

A G E N D A
MASSILLON PLANNING COMMISSION
June 12, 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 May 8, 2013.

2. New Business

Alley Vacation and Replat: Oak Avenue SE

Description: Lots 3454, 3455, 3456, 3457, 17173, Out Lots 59, 60, and 61 to be replatted.

Located on the north side of Oak Avenue SE and south of Tremont Avenue, just east of Independence.

Also included is the vacation of an unnamed, unimproved, 12 foot wide alley located between Tremont Ave. SE and Oak Ave. SE and running in a north/south direction between Oak Ave. and Independence St. The intent is to vacate that portion beginning at the southerly line of Lot 3457 northerly approximately 250 feet to the north line of Out lot 61.

The request is to combine the vacated alley with neighboring lots and replat into (2) new parcels, each with frontage on Independence St. There are existing homes on both parcels and the properties are zoned R-1 single family residential.

Applicant: Floyd and Bonita Barnhart / Milton and Bonnie Baltzly /City of Massillon

Rezoning – 670 17th Street NW – FiberCorr Mills LLC

Property Description: Part of Out Lot 697; further described as the southern portion of the property, from the old railroad bed south to the property lines. Approximately 12 acres total to be rezoned.

Zone Change From: R-1 Single Family Residential

Zone Change To: I-1 Industrial

Applicant: FiberCorr Mills LLC

Proposed Use: Commercial Building Addition

Rezoning – 825 Cherry Road NW – Diversified Glass Co.

Property Description: Part of Out Lot 96; further described as the southern portion of the property. Approximately 0.577 acres total to be rezoned. (see attached map)

Zone Change From: R-1 Single Family Residential

Zone Change To: B-3 General Business

Applicant: Diversified Glass Co. / Sam Daut

Proposed Use: Commercial Accessory Building

Lot Split and Replat: 825 Cherry Road NW

Description: Parts of Out Lots 95 and 96, located on the south side of Cherry Road NW, west of 4th Street. The request is to split a portion of Out Lot 96 and combine it with the lots to the west. The portion to be split is to match the rezoning lines discussed in the previous agenda item. (2) new lots will be created; one with the existing business and outbuildings and the other with the existing home and garage. The area is zoned B-3 Business and R-1 Single Family Residential.

Applicant: Diversified Glass Co. / Sam Daut

3. *Old Business*

MASSILLON PLANNING COMMISSION
May 8, 2013

The Massillon Planning Commission met on May 8, 2013 in the Getz Meeting Room. The following members were present:

Members

Todd Locke, Chairman
Mayor Catazaro-Perry
Elaine Campbell
Ted Schartiger
Ted Miller

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 April 10, 2013. Mr. Miller moved for approval, seconded by Mr. Schartiger, the motion unanimously passed.

The first item under new business was a replat/easement plat located on the corner of Lincoln Way W/1st Street N.W., presented by Mr. Haines.

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

Mr. Haines described the property as consisting of a number of small lots that make up a City block, and is situated within Lincoln Way to the south, 1st Street to the west, Erie Street to the east and Federal Avenue to the north. He stated that the property owners wish to replat these small lots into three (3) new lots. Also included in the replat is a vacation of an existing 12' storm sewer easement and the dedication of a 20' storm sewer easement.

Mr. Locke asked what buildings are to the east, to which Mr. Haines answered, a retail store and the McClymonds Building. Mr. Haines stated that the property owner, Walgreens, is redoing the entire site in preparation for building their new store, which will also clean up boundary lines and existing encroachments.

Mr. Brad Goldberg and Mr. Shawn Jurisch of Greystone Group, 30050 Chagrin Blvd, Pepper Pike, Ohio, were there to represent this request. Mr. Goldberg stated that they are deeding property to the other owners to cleanup encroachments and property lines.

With no further questions or comments, Ms. Campbell moved for approval, seconded by Mr. Miller, the motion unanimously carried.

The next item on the agenda was a lot split/replat located on Alpha Street NW, presented by Mr. Haines.

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

Mr. Haines described the property as being located in the Westbrook Allotment on the southeast corner of Woodstone Avenue NW and Alpha Street NW. He said that it is the owner's intention to buy an additional lot, 80' x 149.5', in order to enlarge his current lot. Mr. Haines also stated that there is not a roadway fronting this property so it is not considered a buildable lot.

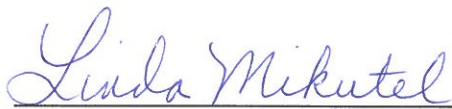
Mr. Thomas King of A.R. Lockhart Development, 800 West Waterloo Road, Akron, Ohio, was there to represent this request. He had nothing to add to Mr. Haines presentation. Mr. Haines asked if he will be proposing to build on this lot in the future to which Mr. King replied no, he simply wants the extra lot as separation from any more development.

Mr. Locke then explained that should the owner decided to build, he would be required to submit a replat and present his request before the Planning Commission.

With no further questions or comments, Mr. Miller moved for approval, seconded by Ms. Campbell, the motion unanimously carried.

With no further business, Mr. Miller made the motion to adjourn, seconded by Ms. Campbell. The meeting adjourned at 4:40 p.m.

Respectfully submitted,



Linda Mikutel, Commission Clerk

ALLEY VACATION PETITION

Date: May 29, 2013

Honorable City Council, Massillon, Ohio

We, the undersigned, owners of those lots abutting an unnamed, unimproved, 12 foot wide alley located between Tremont Avenue SE and Oak Avenue SE and running in a north/south direction between Oak Avenue SE and Independence Street SE, do hereby petition your honorable body to vacate that portion beginning at the southerly line of Lot 3457 going northerly approximately 250 feet to the north line of Out Lot 61.

Upon approval of City Council, the applicant is required to hire a surveyor to prepare and submit a survey plat, which will be recorded at Stark County at the applicant's expense.

