

A G E N D A
MASSILLON PLANNING COMMISSION
May 8, 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 April 10th, 2013.

2. New Business

Replat and Easement Plat: Lincoln Way West / 1st Street NW

Description: Lots 99, 100, 101, 102, 103, 415, 416, 5161, 5162, 10508, 10509, 13043, 13693, 13694, 13695, located on the north side of Lincoln Way west, between North Erie Street and 1st Street NW. The request is to replat and renumber this City block into (3) new lots. Also included is the vacation and dedication of a storm sewer easement. This is the site of the new Walgreens project. The area is zoned B-2 Central Business.

Applicant: Greystone Group Massillon Ltd / First National Bank / McClymonds Bldg. Enterprises / Han & Yong Ree

Lot Split and Replat: Alpha Street NW

Description: Lot 17306 and part of Out Lot 636, located on the east side of Alpha Street, south of Woodstone Ave. The request is to split a portion of Out Lot 636 and combine it with the platted lot on Alpha street. There is an existing home on the property and the area is zoned R-2 Single Family Residential.

Applicant: John & Patricia McCormick / AR Lockhart Development

3. Old Business

MASSILLON PLANNING COMMISSION

April 10, 2013

The Massillon Planning Commission met on April 10, 2013 in the Getz Meeting Room. The following members were present:

Members

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

Staff

Ted Herncane
Jason Haines
Linda Mikutel

Chairman Locke called the meeting to order at 4:30 p.m. The first order of business was the approval of the minutes for the Commission meeting of March 13, 2013. Mr. Miller moved for approval, seconded by Mr. Schartiger, the motion unanimously passed.

The first item under new business was a replat located on 27th Street NW, presented by Mr. Haines.

Replat: 27th Street NW

Description: Lots 13382, 13384, part of lots 13381, 13383; located on the west side of 27th Street NW, south of Duane Ave. The request is to replat the smaller parcels into (2) new lots. There is an existing home on each lot and the area is zoned R-1 Residential. Applicant: Laura Haug

Mr. Haines explained that this replat consists of several pieces of property that will be combined into two (2) new lots about a ¼ acre in size. This process is necessary due to attorneys recording deeds wrong and the only way to correct it is through a replat.

Ms. Laura Haug, 341 27th Street NW, Massillon, was present as the applicant. She stated that her uncle presently owns both lots. They tried to do a Quit Claim Deed last October and found that when the second house was built in 1999, it was not properly recorded.

Mr. Locke asked if the replat meets all the criteria, to which Mr. Haines replied it meets the R-1 zoning requirements. Mr. Miller clarified that it was the house to the south of the properties that was built. Mr. Haines stated that this replat will improve the situation and will not create any new buildable lots.

There being no further questions, Mr. Richards moved for approval, seconded by Ms. Campbell, the motion unanimously carried.

The next item under new business was a request to replat property located on 17th Street SW & Finefrock Road SW, presented by Mr. Haines.

Replat: 17th Street SW / Finefrock Road SW

Description: Parts of Out Lot 497; located on the west side of 17th Street SW, and south of Finefrock Road. This property was previously divided by the highway construction. The request is to replat the property into 2 lots, one with the existing home, and one vacant lot to the west. The area is zoned R-3 Residential. Applicant: Dennis Harwig / Laura Kornowski

Mr. Haines reminded the Commission that this property was on last month's agenda, and that the original OL 497 was previously divided by the construction of Route 241. He stated that the applicant wishes to split the lot to the south of Finefrock Road into two parcels. This replat would create a one (1) acre lot that fronts 17th Street SW. There is an existing house on the lot. The second lot located to the west is vacant and would front Finefrock Road SW. It is 3.4 acres in size.

Mr. Dennis Harwig, 1950 Finefrock Road SW, Massillon, was present as the applicant. He had nothing to add to Jason's presentation.

Mr. Haines apologized to Mr. Harwig for the error in the applicant's name which should be Julie Kornowski, not Laura.

There being no further questions, Mr. Schartiger moved for approval, seconded by Mr. Miller, the motion unanimously carried.

The next item under new business was a replat/easement plat for property located on Warmington Road SW, presented by Mr. Haines.

