

A G E N D A
MASSILLON PLANNING COMMISSION
March 13, 2013 **4:30 P.M.**

Getz Building Meeting Room (old Red Center building)
54 City Hall Street SE

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

1. *Approval of the Minutes for the Commission Meeting of December 12, 2012.*

2. *New Business*

Replat / Renumbering Plat: Finefrock Road SW

Description: Part of Out Lot 497, located on the north side of Finefrock Road SW, west of 17th Street. The property has been divided by the construction of the Route 241 highway. The request is to replat that portion north of Route 241. There is an existing home on the property and the area is zoned R-3 Residential.

Applicant: Dennis Harwig

Rezoning – Glenwood Ave. SE

Property Description: Part of Out Lot 153 and part of Lot 16784; further described as the easterly 250 feet of Out Lot 153, and the easterly 200 feet of Lot 16784, located at the rear of 1300 Erie Avenue South. Total 3.30 acres to be rezoned.

Zone Change From: RM-1 Multi Family

Zone Change To: B-3 Business

Applicant: Russell and Margaret Draime

Proposed Use: Commercial Buildings

3. *Old Business*

MASSILLON PLANNING COMMISSION
December 12, 2012

The Massillon Planning Commission met on December 12, 2012 in the Getz Meeting Room. The following members were present:

Members

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

Staff

Keith Dylewski
Ted Herncane
Jason Haines
Linda Mikutel

Chairman Locke called the meeting to order at 4:30 p.m. The first order of business was approval of the minutes for the Commission meeting of November 14, 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 Millennium Drive S.E., presented by Mr. Haines.

Replat: Neocom Phase 8 – Millennium Drive SE

Description: Part of Out Lot 569 and Out Lot 1054; located on the west side of Millennium Drive, north of Navarre Road. The request is to combine the two lots into one with a total acreage of 22.481 acres. The property is currently the site of the Case Farms facility and is zoned I-2 Industrial.

Applicant: Miller Land Development / Case Farms LLC

Mr. Haines described the property as being located north of Navarre Road and being part of the Neocom Development. He stated that the Commission had seen this at last month's meeting when they approved an extension of Millennium Blvd. The property located to the west is the site of the Case Farms facility and it is their intention to purchase this parcel after Miller Land Development completes the roadway extension.

Mr. Gene Boerner of Miller Land Development was present and said that he had nothing to add to Mr. Haines presentation.

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

The next item under new business as a request to replat property located on Vista Avenue S.E., presented by Mr. Haines.

Replat – Vista Avenue SE

Description: Parts of Out Lots 600; located on the south side of Vista Avenue and north of Nova Drive. The request is to combine the two outlots into one with a total acreage of 8.7491 acres.

The property is currently vacant and is zoned I-1 Industrial.

Applicant: Campbell Construction

Mr. Haines described this property as being located on the south side of Vista Avenue, north of Nova Drive, east of Erie Street South. The replat shows frontage on Vista Avenue SE and a small frontage on Nova Drive SE. The replat also shows easements located in the south east corner which will remain a part of the property. Premier Industries intends to build a warehouse at this site in the Spring.

Mr. Mark Streb of Campbell Construction, 1159 Blachleyville Road, Wooster, Ohio was present and said he had nothing to add to Mr. Haines presentation.

With no further questions or comments, Mayor Catazaro-Perry moved for approval, seconded by Ms. Campbell. The motion unanimously passed.

Under old business, Mr. Locke stated that Susan Saracina has resigned from the Commission. The Mayor said that she is looking for a replacement.

There being no further business, Mr. Locke adjourned the meeting at 4:40 p.m.

Respectfully submitted,



Linda Mikutel, Commission Clerk

6549
1360

13641
20TH

13648
14007

14005
14004

12937
12938

12356
12355

OL 284

13642

13643

13644

13645

14006

14003

12949

12948

12947

12946

12945

12944

12359

12358

12360

16576

OL 285

54045408540815407 15408

Area to
be repaved



13966

OL 496

17TH

OL 495

OL 497

OL 524,288

OL 525

13984

OL 526

OL 527

65

66

67

68

69

70

71

72

73

13962

13963

13964

13965

VORYS

BASIS OF BEARING: USING THE CENTER LINE OF STATE ROUTE 241
FROM R/W PLAN SHEET 25 OF 38 OF 0007.
AS N 69°-41'-31" E

CERTIFICATION

I hereby certify the adjacent to be correct, as surveyed by me this 5th day of February, 2013.
And further certify that the same, was surveyed by me, just prior to the
construction of S.R. 241 and that the center line was found and used.
Plat of Survey dated Nov. 2, 1992, For Harwig
Orville R. DeBoi, Jr.
Reg. Surveyor # 5823

PLANNING COMMISSION

Approved by the Massillon Planning Commission at a meeting held _____, 20____.