Owners	Signature	Parcel/Lot No.(s)
Floyd O. Barnhart Bonita K. Barnhart 1214 Oak Avenue SE	<i>Floyd O. Barnhart</i> <i>Bonita K. Barnhart</i>	06-19269 OL 59-.50A; OL 60-.50A; OL 61-2.00A
Milton Baltzly, IV Bonnie A. Baltzly 1161 Independence Street SE	<i>Milton Baltzly IV</i> <i>Bonnie Baltzly</i>	06-19161 17173 WH (.28A)
Massillon City Land Reutilization Independence Street SE	<i>Tim Horn</i> CD DIRECTOR	06-07613 3454 WH
Massillon City Land Reutilization Independence Street SE	<i>Tim Horn</i> CD DIRECTOR	06-11421 3455 WH
Massillon City Land Reutilization Independence Street SE	<i>Tim Horn</i> CD DIRECTOR	06-11422 3456 WH
Massillon City Land Reutilization Independence Street SE	<i>Tim Horn</i> CD DIRECTOR.	06-11423 3457 WH

I hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true and correct.

5-30-2013

Date

Floyd O. Barnhart
Bonita K. Barnhart

Applicant

Subscribed and sworn to before me this 30 day of MAY A.D., 2013.

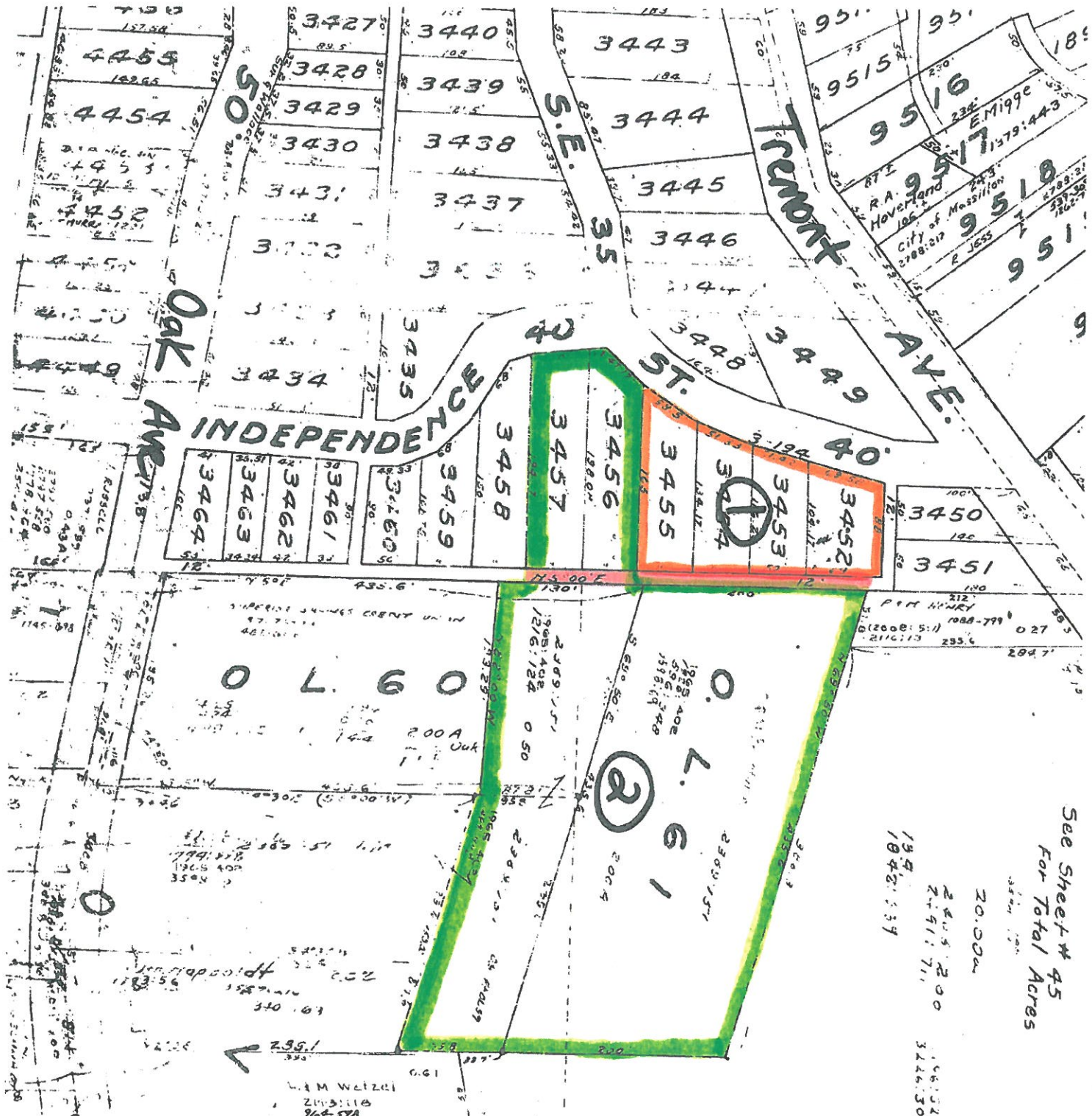
My commission expires JUNE 30, 2014



Darin G. Strock

Notary Public

DARRIN G. STROCK



See Sheet # 45
For Total Acres

20.004
24.5200
241.711
344.30
194.234
184.234

W. M. Wetzel
2103 110
964-571



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

670 17th St NW Massillon, Ohio 44647

between Lincoln Way Street and Wooster on the

East side of the street, and is known as Lot(s) Number 697

. The property to be rezoned has a frontage of 933.40

feet and a depth of 799.61 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.)