Replat and Easement Plat: Warmington Road SW

Description: Out Lots 878 and 879; located on the south side of Warmington Road SW, just west of the Tuscarawas River. The request is to combine the existing lots into (1) parcel; also to request an ingress/egress easement over Out Lot 877 (City of Massillon). The area is zoned I-2 Industrial. Applicant: Greif Packaging /Hammontree & Associates

Mr. Haines explained that this is a replat of two parcels, Out Lots 878 and 879 owned by Greif Packaging. Due to a parking lot expansion, the applicant is required to replat their two existing lots into one. The old rail line, which is now owned by the City of Massillon, splits the property owned by Grief Packaging. City Engineer Keith Dylewski has requested an ingress/egress easement since Grief Packaging will be using this property on a continuous basis.

Mr. Greg Bryer of Hammontree & Associates, 5233 Stoneham Road NW, North Canton, was there to represent this request. He stated that the purpose of this project was to improve the traffic flow of the large volume of semi-trucks at the loading dock.

Jason stated that the City Engineer has requested that language be put on the plat to clarify the easement when it is recorded. He also requested that the area at Warmington Road be dedicated as roadway on the same plat.

Mr. Locke requested that a conditional motion be made. Ms. Campbell made the motion to approve the request adding that the ingress/egress be maintained on the City of Massillon's

property as designated and pending the dedication of that portion of Warmington Road. The motion was seconded by Mr. Schartiger, the motion unanimously carried.

Under old business, the next item on the agenda was the request to rezone property located on Glenwood Avenue SE that was presented to the Commission at last month's meeting.

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 - Proposed Use: Commercial Buildings
Applicant: Russell and Margaret Draime

Mr. Locke informed the members that Mr. Draime has withdrawn his request at this time, but has the option to bring it before the Commission at a later date. Mr. Draime's letter is attached to these minutes.

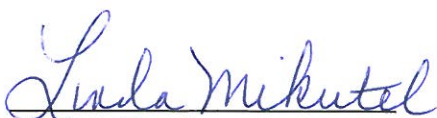
Michelle Liebig, 205 Shriver Avenue SE, Massillon, asked if Mr. Draime decided to present his request again, would he file the original application or does he have to file a new application. Mr. Johnson answered that by withdrawing his request, Mr. Draime reserves the right to bring it before the Commission again. If he decides to bring it before the Commission again, he is required to start the process all over again.

Mr. Locke stated that any resident within 300 feet would be notified. Ms. Liebig asked if Mr. Draime should present this again, would she have to file another petition also. Mr. Locke replied that yes, she would. Mr. Locke explained that when the Commission receives a zoning change request, the applicant must show that 51% of the citizens agree with his request. If that is proven, the Commission will look favorably on the change. It is the City's obligation to inform neighbors that the zoning change application has been brought before the Commission. It is the applicant's responsibility to prove that he has in good faith notified the neighbors involved. Mr. Locke said that if the Planning Commission approves the request, it must still go before Council for approval.

Ms. Campbell asked Mr. Haines if Ms. Liebig could request the list of names of the people to be notified within the 300 foot radius, to which Mr. Haines replied, yes, it is public record.

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

Respectfully submitted,



Linda Mikutel
Commission Clerk

MARCH 22, 2013

TED HERNCANE
MASSILLON COMMUNITY DEV. DIRECTOR
CITY HALL
MASSILLON, OHIO 44646

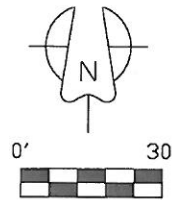
TO WHOM IT MAY CONCERN:

DUE TO CIRCUMSTANCES THAT ARE VERY UNFAVORABLE
TO OUR PLANS, I WISH TO WITHDRAW MY PETITION
FOR A ZONING CHANGE OF 3.3 ACRES ON GLENWOOD AVE.
AT THIS PARTICULAR TIME.

SINCERELY,

Russell E. Draime

RUSSELL E. DRAIME



LOT 89

5/8" IRON BAR
IN MON. BOX FD.