CHAIRMAN _____ SECRETARY _____

CITY COUNCIL

Accepted by the City Council of Massillon, Ohio, by ord. no. _____ passed this _____
day of _____ 20____. COUNCIL ACCEPTANCE NOT NECESSARY, NO STREET DEDICATION HEREON PER SECTION 1107.3(B), 3
Coat of Arms of Massillon, Ohio.
CLERK _____ PRESIDENT _____

MASSILLON CITY ENGINEER

Lot Number _____ assigned by the Massillon City Engineer.

CITY ENGINEER _____

ACKNOWLEDGEMENT

Know all men by these presents, that we the undersigned owners of the land delineated hereon do hereby
acknowledge the signing of the same to be our free act and deed, and do hereby report our land.

WITNESS

OWNERS

DEMMIS D. HARWIG, SR.

MARY A. HARWIG

COUNTY OF STARK

STATE OF OHIO SS.

Before me, a Notary Public, in and for said county, did personally appear, the above, who acknowledge
the signing of the same to be their free act and deed according to law, in witness whereof, I hereunto set
my hand and seal this _____ day of _____, 20____.
My commission expires _____.

Notary Public _____

STARK COUNTY AUDITOR

Entered for transfer this _____ day of _____, 20____.

STARK COUNTY AUDITOR _____

STARK COUNTY RECORDER

Received for record this _____ day of _____, 20____.
Recorded in Instrument No. _____, this _____ day of _____, 20____.

STARK COUNTY RECORDER _____

REPLAT OF PART OF O.L. 497
Being the portion of said Lot 497, lying on the north side of Finefrock Road S.W.,
in the City of Massillon, County of Stark, Ohio.

DATE: FEB. 10, 2013

SCALE: 1" = 60'



Orville R. DeBoi, Jr.
Orville R. DeBoi, Jr.,
Reg. Surveyor # 5823
2337-Carlisle Ave., S.W.
Massillon, Ohio 44647
Phone: 336-557-4608

FOR: HARWIG

FILE NO. _____ C. NO. _____

TO THE PLANNING COMMISSION:

We, the undersigned, do hereby respectfully make application and petition the City Council to amend the Zoning Ordinance and change the zoning map as hereinafter requested and in support of the Application, the following facts are shown: (Complete either 1 or 2)

1. The property is part of a recorded plat. The property sought to be rezoned is located at

PT #153 SOUTH OFF OF SHRIVER ONTO GLENWOOD

between SHRIVER Street and PEARL on the WEST side of the street, and is known as Lot(s) Number #5473

The property to be rezoned has a frontage of 570.50 feet and a depth of 250 feet.

2. The property is in acreage, and is not therefore, a part of a recorded plat. The property sought to be rezoned is located and described as follows: (Indicate total acreage also.)

3.3 ACRES ON GLENWOOD ST.

3. The property sought to be rezoned is owned by:

Name: RUSSELL E. DRAIME

Address: 1040 PRESCOT AVE. NW

City/State/ZIP: MASSILLON, OHIO 44646

Owner's Signature: *Russell E. Draime*

4. It is desired and requested that the foregoing described property is rezoned as follows:

From: RMI

To: B 3

5. It is proposed that the property, once rezoned, will be put to the following use:

FOR NOW WE WANT TO BUILD ONE BUILDING 50 BY 90 FT. TO

BE USED AS A WORKSHOP FOR MENTALLY CHALLENGED PERSONS.