N/A

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

Name: FiberCorr Mills LLC

Address: 670 17th St NW

City/State/ZIP: Massillon, Ohio 44647

Owner's Signature: _____

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

From: R-1

To: I-1

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

Continuation of Expansion of Existing Building to South to
Comply with Zoning Codes

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

80' x 160' Pre-Engineered Metal Building - Motor Storage
Building Connected to Existing Facility

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:

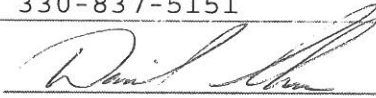
- A copy of the meeting notice listing the date, time, place, and purpose of the meeting.
- A listing of those persons, businesses, and organizations, receiving notice of said meeting.
- A copy of the sign in sheet from said meeting.
- Copies of any documents, hand-outs, and other materials distributed at said meeting.

10. Applicant's Name: FiberCorr Mills LLC

Address: 670 17th St NW

City/State/ZIP: Massillon, Ohio 44647

Telephone Number: 330-837-5151

Applicant's Signature:  PRESIDENT

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

Exhibit "A"

Legal Description


Instr: 200712040063566
P: 19 of 20 F: \$172.00 12/04/2007
Rick Campbell 9:49AM A/RE
Stark County Recorder T20070052882

File Number 036888

Situated in the City of Massillon, County of Stark and State of Ohio:

And known as and being Out Lot Number Six Hundred Ninety-seven (697) in the City of Massillon as shown on the plat recorded on March 13, 1996, in Plat Book Volume 61, Page 125, of the Stark County Records. Containing 28.83 acres more or less.

Formerly known as: Part of Out Lot Number 91; Out Lot Number 92, Out Lot No. 103, Out Lot Number 105, Lot 9809, and part of Out Lot Number 106; part of Out Lot No. 27; and Out Lot No. 104, in the City of Massillon, Stark County, Ohio.

END OF LEGAL DESCRIPTION

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE RECORDS OF THE CITY OF MASSILLON, OHIO, AND BEING ALL OF MASSILLON CITY LOT 9809 AND ALL OF OUT LOTS 92, 91, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

RONALD P. DOWD, P.E. 6175 DATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNERS OF THE SAME TO BE THEIR FREE ACT AND DEED AND NO OTHERS DEDICATE THE STREETS SHOWN HEREON TO PUBLIC USE FOREVER.

WITNESSES

DATE

STATE OF OHIO

BEFORE ME, NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____, who acknowledged that they did sign the foregoing instrument and that it was executed by them for the purposes and consideration therein expressed, and that they were not under any legal disability at the time of signing the same, and that they were not coerced, unduly influenced, or otherwise defrauded in the execution of the same.

NOTARY PUBLIC

MY COMMISSION EXPIRES

APPROVED BY THE CITY COUNCIL OF MASSILLON, OHIO, BY ORDINANCE NO. _____ PASSED THIS _____ DAY OF _____, 19____.

CHAIRMAN

SECRETARY

PRESENT

CLERK

ENTERED FOR TRANSFER THIS _____ DAY OF _____, 19____.

RECEIVED FOR RECORD THIS _____ DAY OF _____, 19____.

RECORDED IN PLAT BOOK _____ PAGE _____.

