AGENDA

MASSILLON PLANNING COMMISSION November 14, 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 October 10, 2012.
- 2. New Business

Lot Split / Replat – Tommy Henrich Drive NW

Description: Out Lot 1020; located on the west side of Tommy Henrich Drive, north of Lincoln Way West. The request is split this property into 4 smaller lots, each with frontage on Tommy Henrich. New lots are approximately .75 acre to 1 acre in size. The property is currently vacant and is zoned B-2 Central Business.

Applicant: 21 Lincoln Way Project LLC / Hammontree and Associates

Lot Split / Replat - Cherry Road NW

Description: Out Lot 1012; located on the south side of Cherry Road NW, just east of Route 21. The request is split this property into 3 smaller lots, each with frontage on Cherry Road or Tommy Henrich Blvd. This is the site of the Great Escapes movie theater. The property is zoned B-3 General Business.

Applicant: Ragains Enterprises / Pericles G. Stergios

Replat / Lot Split - Erie Street South

Description: Part Out Lot 1044, located on the west side of Erie Street, just south of the Route 30 / Route 21 interchange. This is the Menards property. The request is to split a vacant lot of 1.837 acres out of the existing 44 acres and replat the remainder of the property. There is an existing retail store on the property and is zoned B-3 General Business.

Variance Request: The applicant has requested a variance of section 1109.05 (c)

(frontage on a public street) for this replat.

See attached letter

Applicant: Deibel Surveying / Menards Inc.

Easement Plat - Erie Street South

Description: Part Out Lot 1044, located on the west side of Erie Street, just south of the Route 30 / Route 21 interchange. This is the Menards property. The request is to dedicate a 20 foot easement for sanitary sewer mains and various easements for other utilities. There is an existing retail store on the property and is zoned B-3 General Business.

Applicant: Thrasher Engineering / Steve Hamit

Vacation Plat - Millennium Blvd SE

Description: Millennium Blvd SE, located north of Navarre Road. The request is to vacate a small portion of the right of way at the current dead end of the roadway (north of Prospect Drive). The area to be vacated is approximately 52 feet long by 60 feet wide.

Applicant: Miller Land Development / Hammontree and Associates

Final Plat – Neocom Industrial Park No. 7

Description: Millennium Blvd SE, located north of Navarre Road. The request is to dedicate approximately 680 feet of new roadway for the industrial park. Said request would include the area vacated in the previous agenda item. The area is zoned I-2 Industrial

Variance Request: The applicant has requested a variance of section 1109.05 (c)

(frontage on a public street) for this plat.

See attached letter

Applicant: Miller Land Development / Hammontree and Associates

3. Old Business

MASSILLON PLANNING COMMISSION October 10, 2012

The Massillon Planning Commission met on October 10, 2012 in Mayor Catazaro-Perry's office. The following members were present:

Members

Mayor Kathy Catazaro-Perry Director George T. Maier Todd Locke, Chairman Ted Schartiger Bob Richards Elaine Campbell

Staff

Ted Herncane Keith Dylewski Jason Haines Linda Mikutel

Chairman Locke called the meeting to order at 4:35 p.m. The first order of business was approval of the minutes for the Commission meeting of August 8, 2012. Mr. Richards moved for approval, seconded by Mr. Schartiger, the motion unanimously passed.

The first item under new business was a request to replat property located on Lillian Gish Blvd., presented by Mr. Haines.

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

Mr. Haines described this property as being surrounded by four streets, Lincoln Way to the north, Route 21 to the west, Lillian Gish Blvd. to the east, and the State Route 21 on-ramp to the south. A gas station was previously located on this site, but the property has been cleaned up. It is the owner's intention to combine several lots into one parcel to provide a site to build a Dunkin Donuts.

Mr. Locke asked if the property was properly zoned, Mr. Haines replied that yes, it is zoned B-2 which would be the proper zoning for Dunkin Donuts.

Jennifer Schumacher of Hammontree and Associates, 5233 Stoneham Road, North Canton, Ohio, was present. She stated that the plans have been submitted to the Building Department and that a site plan meeting is scheduled for next week. Mr. Locke asked when the company was hoping to break ground; Ms. Schumacher replied that they are ready now.

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

The next item under new business was a request for a replat/lot split on property located on Harsh Avenue SE, presented by Mr. Haines.

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

Mr. Haines described the property as being located south of Harsh Avenue, to the north is the high school. This property is the former Ansel-Perry building purchased by Harsh Avenue Properties. It is their intention to split this lot into two parcels, a 2-acre parcel on the west side and a 6-acre parcel to the east. Mr. Haines presented an aerial photo of the property and pointed out that part of the original building has been demolished and that the 2-acre parcel will have its own access from Harsh Avenue. The property is currently zoned I-1 Industrial which will conform to any industrial uses.

Mr. Brian Grose of Harsh Avenue Properties, 12845 Cleveland Avenue NW, Uniontown, Ohio, was present. He stated that there are currently three tenants in the larger building and it is their intention to sell the smaller building to the west to a potential buyer.

Mr. Locke asked if he was at liberty to say who the buyer was; Mr. Grose replied that it was Dover Atwood.

Mr. Haines asked if Harsh Avenue Properties owned the land located in the rear of his property; Mr. Grose replied no, it is owned by Ansel-Perry.

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

There being no further business, Mr. Locke adjourned the meeting at 4:45 p.m.