HOURS OF USE WILL BE 7:30 AM TO 4:00 PM

6. It is proposed that the following building(s) will be constructed on the property:

BUILDING 50 BY 90 FT. (PICTURE ENCLOSED)

7. Attach a statement to indicate why, in your opinion, the change is necessary for the preservation and enjoyment of substantial property rights, and why such change will not be detrimental to the public welfare, nor to the property of other persons located in the vicinity thereof.
8. Attach two (2) prints of a parcel map drawn at a scale of not less than 1" = 100' showing the lot or parcel in question and all adjacent and abutting property lines, public right-of-ways and existing zoning.
9. The applicant shall submit and attach, as part of this application for zone change either one of the following submission requirements:
- (i) A Petition for Zone Change signed by a majority of the owners of real estate lying within 300 feet of any part of the area sought to be changed.
- OR--
- (ii) Evidence that the applicant has held a meeting with neighboring property owners and/or residents to review and discuss the proposed zone change. Items to be submitted as documentation for such meeting(s) shall include the following:
- A copy of the meeting notice listing the date, time, place, and purpose of the meeting.
 - A listing of those persons, businesses, and organizations, receiving notice of said meeting.
 - A copy of the sign-in sheet from said meeting.
 - Copies of any documents, hand-outs, and other materials distributed at said meeting.

10. Applicant's Name: RUSSELL E. DRAIME

Address: 1040 PRESCOT AVE. NE

City/State/ZIP: MASSILLON, OHIO 44646

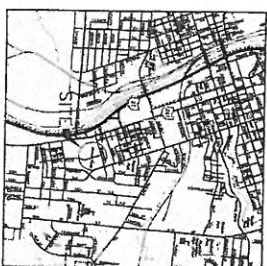
Telephone Number: 330 704 4543

Applicant's Signature: *Russell E. Draime*

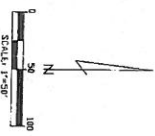
Applicant's basis of representation regarding the property for which rezoning is being requested (e.g., owner, legal representative, holder of valid option or purchase agreement)

OWNER

ZONING AMENDMENT MAP
 FOR PROPOSED CHANGE FROM
 RM1 TO B3 FOR THE
 NORTHEASTERLY 250 FEET OF
 O.L. 153 AND THE
 NORTHEASTERLY 200 FEET OF
 LOT 16784 (3.3 ACRES)
 LOCATED IN THE
 CITY OF MASSILLON,
 STARK COUNTY OHIO
 JANUARY 2013