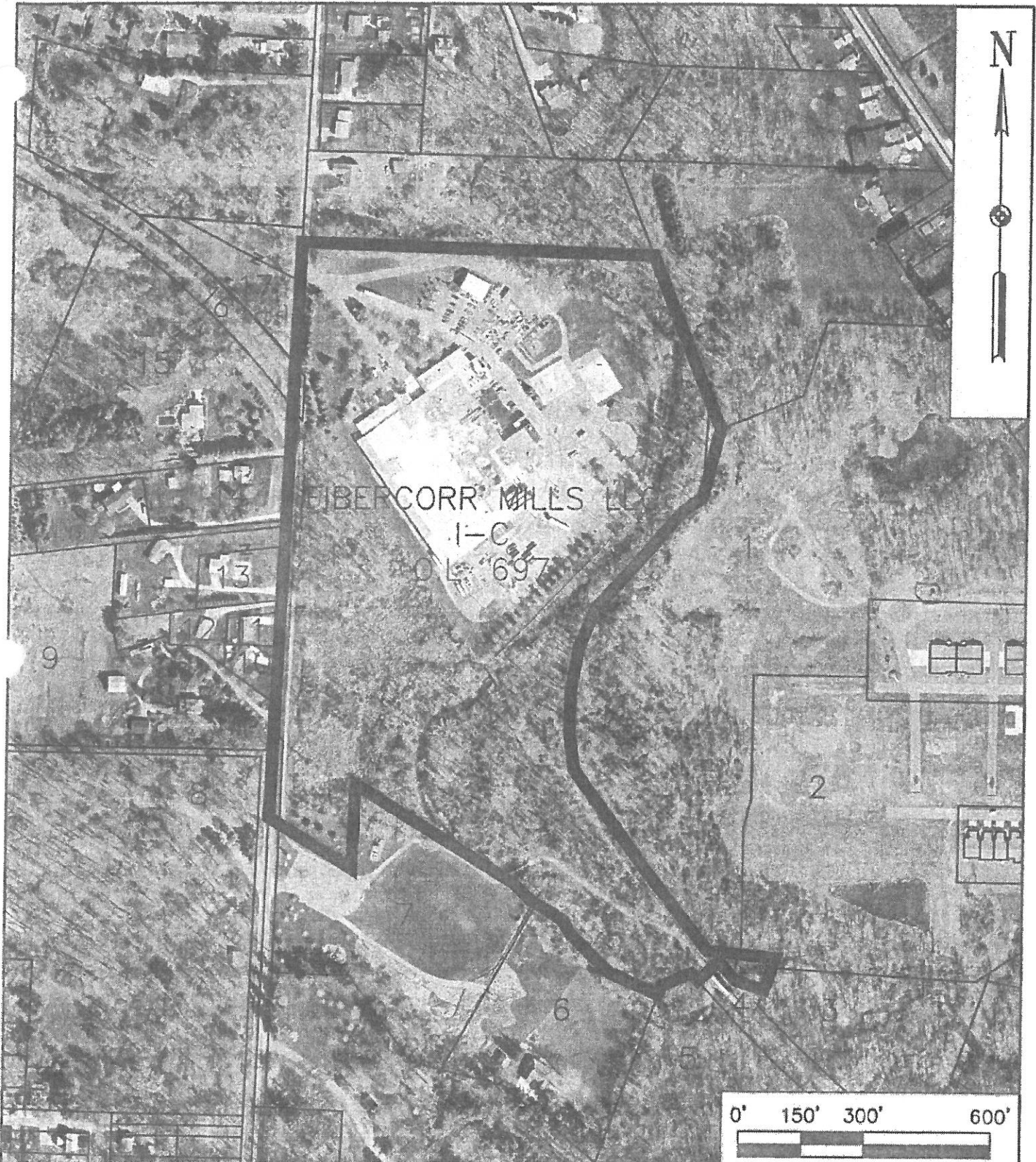
MASSILLON CITY ENGINEER

MASSILLON CITY ENGINEER

STARKE COUNTY RECORDER

NOTES:
0 DENOTES 1/2" IRON BAR WITH H&B GAP TO BE SET (UNLESS OTHERWISE NOTED).
* DENOTES PROPERTY MARKER FOUND AS NOTED

DATE USED:
MASSILLON 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 00, 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 00, 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 00, 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 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68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 00, 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 00, 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67,



R:\STARK\CITY\MASSILLON\21\RBS17SLD\PROPERTY OWNERS ADJACENT.DWG

PROPERTY OWNERS
FIBERCORR MILLS LLC

O.L. 697

LOCATED IN SECTION 21 OF THE CITY OF MASSILLON
STARK COUNTY, OHIO



HAMMONTREE & ASSOCIATES, LIMITED
ENGINEERS, PLANNERS, SURVEYORS

5233 STONEHAM RD. NORTH CANTON, OH 44720
PHN: (330) 499-8817 FAX: (330) 499-0149
TOLL FREE: 1-800-394-8817
www.hammontree-engineers.com

Fiber Corr is requesting the change in zoning for the expansion and growth of business. Fiber Corr has worked with the neighbors to try and make the transition from residential to business property a convenience for everyone. The wood buffer to the south and the west of the property will remain and maintained.