Respectfully submitted,

Linda Mikutel, Commission Clerk

2012 I AND ALL MATERIALS WAS USED STORED ALL WAS THE WAS DEATH AND ALL WAS SENSO DIRECT OF JEE THE SHOW ON THE PROPERTY AND ALL WAS DONE OF THE THROUGH TO THEN ALL WAS THE THROUGH THE WAS THE THROUGH THE WAS THROUGH THROUG one al. (d) in these presons, that he undosoned ower of the Lind shipm on the plat, cock honder advant her Lind and Compalided the Russia of the slave to be these first. Act and detail. HERDEN CHITTY THAT THE STOLAT ALL OF LOT 1000 LOCATION HIS COTT OF HUMBLING, COUNTY OF EIRM HIS THAT OF HOME HIS PROPERTY HAVE COUNTY THE ARM OF COUNTY AND THE PROPERTY HAVE THE WARRING HEAD STOLATED HIS PROPERTY HAVE THE COUNTY HAVE THE UNDERSTANDING THE STOLATE HAVE THE COUNTY HAVE T LIGS TH TOWART NACES DAY OF DAY OF LINCON WAY WEST PRINT HAVE 7012 STATE MCALIS PARCEL FIGURE PARCEL FIGURE PT. 01, 10958 STR. 200207100034218 VOUCE STEAM A SOCIAL W SOCIAL CONCL'TE +LIND DATA USED

TAX MAP - MASSILLON 032

INSTR - 200709170050642 CONSOLDATION PLAT AND RIGHT OF WAY

AND EXECUTED DEDICATION AND VACATION

PLAT AND EXPLATIONS DEDICATES, INC. DATED APRIL

2007, LLN. 200700000043054 C.075 ~TRES VCL 1844, PQ, 374
VOL 2831, PQ, 560
VOL 1832, PQ, 101
199905045
2000020582
2000041582
2000041582 SPUT UNE OUT LOT TOMMY HENRICH DRIVE (3RD STREET) (~ WIT; (10) REPLAT
LOCATED IN THE CITY OF MASSILLON,
COUNTY OF STARK, STATE OF OHIO
AND BEING ALL OF CITY LOT 1020 60' R/W SEPTEMBER 2012 STATE ROUTE 21 R/W - VARIABLE _ SIECT LENCE J SPUT LINE 21 UNCOLN WAY PROJECT U PARCEL #619352 0_L 1020 0.335 JCRES 0MSTR 20009170050642 LOT A = 1.085 ACRES
LOT B = 0.750 ACRES
LOT C = 0.762 ACRES
LOT D = 0.750 ACRES PROPOSED LOT SPLITS \$ 21*17*32" E, THE HORTH R/W LINE OF 3RD ST. N.W. AND IS REFERENCED TO THE MASSILLON CITY CLIS. SYSTEM. NOTE: LOTS ALB,CLD HAVE NO ACREAGE WITHIN R/W BASIS OF BEARING <u></u> N 1843'85" W R/W & SPUT LINE OUT LOT 13 (,,,,,,,,,) ₹ 0 O 21 LINCOLN WAY PROJECT ILC 3951 CONVENENCE CIRCLE, N.W., SUITE 301 CANTON, OHIO 44718 S/8" REBAR W/ HAA CAP SET RICHT OF WAY POST COYTER LINE 5/8 INCH REBAR WITH FOUND UNLESS OTHERWISE NOTED LEGEND REPLAT
TOMMY HENRICH DRIVE LOT SPLIT FLD BK: 578 BK PG: 33 CRW CHF: IAU CPYRGHT:2012 TAB: REPLAY DESN BY: MDG DRWN BY: DMM CHOO BY: JAC RWID BY: JAC DATE: 9/04/12 DESC:
DESC: HORE: 1'-5 VERT: CONTOUR MT: 1 FOR: TRIAD DEVELOPMENT LOCATED IN THE CITY OF MASSILLON STARK COUNTY, OHIO AND BEING ALL OF CITY LOT 1020



Pericles G. Stergios, L.L.C. 2859 Aaronwood Avenue, N.E. • Massillon, Ohio 44646-2389 (330) 832-9879 • FAX (330) 832-2963

Pericles G. Stergios* *Member of Florida Bar

November 2, 2012

Massillon City Planning Commission Municipal Government Annex City Administration Building 151 Lincoln Way, East Massillon, OH 44646

> RE: Ragains Enterprises, LLC Parcel No. 618957 Outlot No. 1012 (9.086 acres)

Dear Massillon City Planning Commission:

I am assisting Ragains Enterprises, LLC with the replat of the 9.086 acre parcel upon which the Great Escapes Movie Theatre complex is currently situated. At the time this property was purchased from the City and the movie theatre constructed, it was contemplated that the property would be ultimately divided into additional lots for potential development of the property.

The current owner is proposing to replat the parcel into three separate parcels. One parcel will contain the existing movie theatre and parking lot. The other two parcels will be the parcels as indicated on the proposed plat. Both new parcels have access and frontage on dedicated streets and are of sufficient size for potential improvement in the future.