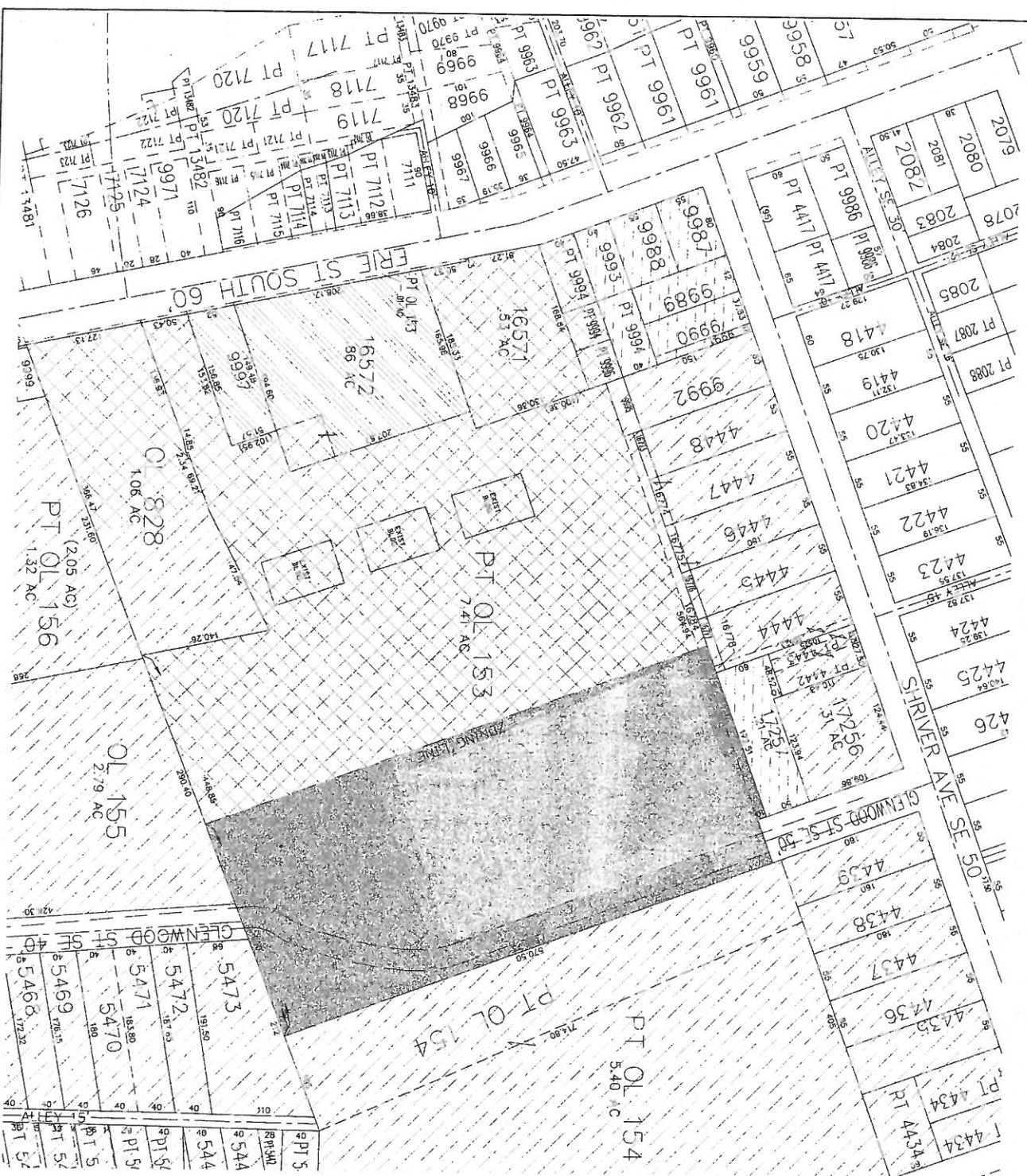
VICINITY MAP

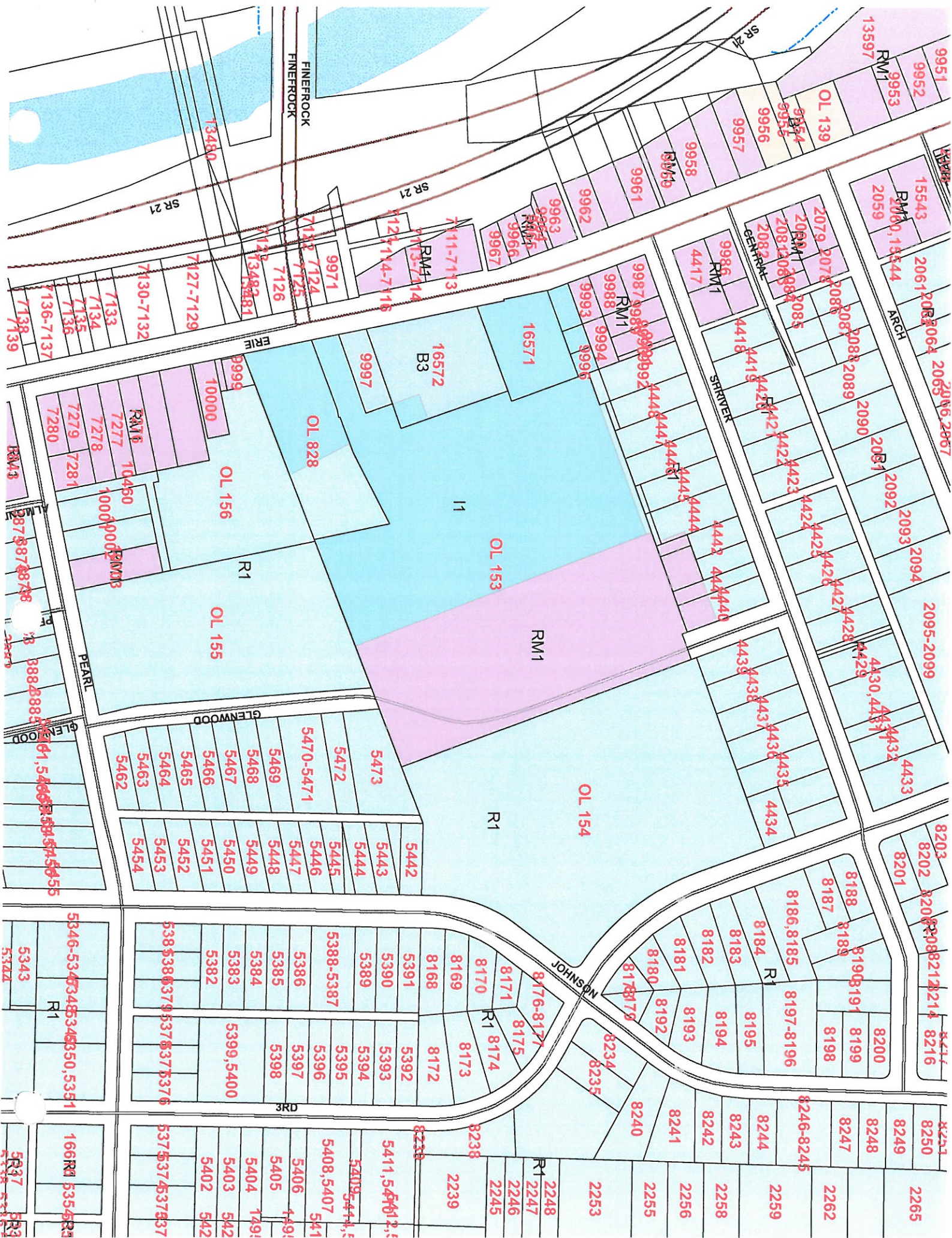


OWNER:
 RUSSELL E. & MARGARET M. DRAIME
 1040 PRESCOTT ST. N.W.
 MASSILLON, OHIO 44646
 330-477-1074

- LEGEND**
- EXISTING ZONING R1
 - EXISTING ZONING B3
 - EXISTING ZONING I1
 - EXISTING ZONING RM1
 - PROPOSED AREA TO BE REZONED FROM RM1 TO B3

RICHARD C. FRIEDL, P.E., P.S.
 6333 W. CANTON, OHIO 44718-3535
 TEL. (330) 966-8908





PREVIOUSLY THIS PROPERTY WAS USED FOR A WASTE DUMP BY A GRAVEL BUSINESS AND THE NEIGHBORHOOD. AT CONSIDERABLE EXPENSE, IT WAS RECLAIMED TO MAKE IT USEFUL AND TO IMPROVE THE VALUE OF THE SURROUNDING PROPERTY.

THERE HAVE BEEN SEVERAL OPPORTUNITIES TO SELL IT FOR HOUSING, BUT WITH 5 HOUSES AND A SCHOOL BOARDED UP IN THE AREA MORE HOUSING DID NOT SEEM TO BE THE ANSWER.

THE TYPE OF BUSINESS THAT WILL BE USING THIS BUILDING SEEMED TO BLEND IN WITH THE SURROUNDING AREA.

OUR INTENTIONS ARE NOT TO HURT THE NEIGHBORHOOD BUT ONLY TO IMPROVE IT.

Russell E. Crain

February 4, 2013

To Whom it May Concern:

Lomeda Services, LLC is an agency licensed by the state of Ohio to provide services to the developmentally disabled population. Our services encompass all aspects for daily life of individuals living with developmental disabilities including vocational services and residential services.

Vocational services are currently provided at 2615 Lincolnway NW. These services include working opportunities offering the individuals the ability to earn a paycheck in a healthy, mentoring environment. The individuals also may work on socialization skills with their peers.

Our current location has limited our growth with individuals seeking vocational opportunities due to the limited space available. We are very happy with our current landlord and have enjoyed the excellent service that he has provided.

Another major aspect of our business is the residential division. Lomeda Services provides the administrative services required by the state of Ohio. Lomeda currently has 24 clients located in several counties in Ohio. We provide the trained staff needed for their daily living. The staff enjoy medical benefits that the company pays 50% of their premium, 100% dental coverage, and 100% coverage for life insurance.

The residential division has been operated from a partners personal home.