FiberCorr Mills LLC

670 17th St NW

Massillon

Zoning Change

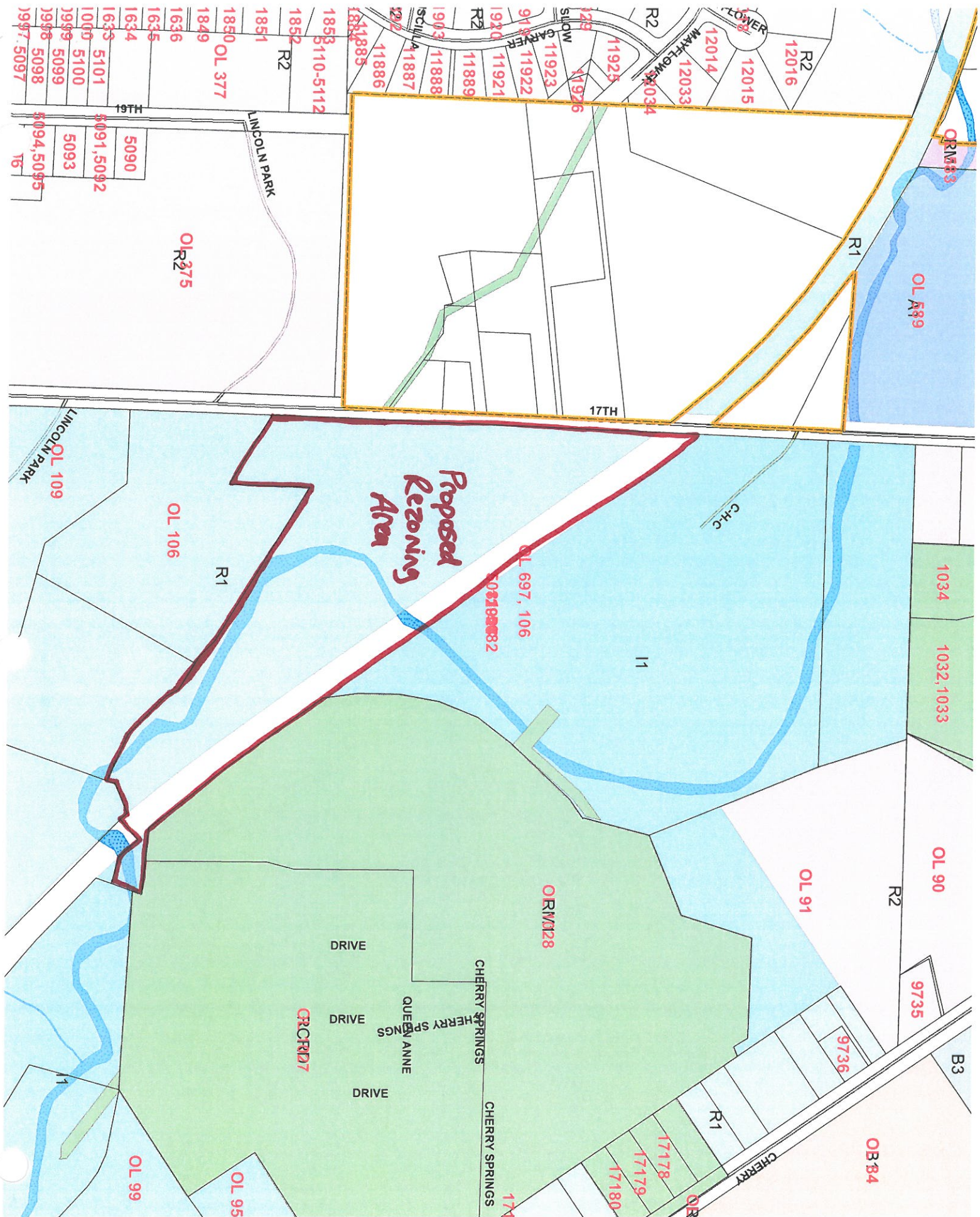
From R-1

To 1-1

Name	Address	Signature
Danna J. Isom	595 17 th ST. N.W. MASSILLON 44649	Danna J. Isom
Sarold S. Isom	621 17 th ST. N.W. MASSILLON	Sarold S. Isom
Daniel E. Hartman	581 17 th ST. N.W. MASSILLON	Daniel E. Hartman
BRUCE B. VANNEST	479 MONROE NW MASSILLON 44647	Bruce B. VanNest
Antonia Williams	802 Lincoln ST NW Massillon 44647	Antonia Williams
DACE ASMITH	625 17TH ST NW MASSILLON 44647	Dace Asmith
Jack Miller	675 17 th St NW Massillon 44647	Jack Miller
David Stearns	Heaps Springs	David Stearns

5-25-13
5-25-13
5-25-13
5-25-13
5-28-13
5-28-13
5-28-13
5-29-13

88.





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

825 Cherry Rd. N.W.
between Guy St. Street and Cable Court on the
South side of the street, and is known as Lot(s) Number 96
The property to be rezoned has a frontage of 9.58
feet and a depth of 86²⁰ 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.)

0.577 AC to B-3
0.282 AC to remain R-1

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

Name: Sam Daut
Address: 835 Cherry Rd. N.W.
City/State/ZIP: Massillon, Ohio, 44647
Owner's Signature: Sam Daut

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

From: R-1
To: B-3

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

Property to merge with Diversified Glass
as additional Shop, Storage + Retail.

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

- NONE - Existing Building on property
approx. 40' x 32'

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: Sam Daut

Address: 835 Cherry Rd N.W.

City/State/ZIP: Massillon, Ohio 44647

Telephone Number: 330-833-8634

Applicant's Signature: Sam Daut

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

PETITION FOR ZONING CHANGE
CITY OF MASSILLON, OHIO

I, Sam Daut, intend to make application to
the City of Massillon to change the zoning of the following described property from
R-1 zone to B-3 zone.

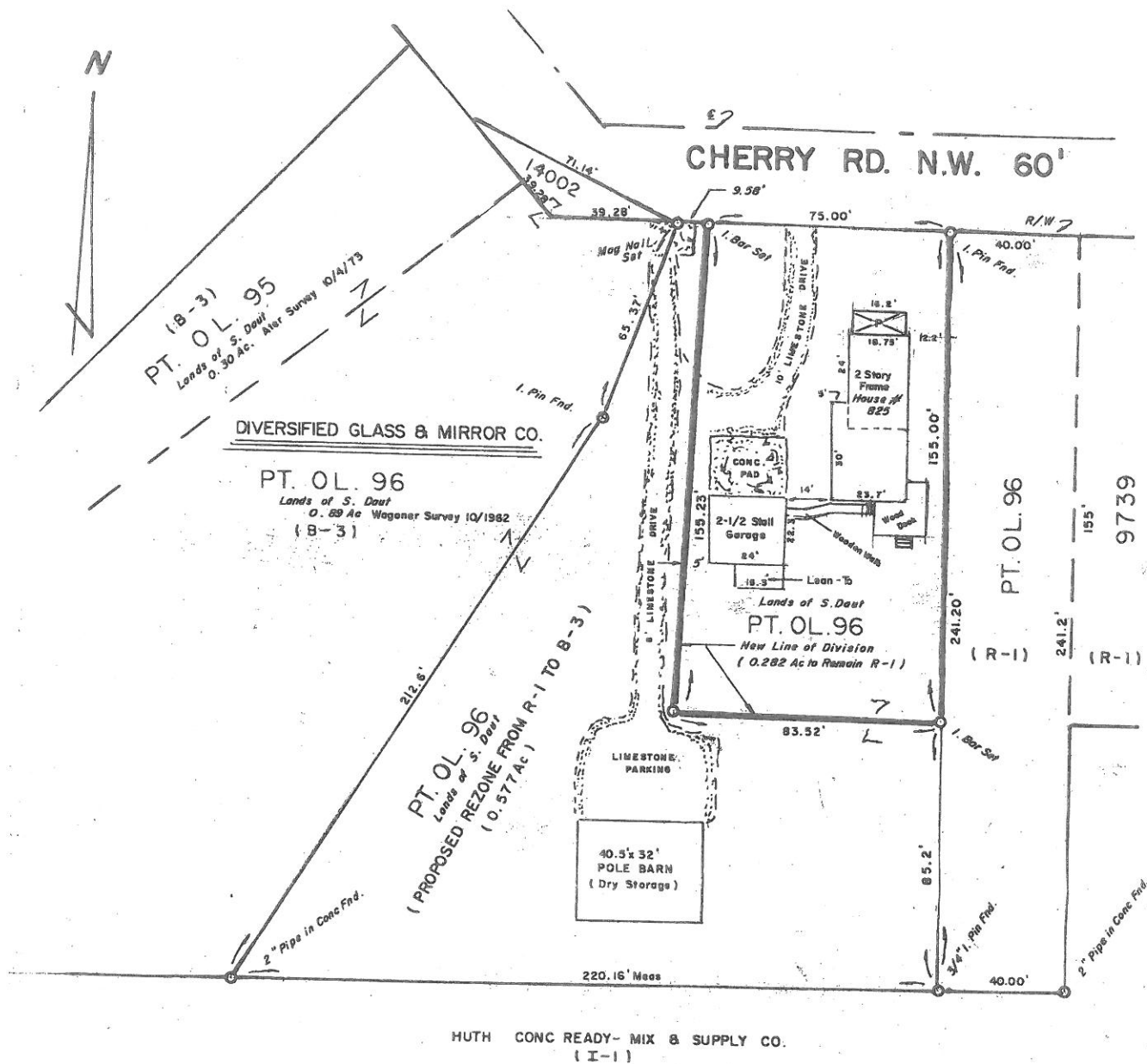
Address/Location: 825 Cherry Road NW

Property Description /Lot Nos. 96

It is required that a petition filed in support of the zone change application be signed by the owners of a majority of the properties lying within 300 feet of any part of the area sought to be rezoned.