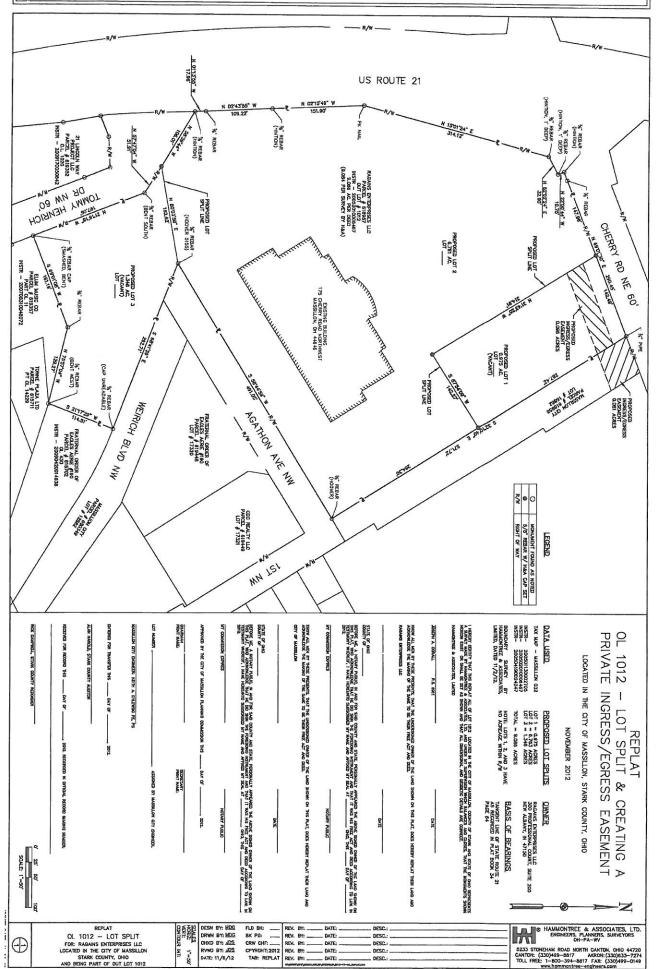
The replatting of this parcel does not involve the dedication of any new right of way or new construction at this time. On behalf of Ragains Enterprises, LLC, I would like to extend our appreciation for your consideration of this request.

Sincerely yours,

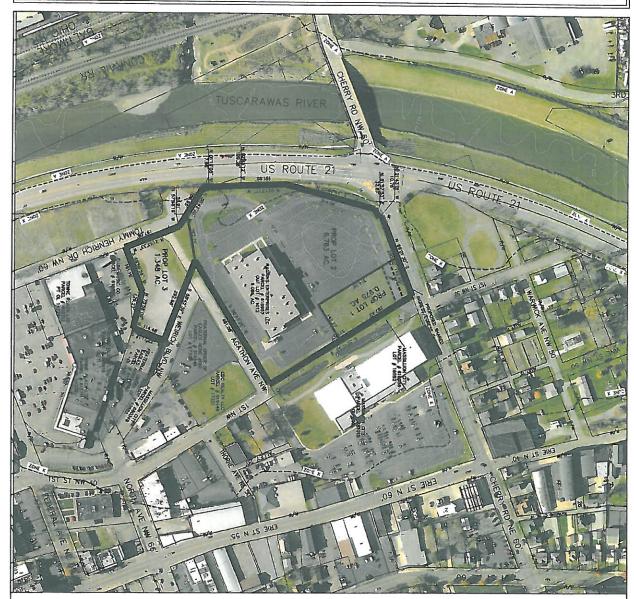
PGS:tdh

cc: Anne Ragains, Ragains Enterprises, LLC Kathy Catazaro-Perry, Mayor George T. Maier, Safety Service Director Jason Haines, Engineering Department

H ENGINEERS H PLANNERS H SURVEYORS



H ENGINEERS H PLANNERS H SURVEYORS



FEMA MAP INDEX

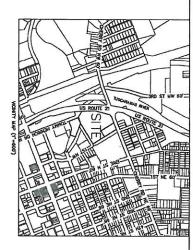
(i) NO SSE YARDS REQUIRED ALONG THE INTERIOR SSE LOT LIVES OF THE CHERKIT, EXCEPT AND ARRANGE SPECIFIED IN THE BILLIENG COSE, PROVINCIAD THAT IS WALL OF STRUCTURES. STRUCTURES STRUCTURES THE STRUCTURE AND ARRANGE AND ARRANGE STRUCTURES THAT IS TO SHALL BE PROVIDED A STRUCK, OF MERTY TEST ON HE SSECONIAL STRUCT, INDEED SHALL BE PROVIDED A STRUCK OF MERTY TEST ON HE SSECONIAL STRUCT, INDEED SHALL BE PROVIDED A STRUCK OF TEST FAIL AND ARRANGE ON A STRUCK OF TEST FAIL AND ARRANGE SHALL BE PROVIDED A STRUCK OF TEST FAIL WHOTH, (i) OPT--TREET PARKING SAML BE EPHANTED TO DOCUP! A ROYTING OF THE BECLUED FROM TAND REPORTED THAT THESE SAML BE MANAGED A MANAGE MORESTRUCTED MORSHAPD SETULAC OF SAX PERT RETWEED THE MEASEST POINT OF THE OPT-STREET PARKING MEAS, ECOLUSING OF MORSHANS, AND THE KARASET DOSTING AM PROPOSED RIGHT-OF-MAY LINE AS NOTICITED ON THE MAKING THOROUSHAME PLAN

(b) Louring space shall be provided in the beat your at the bits of fetely frequent (san of the gooss aroun beat of the Louris stany of 20 sulver ext. Henches is delicite and shall be countries separately than the less charges around to best off-steel frequent beat off-steel frequent beat off-steel frequent and the beat off-steel frequent of the same of the same off-steel frequent of the same off-steel frequent of the same of the sam

()) OFF—STREET PARKING SHALL BE PERMITTED IN A REQUIRED SDE YARD SETBACK.

