments, Mr. Schartiger moved for approval, seconded by Mr. Richards. A roll call vote was taken, which resulted 5-0, the motion unanimously passed.

The next item under old business was a preliminary plat for Country View Estates Phase 6, presented by Mr. Haines.

Preliminary Plat – Country View Estates Phase 6

Description: Part of Out Lot 499, totaling 18.915 acres. Located on the South side of Carlene Avenue SW, at the end of Carlene, 23rd St, Margilee, and Linda Lane streets. Also adjoins the north side of Community Park property. The request is to plat this land into 44 residential lots including 4 new streets. The property is zoned R-3 Single Family.

**** Plat has been revised and resubmitted per July meeting comments****

Applicant: Faircrest Properties/Crockett Construction

Variance Request: The owner has requested a variance of section 1177.01 (Lot frontage requirements) for a certain number of proposed lots.

Mr. Haines stated that this plat has been revised per the Commission's concerns at last month's meeting. He explained that the plat has been re-drawn to bring the lots closer to what is required. Two lots have been removed and the lot lines have been adjusted which reduces the number of lots from 45 to 42. The street alignments remain the same. All 42 lots now meet the 12,000 square foot requirement for R-3 zoning. The number of variance requests has been reduced from 33 lots to 16 lots.

Ms. Campbell expressed concern over the variance requests for lots 34, 35 and 36 with a 70 foot frontage. A 90 foot frontage is required to meet R-3 zoning.

Mr. David Hayes of Crockett Construction, 5060 Navarre Road SW, Canton, Ohio, was present as the owner of this property. Mr. Hayes explained that the 70 foot frontage on lots 34, 35 and 36 are necessary due to the cul-de-sac. He pointed out the 70 foot frontage is just the road line, that in fact, the lots are large and that lots located in a cul-de-sac are the most desirable to potential buyers. Mr. Haines stated that this is a trade-off for building a cul-de-sac.

Mr. Hayes said that he plans to leave a green space as a buffer between the proposed allotment and the City Park where the gas line is located as it makes that area unbuildable. Mr. Hayes said that he would like to put in a couple of egresses to the park, but would meet with the Parks Board for further discussions.

Mr. Rickett asked about the location of the stream and expressed a concern about flooding the ball fields. Mr. Richards expressed a similar concern and stated that currently there is a flooding problem. Mr. Hayes replied that he must comply with EPA requirements and they would not allow that to happen. Mr. Haines stated that the development will have its own detention pond and should improve the flooding problem.

Mayor Catazaro-Perry joined the meeting at 5:20 p.m. Ms. Campbell informed her that there have been major improvements made since last month's meeting. Mr. Haines updated the Mayor of the previous discussion.

Ms. Campbell asked Mr. Hayes when he would start this project. Mr. Hayes replied he would like to start immediately, and that the first phase would be on Linda Lane SW. He stated the life of the project would likely average five homes per year.

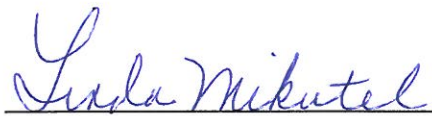
Mayor Catazaro-Perry asked the price of the proposed homes; Mr. Hayes replied similar to the homes on Kelly Street, \$180,000-\$270,000. The Mayor said that the revisions are not perfect, but much better than when it was first presented.

Mr. Rickett asked Mr. Hayes if he knew the sewers were in place when he purchased the property; Mr. Hayes replied yes. The Mayor then asked Mr. Dylewski the rules for building around a sewer easement; Mr. Dylewski replied they can build right up to the edge of the easement.

With no further questions or comments, Mr. Schartiger moved for approval, seconded by Ms. Campbell. A roll call vote was taken, which resulted 6-0, the motion unanimously passed.

There being no further business, Mayor Catazaro-Perry moved to adjourn the meeting, seconded by Ms. Campbell, the motion unanimously carried. The meeting adjourned at 5:38 p.m.

Respectfully submitted,



Linda Mikutel, Commission Clerk

LOCATED IN THE CITY OF MASSILLON,
COUNTY OF STARK, STATE OF OHIO
AND BEING ALL OF CITY LOTS 159, 160, 161, 171
AND 12351, AND PART OF LOTS 169 AND 173
AUGUST 2012

I HEREBY CERTIFY THAT THIS REPLAT ALL OF LOTS 168, 169, 181, 176, 12321 AND PART OF LOTS 162, 169, & 173 LOCATED IN THE CITY OF MASSILLON, COUNTY OF STARK, AND STATE OF OHIO AND BEING PART OF OUTLOT 889 & PART OF OUTLOT 784 REPRESENTS A SURVEY MADE BY MARSHALLS & ASSOCIATES, LTD. AND UNDER MY SUPERVISION UPON BALANCES AND CLOSURE, THAT THE MEASUREMENTS SHOWN HEREON CORRECT OR SHALL BE SET AS SHOWN AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

MANUFACTURED BY ASSOCIATED, LIMITED

John A. Gamm

JOHN A. GAMM P.E. 1971

STATE OF OHIO
JOSEPH A.
CRAIG

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, DOES HEREBY REPEAT THEIR LAND AND ACKNOWLEDGE THE BOUNDARIES OF THE SAME TO BE THEIR FREE ACT AND DEED.