Our intent is to combine both operations under one roof. This would greatly assist the company's operations as all of the administrative services required for the vocational division are now completed at the separate location,

Our intent is to have a 60' x 70' building constructed on Glenwood St SE in Massillon, Ohio. We are interested in a long-term lease arrangement.



Scott Gainey, CEO Lomeda Services, LLC

Russell E. Draime
1040 Prescott Avenue NW
Massillon, OH 44646

February 14, 2013

Ted Herncane, Director
Community Development
Municipal Government Annex
151 Lincoln Way East
Masssillon, OH 44646

Neighbor:

You are invited to a meeting at the Massillon Recreation Center at 505 Erie Street N., Massillon, OH. The meeting is to be held at 6:00 p.m. on Friday, February 22, 2013. The purpose of the meeting is to explain our request to change from multifamily residential (RM1) to Industrial (I1) for the 250 feet adjoining Glenwood St. SE and Shriver Park. See the accompanying map.

Until about ten years ago this parcel was zoned industrial, but we had it changed to accommodate a low income housing project. The government funding was not forthcoming and the project was abandoned. We would like to construct commercial buildings as we have done to the rear of Draime Enterprises along Erie Avenue as shown on the map. The initial tenant is for senior day care. No other tenant is being considered at this time.

At the meeting we will accept comments from our neighbors.

Sincerely,



Russell E. Draime



To whom it May Concern

I Barbara Marsh has been a resident of Glenwood Avenue 48 for thirty five years and the property at Mrs. Russell Osburn had always been a wooded and has down property. People from other parts of the city were dumping trash constantly. I commenced him for cleaning up the property and making it look presentable. But now he wants to remove it by duplicating what he has on his street. That summer we spot about him making putting some new home up here, but I now believe he was just trying to gain my trust. I am against dumping and burning property value down and the safety of our children are at stake because of all the traffic it will bring. I request that the area remains residential.

Thank You
Barbara Marsh

Massillon Planning Commission
Wednesday, March 13, 2013 at 4:30 p.m.
Getz Building Meeting Room
54 City Hall Street SE

Sign in Sheet

Name:

Address and/or organization

Bernice V. Allen ✓

34 Shriver Ave. SE

Kathleen Spencer ✓

1334 Third St. SE

Betty Smith ✓

237 Shriver Ave. S.E.

RUSSELL DRAIME

1040 PRESLOT NW MASSILLON

MARGARET DRAIME

1040 PRESLOT NW MASSILLON

Scott Garney

6320 Richville Dr CANTON 44706

DENNIS D. HARVIG SR

1950 FINEFROCK RD S.W MASSILLON, OH 44647

✓ BRYAN GAYNOR -

217 SHRIVER AVE SE MASSILLON, OH 44646

✓ Michelle Liebig

305 SHRIVER AVE SE MASSILLON, OH 44646

✓ David Liebig

305 SHRIVER AVE SE MASSILLON, OH 44646

Quenessa N. Hampton

123 SHRIVER AVE SE, MASSILLON, OH 44646

Veneer Avenue

128 SHRIVER AVE MASS, OH 44646



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: March 8, 2013
To: Planning Commission Applicants
From: Ted Herncane, Community Development Director
Subject: March 13, 2013 Planning Commission Meeting

Attached is a copy of the Agenda for the upcoming March 13, 2013 Massillon City Planning Commission Meeting. This meeting will be held at 4:30 p.m. in the Getz Building Meeting Room (old Red Center building), 54 City Hall Street SE, 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

Planning Commission Agenda

2 owners :

- ① Dennis Harwig
1950 Firetrick Road SW
Massillon 44647
- ② Russell Draine
1040 Prescott St. NW
Massillon, OH 44646

2013 PLANNING COMMISSION

Mayor Kathy Catazaro-Perry

900 Mill Ridge Path NE
Massillon, OH 44646
Work: 330-830-1700
Cell: 330-418-7398

James Johnson

Interim Safety Service Director
2357 Amberwood Cir. NE
Massillon, OH 44646
Work: 330-830-1702
Home: 330-837-9057
Cell: 330-353-1800

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

Ted Miller

453 - 17th Street NE
Massillon, OH 44646
Home: 330-833-0034
Cell: 330-209-8515
tmiller@imaging2000.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@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: Mar 13, 2013