SIDES - (a,f)
REAR - 20 (h) DISTRICT - B3 (CENTRAL BUSINESS) MINIMUM LOT SIZE PER UNIT AREA (SQ. FT.) — NONE WOTH (FEET) — NONE

 ${
m ASIS}$ OF BEARINGS.





PRELIMINARY PLAT
OL 1012 IN THE CITY OF MASSILLON
FOR: RACANS ENTERPRESE LIC
CATED IN THE SECTION 32, IN THE CITY OF MASSILLO
STARK COUNTY, OHO

CHANGE DESM BY: DMM
DRWN BY: DMM
CHIC BY: JOS
RVWD BY: JOS
DATE: 10/24/12

BK PC: CRW CHF:

REV. BY: .
REV. BY: .
REV. BY: .
REV. BY: .
REV. BY: . DATE:
DATE:
DATE:
DATE:
DATE: DESC.: DESC.: DESC.: DESC.:

atin.—Johnfer Schumacher, P.E., Leed-ad

PHN: (330) 499-8817 FAX: (330) 499-0149

ENGINEER/SURVEYOR RAGAINS ENTERPRISES LLC 300 PROFESSIONAL COURT, SUITE 200 NEW ALBANY, IN 47150



November 7, 2012

City of Massillon Planning Commission 151 Lincoln Way East Massillon, OH 44646

Re: Replat of Part of Out Lot 1044

Dear Commissioners:

In regard to the aforementioned subdivision, Menard, Inc. hereby requests a variance from the requirements of Section 1109.05(c) of the Codified Ordinances of the City of Massillon. It is our intention that access to the proposed 1.837 acre outlot will be provided by the "Proposed Roadway" depicted on the plat, which will be a privately owned street maintained by Menard, Inc. pursuant to the terms of a separate document to be recorded at the time said outlot is sold. Thank you.

Sincerely,

MENARD, INC.

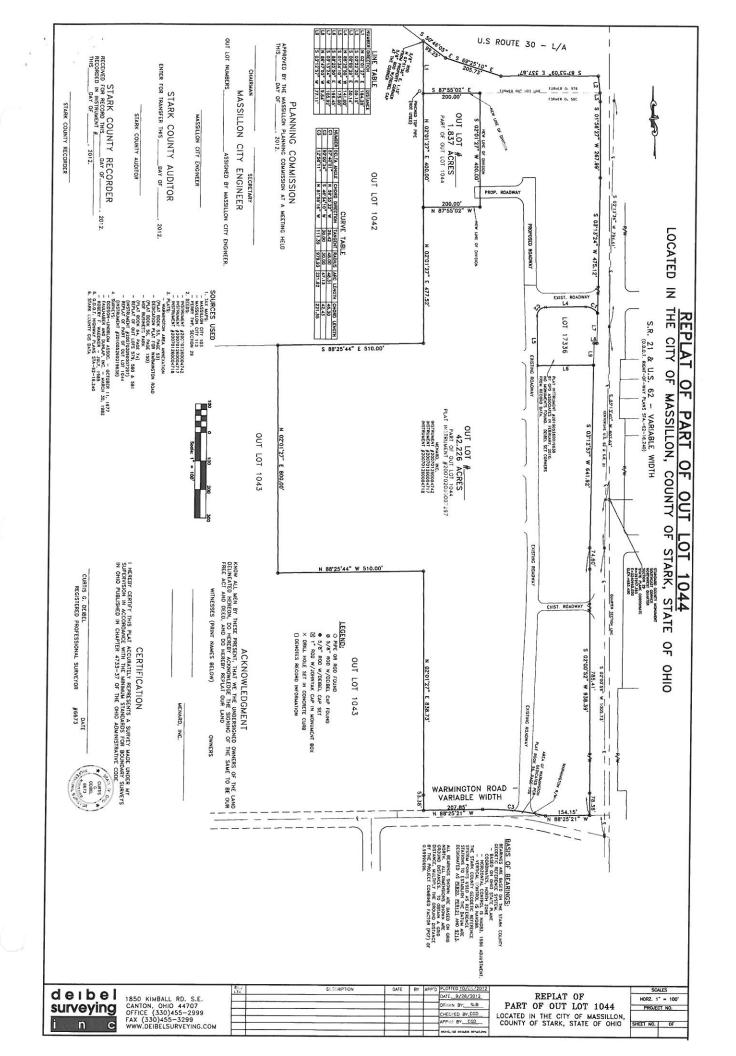
Timothy Enyeart, Corporate Counsel

Timothy England

Telephone (715) 876-2776 Facsimile (715) 876-5998

tenyeart@menard-inc.com

Encl.



LEGEND ELECTRIC EASEMENT SANITARY EASEMENT 388'30'05'E $\overline{\Box}$ PART OF OUT LOT 1044 IN THE CITY OF MASSILLON, COUNTY OF STARK, DICATION ND1'29'55"E ERIE AVE. S.W. (U.S. 62 & S.R. 21) VARIABLE WIDTH 12.00 \triangleright U.S. 62 & S.R. 21 (1) ANITARY o o BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALTY APPEARED THE ABOVE WHO ACKNOWLEDGED THAT HE DID SIGN THE FORECOING INSTRUMENT, AND THAT THE SAME IS HIS FREE ACT AND DEED. I HAVE HEREUNTO SET MY HAND WE THE UNDERSIGNED, BEING THE OWNERS OF THE LAND AFFECTED, DO HERREY DEDICATE THE LANDS SHOWN AS A SANITARY SEWER EASEMENT TO THE CITY OF MASSILLON TO USE FOREVER. SOURCES USED:

1. PLATS

1. PLATS

2. REPLAT OF OUT LOTS 579, 580 AND 581 INSTRUMENT # 200702090007297

2. DEEDS —

2. DEEDS —

2. DEEDS —

2. DEEDS —

3. DEEDS —

3. DEEDS —

4. DEEDS —

4. DEEDS —

4. DEEDS —

5. DEEDS —

6. DEEDS —

7. DEEDS —

7. DEEDS —

7. DEEDS —

7. DEEDS —

8. DEEDS —

8. DEEDS —

8. DEEDS —

9. DEEDS — MASSILLON CITY COUNCIL AT THE MEETING HELD THIS PLANNING COMMISSION MITNESSES (PRINT NAMES BELOW) 3. EASEMENTS - 200809120040936 ALL BEABNYS SHOWN ARE BASED ON DRIG NORTH, ALL DIEDHIDOUS SHOWN ARE GROUND DISTANCES TO OBEAN A GODD DISTANCE BULTPLY THE GROUND DISTANCE BY THE PROJECT COMBINED FACTOR (PCF) OF 0.3939(696). BASIS OF BEARNOS.

REARNOS ARE BASEO ON THE STARK COUNTY GEODETIC REFERENCE SYSTEM

- RASED ON THE GAIN STATE FLANE COODINATES, NORTH ZONE.

RECEDIANT, CONTROL IS NORTH, STANDAY THE ADMISTRACT.

THE STARK COUNTY COUNTY COUNTY ASSESSED ADMISTRACT.

STATIONS TO ESTABLISH THE DATUM LARE DESPONATED AS PERZO, PERZY AND 9713. ACCEPTED BY TEH CITY COUNCIL OF MASSILLON, OHIO BY ORDINANCE NO. _____DAY OF APPROVED BY THE MASSILLON PLANNING COMMISSION NOTARY PUBLIC AND OFFICIAL SEAL AT SEWER 20_ SIHT 20___ MENARD, INC. DAY OF DAY OF ___ MY COMMISSION EXPIRES SECRETARY CLERK \Box STATE OF OHIO ASEMEN STARK COUNTY RECORDER RECEIVED FOR RECORD THIS STARK COUNTY RECORDER I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT PLAT OF THE SANITARY SEWER EASEMENT HEREBY BEING OFFERED FOR DEDICATION. APPROVED BY THE MASSILLON CITY ENGINEER THIS MASSILLON CITY ENGINEER ORMILLE DEBUS, PS # CERTIFICATION STARK COUNTY AUDITOR ENTERED FOR TRANSFER THIS STARK COUNTY AUDITOR --- DAY OF ---20_ 20____ 20_ RECORDED IN INSTRUMENT PROJECT LOCATION THIS ____ DAY DAY OF DAY OF MENARDS SERVICE ROAD EXTENSION MASSILLON, OHIO Pentree Incorporated SANITARY SEWER AND UTILITY PLAT BY DATE DESCRIPTION F. SOLE PROPERTY OF PENTER INCORPORATED. REPRODUCTION OF THESE TY REASON WITHOUT PRIOR WHITEN PERMISSION, IS STRICTLY PROHIBITED. 1-01-030-2224



'HARLES F. HAMMONTREE, P.E., P.S.
"ARBARA H. BENNETT, P.E., P.S., CPESC,
CPSWQ, LEED-AP
JAMES C. BOLLIBON, P.E., P.S.
ROBERT J. HAMMONTREE, III
MICHAEL M. VALE, P.E., CPESC, CPSWQ

HAMMONTREE & ASSOCIATES, LIMITED

Engineers Planners Surveyors 5233 Stoneham Road North Canton, Ohlo 44720

Phone (330) 499-8817 Toll Free 1-800-394-8817 Fax (330) 499-0149 www.hammontree-engineers.com KARL J. OPRISCH, P.E. MARK E. FRANZEN, P.E. DANIEL J. GRINSTEAD, P.E. PAUL V McQUADE, MSCE, P.E

November 8, 2012

City of Massillon

Municipal Government Annex Administration Building 151 Lincoln Way East Massillon, Ohio 44646

Attn:

Mr. Keith Dylewski, P.E., P.S - City Engineer

Re:

Dedication Plat of Millennium Drive - Variance Request

Dear Mr. Dylewski:

On behalf of the developer we are asking for a variance in regards to the final plat for Millennium Boulevard. The background of the project is as such:

The full road along the entire frontage of OL 1099 is designed but will not be platted or constructed at this time. The reason the full road is not being constructed is that the financing for construction and bonding is not available at the moment. Funding is immediately available for the first 750 ft of the road extension. It is the intention to construct the full road along the frontage of OL 1099 as funding becomes available either through an expanded Baker Hughes project on their property or through future sales of other available properties

Therefore, we are requesting a variance from section 1109.05(c) - frontage on a public street. Our office and the representative of the property will attend the planning commission meeting to answer questions on this issue.

Favorable consideration of this request is appreciated.