The following parcels of land, the owners and addresses thereof are as they appear on the Stark County Auditor's current tax list. The signatures contained below indicate support of this application for zone change.

LOT NO.	OWNER OF PROPERTY	ADDRESS OF OWNER	OWNER'S SIGNATURE	DATE SIGNED
615752 96	SAM DAUT	835 CHERRY	Sam Daut	4/13
615146 95	Russell Pugh	849 Cherry	Russell Pugh	4/13
615146 95	Esther Pugh	849 Cherry	Esther Pugh	4/13
608669 96	Lucille Davis	819 Cherry	Lucille Davis	4/13
600579	Pat Clendenen	807 Cherry	Patricia Clendenen	4/13
605446	MUTH REAR W/ 501 5TH ST N.W.		Robert Muth	4/13
606307	Maria Shilling	861 Cherry Rd NW	Maria Shilling	5-11-13
604613	J. Collins	456 Cherry Rd NW	James Collins	5-11-13
604613	Kelly Collins	456 Cherry Rd NW	Kelly Collins	5-11-13
610723	Lanna Chavez	625 Guy St NW	Lanna Chavez	5-11-13
600437	W. ALLEN CRAWFORD	612 GUY ST NW	W. Allen Crawford	5-12-13
612693	Ruby Lambert	618 Guy St NW	Ruby Lambert	5-15-13



MAP OF SURVEY FOR PROPOSED ZONE CHANGE OF PART OF O.L. 96

Being part of Out Lot 96, in the City of Massillon, County of Stark, Ohio. Located at House # 825 - Cherry Road N.W. & property now owned by S. Daut. The sole purpose of this map is to show the improvements as they exist, and if approval granted a replat of property will follow

SCALE: 1" = 30'