WOODSTONE AVE. N.W. 50'

S 87°49'24" E 174.50'

R=25.00'
D=90°00'00"
A=39.27'
B=N47°10'36"E
C=35.36'

S 87°49'24" E
124.50'

ALPHA ST. N.W. 50'

N 02°10'36" E 138.17'

N 02°10'36" E
75.67'

12' UTIL. ESM/T

30' BLDG. SETBACK

#1530
EX. RESIDENCE

14916.0 S.F.
0.3424 Acres

LOT 90

JOHN L. & PATRICIA ANNE
McCORMICK
DOC. # 201210250049037

N 87°49'24" W
149.50'

S 02°10'34" W
100.67'

P.O.B.
S.E. COR.
LOT 90

PART OF OUTLOT 636

11960.0 S.F.
0.2746 Acres

S 02°10'34" W
80.00'

TRUDY A. LAFFERTY
VOL. 1705 PG. 133

N 87°49'24" W
149.50'

OUTLOT 636
ALEXANDER LOCKHART, ET AL.
DOC. #1997063263

SAN. STM. & UTIL. ESM/T
WEST BROOK ESTATES PH. 3
DOC. #200903250011313

DATA USED:
STARK COUNTY GIS
DEEDS AND PLATS AS SHOWN HEREON

BASIS OF BRARINGS:
02°10'36"E THE CENTERLINE OF ALPHA ST. N.W.
FROM WEST BROOK ESTATES PH 3, AS
RECORDED IN DOC. #200903250011313

BEARINGS AND DISTANCES SHOWN
HEREON ARE FROM RECORD INFORMATION
UNLESS OTHERWISE NOTED

(M) MEASURED
(R) RECORD
(C) CALCULATED

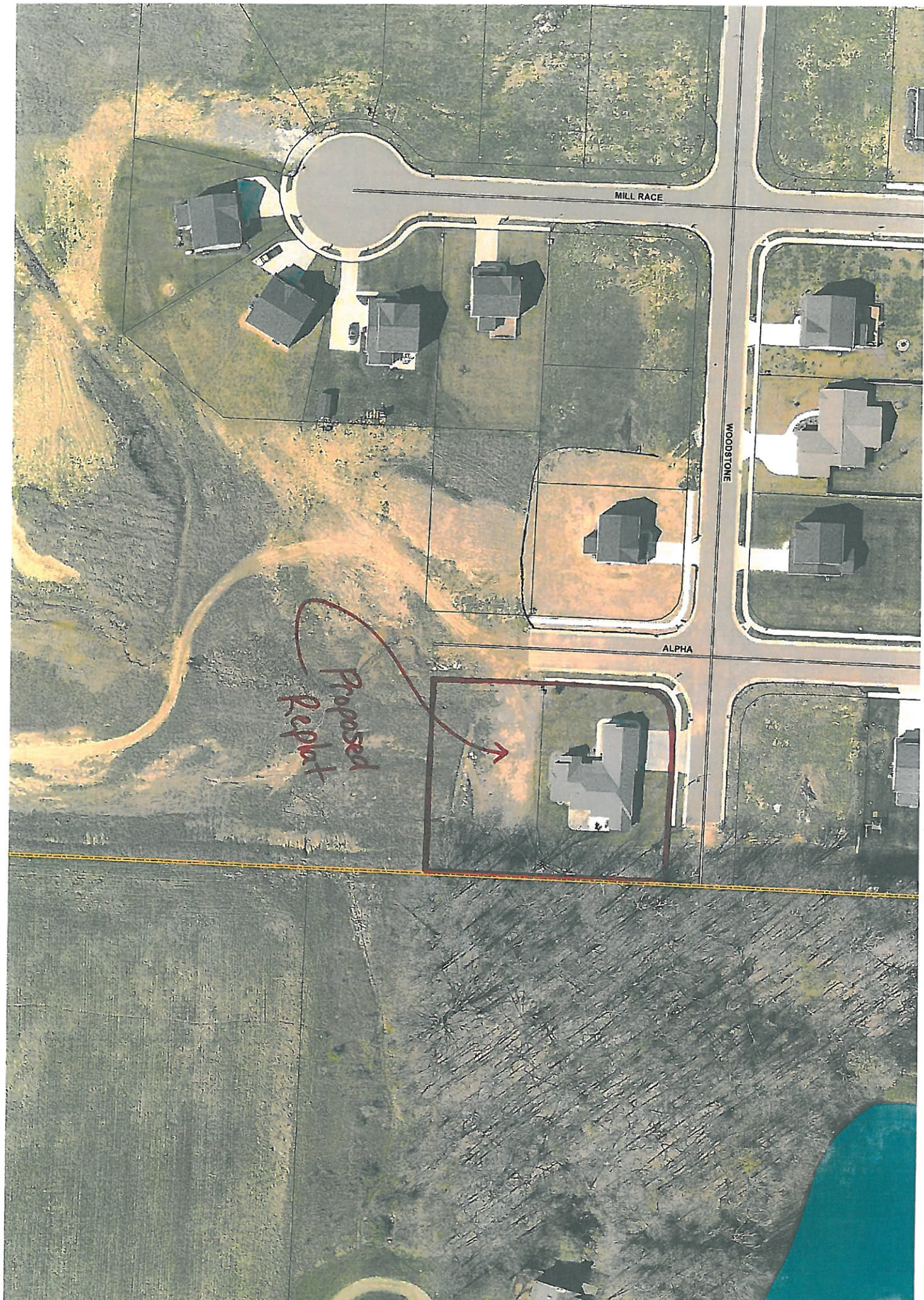
I.B.S. DENOTES 5/8" IRON
BARWITH CAP #7503 SET
I.B.F. DENOTES 5/8" IRON
FOUND