Sincerely,

Hammontree & Associates, Limited

Bour 4. Dunt

Barbara H. Bennett, P.E., P.S., CPESC, CPSWQ, LEED-AP

Partner

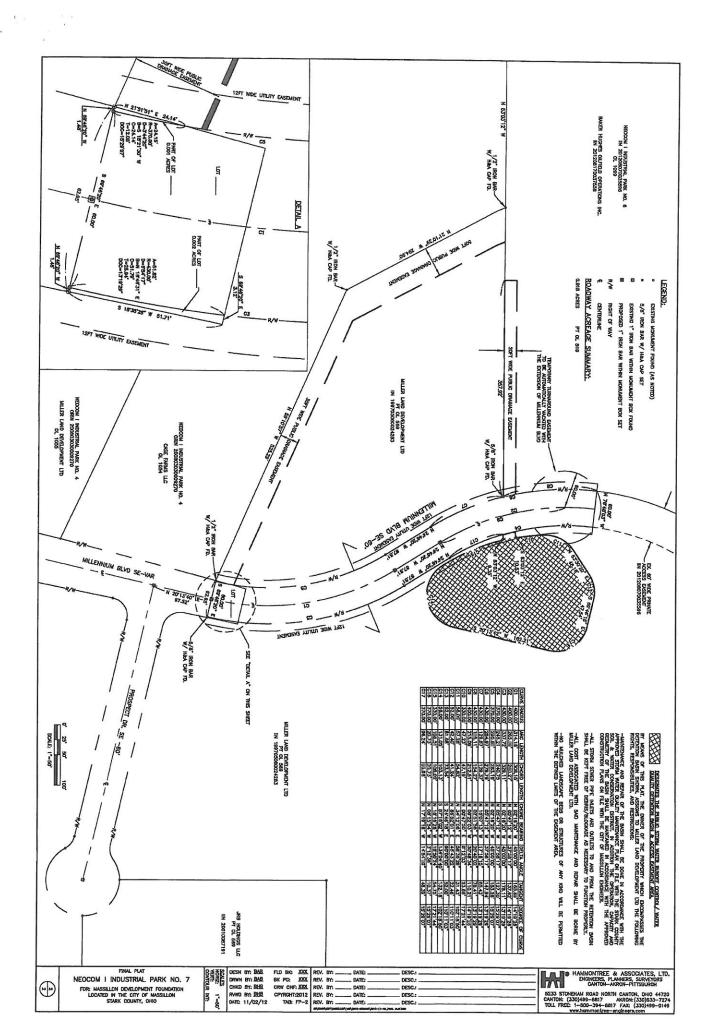
cc:

Gene Boerner – Miller Land Development (via email)

Enclosure

THE SCORS FRONT UED AS RETURNET TOTANN I DIVANSH THE DATAM ARE DESIGNATED AS PERION AND PERION, ALL DIMERSONS SHOWN ARE GROUND CORMICATO OFFINIA A CARD DESINACE, MALTIFLY GROUND DISTANCE BY THE PROJECT COMENSED FACTOR (PCF) OF DISSIPPOSAS. N 2007) 2" W — THE EXTERNATE OF NAVARRE ROAD FIRST THE PLAT OF REAL PARK — PHASE T AS RECORDED IN PLAT BOOK REZ. PARKS OF OF THE STANKE STATUBLES.
FOR THIS LINE ARE PERTUR AF PERTUR, REVANNE FOR THIS LINE BASED ON ORDE NORTH IS N BOTOGRAF M. TAX MAPS -BASIS OF BEARING: DATA USED: RECEIVED FOR RECORD PRINT NAME: PRESIDENT PRINT NAME: INTERED FOR TRANSFER THIS WSSILON CITY ENGINEER: KEITH A. DYLEWSKI PE, PS THIS VACATION PLAT WAS ACCEPTED BY ORDINANCE NO.
THIS ______ DAY OF _______ 201__ VACATION OF PART OF MILLENNIUM BLVD SE UPPROVED BY THE MASSILLON CITY ENGINEER THIS APPROVED BY THE CITY OF MASSILLON PLANNING COMMISSION THIS ___ I - PETERY CRITIFY THAT THIS WANTING PLAT OF MILLIANIUM BUDG. LOCATION IN THE CITY OF WASHING CONTIN OF STARK AND STATE OF REPRESENTS, A STANCEY WASE OF MANAGEMENT, ASSOCIATION, TITO, MARCH AND REPRESENTS, AND THE MICH GLANCES AND CLOSES, THAT THE LIGHULISTITS SHOWN HERCON EDIST. OR SWALL BE SET AS SHOWN AND THAT JOSEPH A CORVILL, PS #8911 WALMONTREE & ASSOCIATES, LIMITED HEO. I INDUSTRIAL PARK NO. 1, P.B. 86, PD. 47 NEOCOM I INDUSTRIAL PARK NO. 6, LLN. 201208070035558 MASSILLON 125 AND PERRY 28 SW COUNTY OF STARK, STATE OF OHIO DAY OF 201_ DAY OF 201_ RECORDED IN INSTRUMENT BIAGING NUMBER: SECRETARY PRINT NAME: OF THE MASSILLON CITY COUNCIL 201 201 VACATED ROAD- 0.073 ACRES ACREAGE BREAKDOWN; LEGEND: NEOCOM I INDUSTRIAL PARK NO. 4 ORIN 200803030009270 ECISTNO MONUMENT FOUND (AS NOTED)
5/8" IRON BAR W/ H&A CAP SET
EDISTING MONUMENT BOX FOUND RIGHT OF WAY OL 1054 1/2" IRON BAR-W/ HAM CAP FO. MILLENNIUM BLVD SE-VAR
PB BB PB 47 PB NO. 1 N 20"13"40" E MILLER LAND DEVELOPMENT LTD PT OL 569 IN 198705060024283 "/ HEA CAP SET PROSPECT DR. SE -60' ACATED WILLENNIUM BLYD DESN BY: BAB DRWN BY: BAB CHKD BY: BAB RVWD BY: BAB DATE: 11/02/12 FLD BK: XXX BK PG: XXX CRW CHF: XXX CPYRGHT:2012 TAB: FP-1 PART OF MILLENNIUM BLVD REV. BY: REV. BY: REV. BY: REV. BY: DESC.: DESC.: DESC.: DESC.: HAMMONTREE & ASSOCIATES, LTD.
ENGINEERS, PLANNERS, SURVEYORS
CANTON—AKRON—PITTSBURGH 1 FDR: MASSILLON DEVELOPMENT FOUNDATION LOCATED IN THE CITY OF MASSILLON STARK COUNTY, OHIO

