

A G E N D A
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



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,


PERICLES G. STERGIOS

PGS:tdh

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



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.

A handwritten signature in black ink, appearing to read "Timothy Enyeart". The signature is fluid and cursive, with the first and last names being more prominent.

Timothy Enyeart, Corporate Counsel
Telephone (715) 876-2776
Facsimile (715) 876-5998
tenyeart@menard-inc.com

Encl.

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

S.R. 21 & U.S. 62 -- VARIABLE WIDTH
(O.D.O.T. RIGHT-OF-WAY PLANS STA.-62-16.240)

STANDARD COUNTY MONUMENT
SOUTHEAST CORNER
NORTHWEST QUARTER
SECTION 29
STATE PLANE COORDINATE
N=387857.583
E=2246165.0720
ELEV.=83.450



CURVE TABLE						
NUMBER	DELTA ANGLE	CURVE DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	37°40'11"	N 89°53'32" W	26.42	46.00	40.31	46.50
C2	80°00'34"	S 46°53'10" W	50.00	50.00	41.13	42.43
C3	12°58'11"	N 81°56'16" W	111.39	979.93	221.82	221.35

CURVE TABLE						
NUMBER	DELTA ANGLE	CURVE DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	37°40'11"	N 89°53'32" W	26.42	46.00	40.31	46.50
C2	80°00'34"	S 46°53'10" W	50.00	50.00	41.13	42.43
C3	12°58'11"	N 81°56'16" W	111.39	979.93	221.82	221.35

PLANNING COMMISSION
APPROVED BY THE MASSILLON PLANNING COMMISSION AT A MEETING HELD
THIS _____ DAY OF _____, 2012.

CHAIRMAN _____ SECRETARY _____
MASSILLON CITY ENGINEER
OUT LOT NUMBERS _____ ASSIGNED BY MASSILLON CITY ENGINEER.

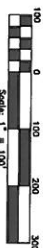
STARK COUNTY AUDITOR
ENTER FOR TRANSFER THIS _____ DAY OF _____, 2012.

STARK COUNTY RECORDER
RECEIVED FOR RECORD THIS _____ DAY OF _____, 2012
RECORDED IN INSTRUMENT # _____
THIS _____ DAY OF _____, 2012.

STARK COUNTY RECORDER

SOURCES USED

1. 16A, 16B
2. - MASTELSON, COT 153
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OUT LOT 1043

OUT LOT 1043

ACKNOWLEDGMENT

WITNESSES (PRINT NAMES BELOW) OWNERS

MENARD, INC.

CERTIFICATION

I HEREBY CERTIFY THIS PLAT ACCURATELY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO PUBLISHED IN CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE

CURTIS G. DEIBEL
REGISTERED PROFESSIONAL SURVEYOR
DATE _____
#6673



BASIS OF BEARINGS

GEODETIC REFERENCE POINTS ON THE SHAW COUNTY
— BASED ON OHIO STATE PLANE
COORDINATES, NORTH ZONE.
— HORIZONTAL CONTROL IS ADJUSTED, 1986 ADJUSTMENT
— VERTICAL CONTROL IS MARBOR.
THE SYSTEM OF POINTS IS USED TO ESTABLISH REFERENCE
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DESIGNATED AS EARTH, EARTH AND 21.3.
ALL BENCHMARKS SHOWN ARE BASED ON OHIO
NORTH, ALL DIMENSIONS SHOWN ARE
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DISTANCE, MULTIPLY THE GROUND DISTANCE
BY THE PROJECT COMBINED FACTOR (PCF) OF
0.999994686.

REPLAT OF
PART OF OUT LOT 1044
LOCATED IN THE CITY OF MASSILLON
COUNTY OF STARK, STATE OF OHIO

SCALES	
HORZ. 1" = 100'	
PROJECT NO.	
SHEET NO.	OF

deibel
surveying
i n c

1850 KIMBALL RD. S.E.
CANTON, OHIO 44707
OFFICE (330)455-2999
FAX (330)455-3299
WWW.DEIBELSURVEYING.COM

[illegible]



HARLES F. HAMMONTREE, P.E., P.S.
BARBARA 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, Ohio 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. GRINSTAD, 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

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

cc: Gene Boerner – Miller Land Development (via email)

Enclosure

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

[illegible]

DATE _____

THIS VACATION PLAT WAS ACCEPTED BY ORDINANCE NO. _____ OF THE MASSILLON CITY COUNCIL
THIS _____ DAY OF _____, 201____

CLERK
PRINT NAME:

APPROVED BY THE CITY OF MASSILLON PLANNING COMMISSION THIS _____ DAY OF _____, 201__.