Thomas J. King Jr. 4/24/2013
THOMAS J. KING JR. P.S. #7503 DATE

LOT SPLIT

DATE: 4/24/2013



Massillon Planning Commission
Wednesday, May 8, 2013 at 4:30 p.m.
Getz Building Meeting Room
54 City Hall Street SE

Sign in Sheet

Name:

Address and/or organization

Thomas King

AR Lockhart Development

100 W. Waterloo Rd. Akron

SHAWN JURISCH

30050 CHAGREN BLVD., PAPER PIKE / VINCENNE
COP/STN GRP

BRAD GLOBERG

" " " " " "

Ted Herncane

City of Massillon

Tracy Walter

City Council

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
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Cell: 330-353-1800

Todd Locke, Chairman

1525 Valerie Avenue NE
Massillon, OH 44646
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Work: 493-8866 Ext. 119
*Cell: 330-936-2055
ctlocke@wrladv.com

Ted Miller

453 - 17th Street NE
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tmiller@imaging2000.com

Moe Rickett

118 - 15th Street NW
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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

2540 Fallen Oak Circle NE
Massillon, OH 44646
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*Cell: 330-327-7530
elainem.campbell@cantonmercy.org

Ted Schartiger

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

Bob Richards

1375 Benson Street SW
Massillon, OH 44647
Home: 330-832-9173
rprichards@sssnnet.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: May 8, 2013 @ 4:30

Michelle?
Chairman
of Park Board

Attached please find the updated Replat based upon your comments and our telephone conversation on Friday. We will send you an overnight package with the 5 copies of the plat and the application. Do you need the plat to be signed?

hanks,

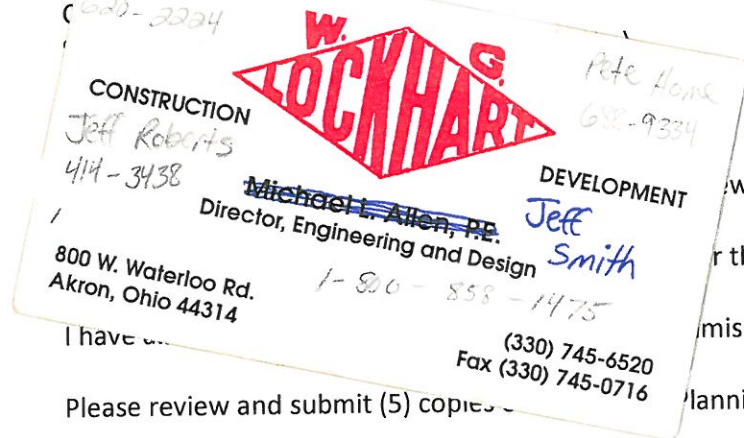
Shawn A Jurisch, P.E.
Visconsi Companies, Ltd.
30050 Chagrin Blvd.
Suite 360
Pepper Pike, OH 44124
T 216.464.5550 x 203
F 216.464.7219

1

From: Jason Haines [mailto:jhaines@massillonohio.com]

Sent: Friday, April 26, 2013 1:18 PM

To: Bob Cell
C 620-2224



lower easement.

for the language, etc.

mission

Planning Commission agenda.

Please review and submit (5) copies

If you have any questions, do not hesitate to call.

Thanks, Jason

Jason Haines
Engineering Technician
City of Massillon
151 Lincoln Way East
Massillon, OH 44646
330_830_1722

From: Shawn Jurisch [mailto:sjurisch@visconsi.com]

Sent: Wednesday, April 24, 2013 9:37 PM

To: Jason Haines

Cc: Keith Dylewski; Saunier, Travis; Brad Goldberg

Subject: RE: Massillon - Walgreens (Comments)

Jason,