BOX CAMPRELL. STARK COUNTY RECORDER	RECOVED FOR RECORD THIS DAY OF 201_ RECORDED IN INSTRUMENT MACINO HAMBER.	ENTERED FOR TRANSFER THIS DAY OF, 201	WESLICH CITY ENGNESS: HEITH A. DYLENSHI PE. PS	LOT RUMBA(S) ASSIGNED BY JUNESER, DEPARTMENT OF DISPAREER,	PRINT MALE. PRINT MALE. PRINT MALE.	VALUE BY, JHE CLIA OL MOSSITION BITMING COMMISSION LINES DAS, Ob 70,7	NY COMMISSION DYPIRES NOTARY PUBLIC	STREE OF GHO STREE STREE OF GHO STREE OF GHO STREE ST	PRINT NAME: DATE	HY COMMISSION EXPIRES	DOWLD IL, INILIZE, WAMEER STATE OF CHAO COUNTY OF STATE	I MAY DECEMBER 1985 PRESSORS, THAT THE UNDESSIGNED OWNESS OF THE LAWS SHOWN ON THE PLAY, MULLES LAWS SHOW THE THEFT BEEK DAMED ORDERS HOW, DO RESENT ACKNOWLEDGE THE WANTED OF THE LOW PROPERTS HOW, DO RESENT ACKNOWLEDGE THE WANTED OF THE LAWSHIP OF THE STREETS, DETENTION BASH, & BRANASE LAWS LAWS DECEMBER.	JOSEPH A. CORALL PS \$6011	I HEREY CERTIFY HAT THE PLY OF MECCAL HOUSTING, MAKE,— NO. 7 LOCATES MY ME OF DIF WASCING COUNTY OF SINGER AND STATE OF DIGH AND SHEEP PART OF CUITIOU FINE A COUNTY OF MANAGEMENT & ASSOCIATES, UID. AND LUGICS IN THE STEPASOM WHICH BALANCES, MID CLOSES, THAT THE AND CORNELLY. AND CORNELLY. HUMANOFIREE & ASSOCIATES, LIMITED
WINER ORDERS, CIT. BUST HUGHS QUINER DEPORTURES NO FINANCIA PLANCISCURIS, ID. HUGHER AP ASSOCIATS, ID. HUGHER, OR LATH, SEA ALLEN WARRIN, TO TOLD HUGHER, OR LATH, THOSE CAND 456-8911	PLUT OF THE LANDS OF THE DIDICATORS FROM WHICH LAND IS TAKEN IN ACCORDANCE WITH OND 71 (2018) SCALE 1° = 800'		PERSONAL PRODUCTION OF THE PROPERTY OF THE PRO	INCOME I NOVISTOUL ON 1001 TOUR TOUR TOUR TOUR TOUR TOUR TOUR TOUR	ORI ADDIGATOR ORI ORI ADDIGATOR ORI ORI ADDIGATOR ORI ORI ORI ORI ORI ORI ORI ORI ORI O	MECONAL I PROGRESSIONAL DE LA PROFESSIONAL DE LA PR	FRIZZ 5250	IN 2012/07/2025/96 FT CL 569 DWGR HUNDS DUFFILD OFFINITIONS INC. IN 2012/07/2027/56		77 0.786	2008 PRITITE TRANSPORT TO THE PRITITE TO THE PRITI		NOVEMBER 2012 O LOTS	NEOCOM INDUSTRIAL PARK - NO. 7 LOCATED IN THE CITY OF MASSILLON, COUNTY OF STARK, STATE OF OHIO AND BEING PART OF OUTLOT 569 & OUTLOT 1099
				ACREAGE BREAKDOWN: ROUS CATE LEES TOTAL AND LEES TOTAL AND LEES	-	1 4	7' 7' OPERTY I	Buck of Eusbert	SEADOT GORTS SHALL INCLUDE THE ROAFT, WITH NCLUDING LAWIS, FLOWESS OR SHEIRINGEY WITH ALAMON, MUNTDANACE, REPAIR OR OPERATION OF FROM ANY OF THE WITHIN PREMISES, FOR EXEM NT CRAMIT.	LILLIUM JASKARIMI. REIM PRINCESSA DIRECTION THE TRAIN OF EAST AND THE TRAIN OF TH	D2. THE PLAT OF MAP E 94 OF THE STAIR COMMY PLAT RECORDS. SCAN E 94 OF THE STAIR COMMY PLAT RECORDS. SCAN A FETCHOR, BLANKO FOR THIS LIRE DECED OF OR SED JA RETERING THE STAIR COMMENT THE STAIR SHOWN ARE GROUND DESTROACES. TO DETRIN A DRIN BEN FACTOR (PCT) OF OURSTROACES.	I IRON MISH MITH H & A CAPS MRT TO BE SET AT ALL LUT COMMENS, MALE POINTS MAN CHIEF PANTS, REAT COMMENS TO MAY CAUGH DUS STRATES TO PREMIETED EXCEPT FOR THE LUTS PLATED IN COMPONENT WITH THE AUSSILLAN COTY SERVINGOM REJULATIONS. NO BUILDINGS ARE LUCKIED WITHIN THE LUTIS OF NEDCOM I INDUSTRAL PARK = NO. 7.	NOTES.	DATA USED: TAX JUPS - MASSILON 125 MO FERRY 28 SW PAY - NE.D. I NOUSTRIM, PACK NO. 0, 10 PB. 66, PG. 47 PAY - NE.D. I NOUSTRIM, PACK NO. 0, ILM. ZZTZZBOTFOXX586 DEED - MI 1997026802782233