SECRETARY
PRINT NAME:

APPROVED BY THE MASSILLON CITY ENGINEER THIS _____ DAY OF _____, 201_.

MASSILLON CITY ENGINEER: KEITH A. DYLEWSKI PE, PS

ENTERED FOR TRANSFER THIS _____ DAY OF _____, 201_____

ALAN HAROLD, STARK COUNTY AUDITOR

RECEIVED FOR RECORD THIS _____ DAY OF _____, 201____, RECORDED IN INSTRUMENT IMAGING NUMBER _____

BUCK CAMPBELL, STARK COUNTY RECORDER

TAX MAPS - MASSILLON 125 AND PERRY 28 SW
PLAT - H.E.A. 1 INDUSTRIAL PARK NO. 1, P.B. 66, PG. 47

LN 199703080024283
LN 19901210004534
LN 201208170037556

THE S.C.A.R.S. POINTS USED AS REFERENCE STATIONS FOR THIS LINE ARE DESIGNATED AS P1313 AND P1314. THE DISTANCES SHOWN ARE GROUND DISTANCES. TO OBTAIN A GRID DISTANCE, MULTIPLY GROUND DISTANCE BY THE FACTOR CONVERSION FACTOR (F.C.F.) OF 0.999999934.

o	EXISTING MONUMENT FOUND (AS NOTED)
•	5/8" IRON BAR W/ HIGH CAP SET
■	EXISTING MONUMENT BOX FOUND
R/N	RIGHT OF WAY
£	CENTURIAL

PT. OF 669
MILLER LAND DEVELOPMENT LTD.
IN 199705060024283



VACATION PLAT
PART OF MILLENNIUM BLVD
FOR: MASSILLON DEVELOPMENT FOUNDATION
LOCATED IN THE CITY OF MASSILLON
STARK COUNTY, OHIO

HORIZ:
VERT:
CONTOUR INT:

DESIGN BY: BAB
 DRAWN BY: BAB
 CHECKED BY: BJB
 REVIEWED BY: BJB
 DATE: 11/02/12

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5233 STONEHAM
CANTON: (330)4

MONTREE &
ENGINEERS, PLAN
CANTON-AKRI
ROAD NORTH
99-8817

**ASSOCIATES,
ENGINEERS, SURVEYORS
AND ARCHITECTS—PITTSBURGH**
CANTON, OHIO 4
PHONE: (330) 633-

LTD.
S
4720
7274

	FINAL PLAT NEEDCOM I INDUSTRIAL PARK NO. 7 FOR: MASSILLON DEVELOPMENT FOUNDATION LOCATED IN THE CITY OF MASSILLON STARK COUNTY, OHIO	DESN BY: <u>RAE</u> DRAWN BY: <u>RAE</u> CHKD BY: <u>RAE</u> RWED BY: <u>RAE</u> DATE: <u>11/02/12</u>	FLD BIC: <u>XXX</u> BK PG: <u>XXX</u> CRW CHY: <u>XXX</u> COPYRIGHT: <u>2012</u> TAB: <u>FP-1</u>	REV. BY: _____ DATE: _____ DESC: _____ REV. BY: _____ DATE: _____ DESC: _____ REV. BY: _____ DATE: _____ DESC: _____ REV. BY: _____ DATE: _____ DESC: _____ REV. BY: _____ DATE: _____ DESC: _____	 HAMMON TREE & ASSOCIATES, LTD. ENGINEERS, PLANNERS, SURVEYORS CANTON - AKRON - PITTSBURGH 5233 STONEHAW ROAD NORTH CANTON, OHIO 44705 CANTON: (330) 490-8817 AKRON: (330) 435-7274 TOLL FREE: 1-800-394-8817 FAX: (330) 490-0149 www.hammon-tree.com prs@hmta.com
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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.
Mayor's Office

Sign in Sheet

Name:

Address and/or organization

GENE BOERNER

MILLER LAND

Barb Bennett

Hammontree

DAVID DECHRISTOFARO

THRASHER

STEVE BROOKS

DEIBEL SURVEILLANCE

Patrick Sirpilla

DeVillle Developments

Devoy Stevgios

RAGANIS 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
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@sssn.net

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: 11/14/12 @ 4:30

A G E N D A
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: Jennifer Schumacher Hammontree*

*5233 Stoneham Rd
W Canton 44720*

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 Ave NE
44646*

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

*Agenda to: Steve Hamit
4150 Belden Village St
Suite 109
Canton 44718*

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*****

*Agenda
to:
Barb
Bennet*

Applicant: Miller Land Development / Hammontree and Associates

*5233 Stoneham Rd
N Canton 44720*

3. Old Business