DATE: MAR. 8, 2013

Orville R. DeBos, Jr.
Orville R. DeBos, Jr.
Reg. Surveyor # 5823

**FOR: DIVERSIFIED GLASS & MIRROR CO.
SAM DAUT - OWNER**

ORM128

CRCD7

OL 95

9738

R1

OL 96
B3

*Proposed
Rezoning
Area*

11

OL 99

R1

9739

97409741 9742

9743

974

CHERRY

GUY

2861

2863

2864

2874

2873

2875

R1

2872

2871

2518

2519

2520

2521

2522

14379

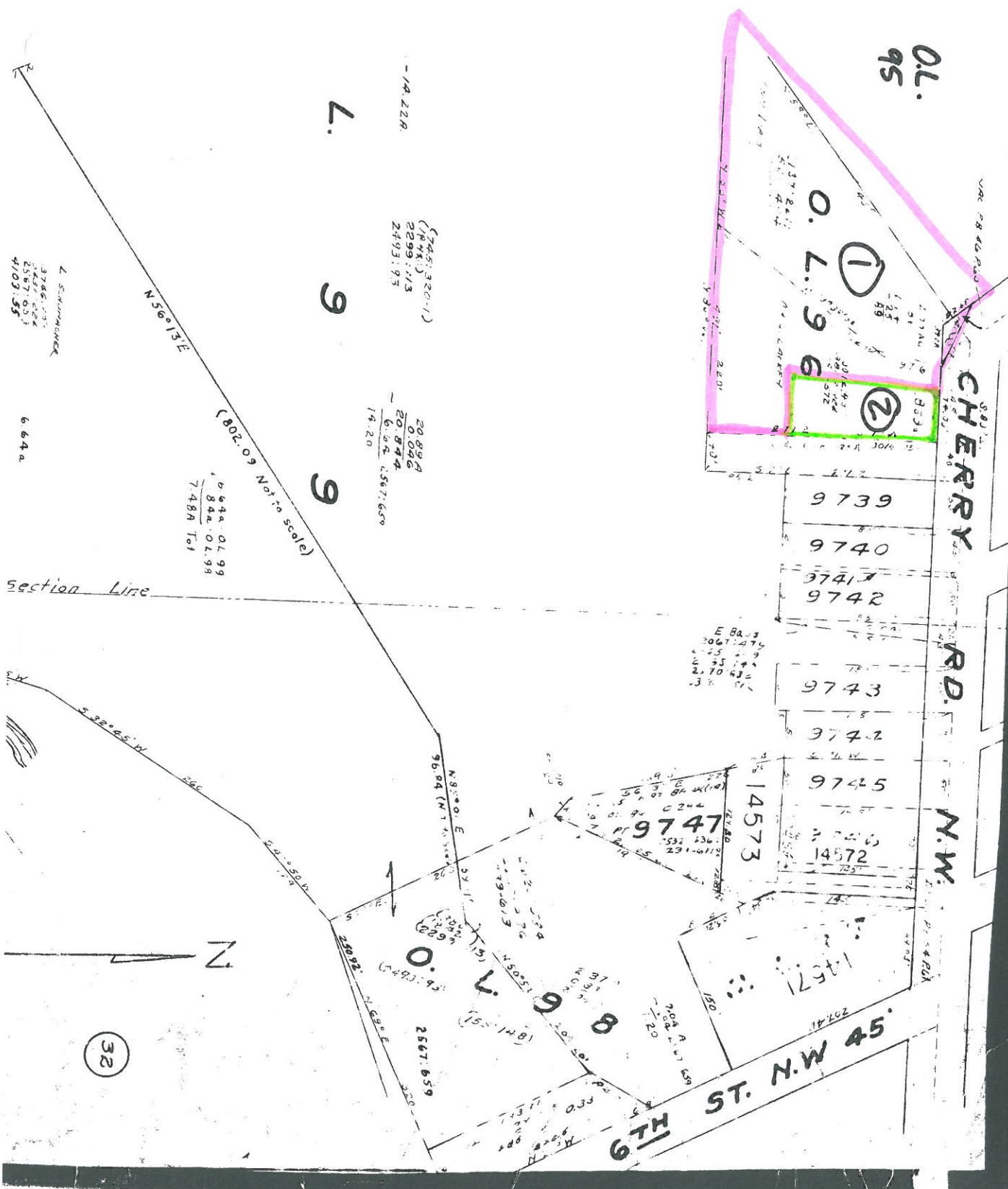
2501

2500

2499

249





I HEREBY CERTIFY THAT THIS PLAT OF LANDS OWNED BY FIBERCORR, INC. LOCATED IN THE CITY OF MASSILLON, COUNTY OF STARK AND STATE OF OHIO AND BEING ALL OF MASSILLON CITY LOT 9809 AND ALL OF OUT LOTS 92, 103, 104, & 105 AND PART OF OUT LOTS 27, 91, & 106, REPRESENTS A SURVEY MADE BY ME WHICH BALANCES AND CLOSES, THAT THE MONUMENTS SHOWN HEREON EXIST OR SHALL BE SET AS SHOWN AND THAT DIMENSIONAL AND GEOMETRIC DETAILS ARE CORRECT.

RONALD P. DOHY, P.S. 6175

DATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT, DO HEREBY ACKNOWLEDGE THE MAKING OF THE SAME TO BE THEIR FREE ACT AND DEED AND DO HEREBY DEDICATE THE STREETS SHOWN HEREON TO PUBLIC USE FOREVER.

WITNESS

OWNERS

DATE

STATE OF OHIO
COUNTY OF STARK

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE SIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT, WHO ACKNOWLEDGE THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT IT WAS THEIR FREE ACT AND DEED ACCORDING TO LAW. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY SEAL AT _____, OHIO, THIS _____ DAY OF _____, 1995.

NOTARY PUBLIC

MY COMMISSION EXPIRES

APPROVED BY THE CITY OF MASSILLON PLANNING COMMISSION THIS _____ DAY OF _____, 19____.

CHAIRMAN

SECRETARY

ACCEPTED BY THE CITY COUNCIL OF MASSILLON, OHIO, BY ORDINANCE NO. _____ PASSED THIS _____ DAY OF _____, 19____.

PRESIDENT

CLERK

LOT NUMBERS

ASSIGNED BY MASSILLON CITY ENGINEER.

MASSILLON CITY ENGINEER

ENTERED FOR TRANSFER THIS _____ DAY OF _____, 19____.

STARK COUNTY AUDITOR

RECEIVED FOR RECORD THIS _____ DAY OF _____, 19____.
RECORDED IN PLAT BOOK _____, PAGE _____.

STARK COUNTY RECORDER

NOTES:

- DENOTES 1/2" IRON BAR WITH H&A CAP TO BE SET (UNLESS OTHERWISE NOTED).
- DENOTES PROPERTY MARKER FOUND AS NOTED

BASIS OF BEARINGS:

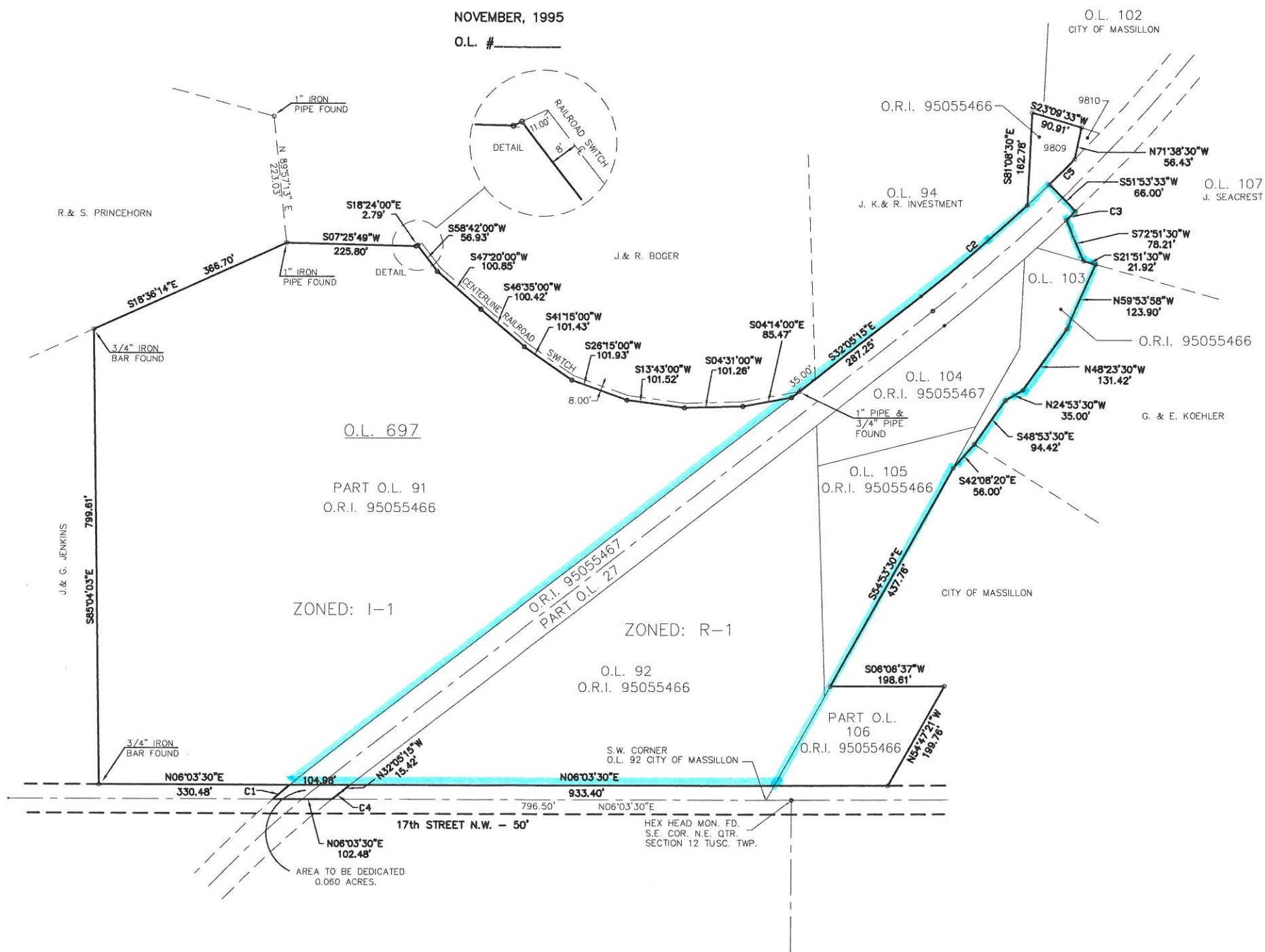
N 06°03'30" W, THE CENTERLINE OF 17TH STREET N.W., THE WEST LINE OF SECTION NO.7 (T-10, R-9) THE WEST LINE OF PERRY TOWNSHIP, AND A WEST CORP. LINE OF THE CITY OF MASSILLON FROM A DEED RECORDED IN VOL. 3251 PAGE 24 OF THE STARK CO. DEED RECORDS.