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:

November 8, 2012

To:

Planning Commission Applicants

From:

Ted Herncane, Community Development Director

Subject:

November 14, 2012 Planning Commission Meeting

Attached is a copy of the Agenda for the upcoming November 14, 2012 Massillon City Planning Commission Meeting. This meeting will be held at 4:30 p.m. in Mayor Catazaro-Perry's Office, located on the 2nd floor of the Municipal Government Annex building, 151 Lincoln Way East, Massillon.

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

Massillon Planning Commission Wednesday, November 14, 2012 at 4:30 p.m. <u>Mayor's Office</u>

Sign in Sheet

Name:	Address and/or organization
GENE BOERNER	MILLER LAND
Barb Bennett	Hammontiere
PAVID DECHIPISTOFARO	THICASHER
STEVE BROOMS	DeiBel Gurverice
Patrick Sirpilla	Deville Developments
Pavoy Stevgios	RAGAINS ENT
.()	

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 scbpzzaccp@yahoo.com

Moe Rickett

118 – 15th Street NW Massillon, OH 44647 Home: 330-837-4099 ricket@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@sssnet.com

Jaime Darr

2350 Wilmington Avenue SE Massillon, OH 44646

Home:

Cell: 330-806-3430 jaimeldarr@yahoo.com

<u>Ted, Jason, Keith, AAA's book:</u> <u>Get copies of everything</u>

<u>City Council/ AGENDA only</u> 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

<u>Special Notes:</u> 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: 1//14/12@4:30

Wy

AGENDA

MASSILLON PLANNING COMMISSION November 14, 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 October 10, 2012.

2. New Business

Lot Split / Replat – Tommy Henrich Drive NW

Description: Out Lot 1020; located on the west side of Tommy Henrich Drive, north of Lincoln Way West. The request is split this property into 4 smaller lots, each with frontage on Tommy Henrich. New lots are approximately .75 acre to 1 acre in size. The property is currently vacant and is zoned B-2 Central Business.

Applicant: 21 Lincoln Way Project LLC / Hammontree and Associates - Agenda to: Jenifar Schunch Hammontree

Lot Split / Replat - Cherry Road NW

Lot Split / Replat - Cherry Road NW

Description: Out Lot 1012; located on the south side of Cherry Road NW, just east of Route 21. The request is split this property into 3 smaller lots, each with frontage on Cherry Road or Tommy Henrich Blvd. This is the site of the Great Escapes movie theater. The property is zoned B-3 General Business.

Applicant: Ragains Enterprises / Pericles G. Stergios - Agenda to: Perry Stergios

2859 aaronwood aune

Replat / Lot Split - Erie Street South

Description: Part Out Lot 1044, located on the west side of Erie Street, just south of the Route 30 / Route 21 interchange. This is the Menards property. The request is to split a vacant lot of 1.837 acres out of the existing 44 acres and replat the remainder of the property. There is an existing retail store on the property and is zoned B-3 General Business.

Variance Request: The applicant has requested a variance of section 1109.05 (c)

(frontage on a public street) for this replat.

See attached letter

Applicant: Deibel Surveying / Menards Inc.

- Agenda to, Steve Brooks
Deibel Surveying
1850 Kimball Rd
SE
Canton 44707

Easement Plat – Erie Street South

Description: Part Out Lot 1044, located on the west side of Erie Street, just south of the Route 30 / Route 21 interchange. This is the Menards property. The request is to dedicate a 20 foot easement for sanitary sewer mains and various easements for other utilities. There is an existing retail store on the property and is zoned B-3 General Business.

Applicant: Thrasher Engineering / Steve Hamit

Vacation Plat – Millennium Blvd SE

Agenda to: Steve Hamit
4150 Belden Village St
Soute 101
Canton 44718 Description: Millennium Blvd SE, located north of Navarre Road. The request is to vacat small portion of the right of way at the current dead end of the roadway (north of Prospect Drive). The area to be vacated is approximately 52 feet long by 60 feet wide.

Applicant: Miller Land Development / Hammontree and Associates

Final Plat – Neocom Industrial Park No. 7

Description: Millennium Blvd SE, located north of Navarre Road. The request is to dedicate approximately 680 feet of new roadway for the industrial park. Said request would include the area vacated in the previous agenda item. The area is zoned I-2 Industrial

Variance Request:

The applicant has requested a variance of section 1109.05 (c)

(frontage on a public street) for this plat.

See attached letter

Applicant: Miller Land Development / Hammontree and Associates

on 1109.05 (c) to:

Barb

Bennet

5233 Stoneham Rd

M Canton 44720

3. Old Business