DATE _____

MOBILE PHONE, MANAGER _____

STATE OF OHIO
COUNTY OF _____

MY COLLECTION OFFERS

APPROVED BY THE CITY OF MASSILLON PLANNING COMMISSION THIS _____ DAY OF _____ 2012.

	SECRETARY
CHAIRMAN	SECRET BLANK.

LOT NUMBER _____ ASSIGNED BY WASHINGTON CITY ENGINEER.

MAGALLAN CITY DISTRICT WITH A. DULAYO JR., PS

ENDORSED FOR TRANSFER THIS _____ DAY OF _____ 2012

KEVIN HAROLD, STARK COUNTY ALCOHOL

RECEIVED FOR RECORD THIS _____ DAY OF _____ 2012. RECEIVED IN OFFICIAL RECORDS BRANCH MEMPHIS

BLACK CAMPBELL, STARK COUNTY MISSOURI

LEGEND:

O	EXISTING MONUMENT FOUND (AS NOTED)
⊙	5/8" IRON BAR W/ NUBA CAP SET
⊗	PROPERTY LINE
⊕	RIGHT OF WAY
⊖	CONTROLLING

BASIS OF BEARING:
N 31°20'30" W AS THE CONTINUING OF STATE ROUTE 21
FROM THE PLAT OF OHIO DEPARTMENT OF TRANSPORTATION
PROJECT U-10-1010/51, SHEET COVERED BY PLAT NO. 177/1000.

DATA USED:

DOT PROJECT U-00-016(S) LIMITED ACCESS
REPAV BY HOKER & ASSOCIATES, INC.,
INL 200807010043088

UNIVERSITY OF CALIFORNIA

○ CRYSTAL MOUNTAIN FOUND (AS NOTED)
 ○ 9/8" FOR BAR 1/ NMA CAP SET
 ○ PROPERTY LINE
 ○ RIGHT OF WAY
 ○ CONTIGUOUS

BASIS OF BEARING:
N 31°28'30" W AS THE CE
FROM THE PLAT OF OHIO D
PROJECT U-40-1018(7). SHE

ISSUED DATE: 9-04-12

CONSOLIDATION PLAT
: R.L. DEWILLE ENTERPRISES LTD.
ATED IN THE CITY OF MASSILLON,
NITY OF STARK, STATE OF OHIO

1"=20'

SCALES
HORIZ:
VERT:
CONTOUR INT:

DATE: 08/27/12
 DESEN BY: —
 DRAWN BY: DLM
 CHECKED BY: JDS
 CRYSTAL BY: JDS
 TAB: 1

DEC	REV. BY:	DATE:	02/24
DEC	REV. BY:	DATE:	01/12
DEC	REV. BY:	DATE:	08/05
DEC	REV. BY:	DATE:	01/01
DEC	REV. BY:	DATE:	08/02

HAMMOND & ASSOCIATES, LTD.
ENGINEERS, PLANNERS, SURVEYORS
OH-PA-WA
5233 STONDHAM ROAD NORTH CANTON, OHIO 44720
CANTON (330)499-8817
ANDRON: (330)833-7774
TOLL FREE: 1-800-364-8817 FAX: (330)499-0149
www.hammondhpa.com

05 PS 27



HARSH AVENUE SE

S 84°16'04" E
198.40'

HARSH AVENUE SE

S 84°16'04" E
628.17'

KAYMONT AVENUE SE

S 27°15'4" E
458.99'

west R/W line KAYMONT AVENUE SE

EXISTING BUILDING

Harsh Avenue Properties Ltd
Own Lot 1021 - 0.238 Acres

Harsh Avenue Properties Ltd
has rights in an easement on and over
Lot 17082 as a result of an easement agreement
described in sub. No. 20051280082287

1.592 Acres

EXISTING BUILDING

Ansell Acquisition Corp - Lot 17082 - 0.539 Acre

N 87°59'27" W
603.41'

N 87°59'27" W
883.66'

Ansell Acquisition Corp - Lot 17082 - 0.539 Acre

N 84°03'00" W
78.65'

38.01'

30.04'

97.23'
N 87°59'27" W

S 54°45'10" W
419.70'

100.00'

N 87°45'30" E
448.82'

Massillon Planning Commission
Wednesday, October 10, 2012 at 4:30 p.m.
Mayor's Office

Sign in Sheet

Name:

Address and/or organization

Brian Grose

~~12845~~ Harsh Avenue Properties

Jennifer Schumacher

Hammontree & Associates

2012 PLANNING COMMISSION

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ctlocke@wrladv.com

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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

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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: Oct 10, 2012