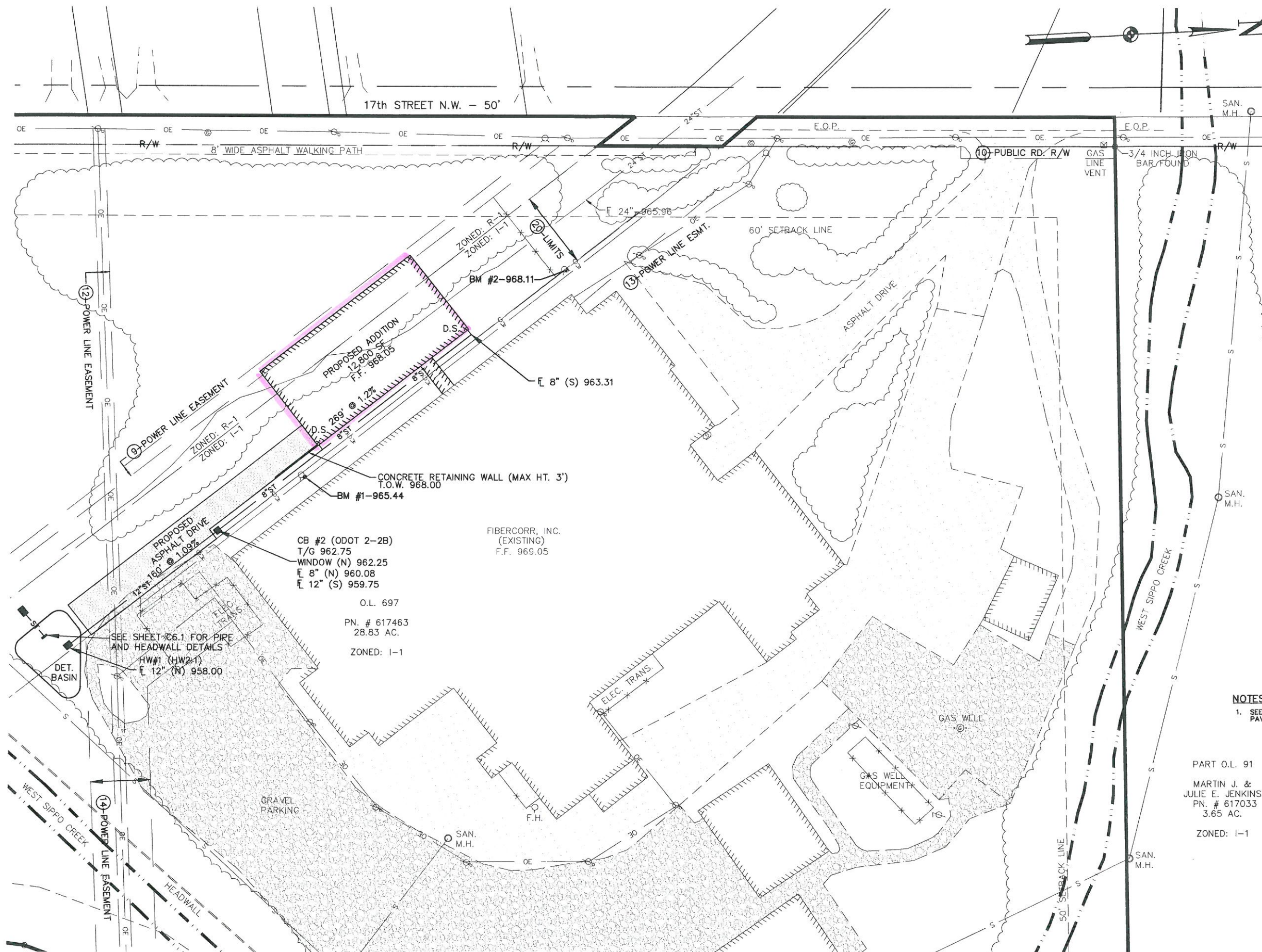
FIBERCORR, INC.

REPLAT AND DEDICATION
LOCATED IN THE CITY OF MASSILLON,
COUNTY OF STARK, STATE OF OHIO
AND BEING ALL OF MASSILLON CITY LOT 9809
AND ALL OF OUT LOTS 92, 103, 104 & 105
AND PART OF OUT LOTS 27, 91, & 106

NOVEMBER, 1995

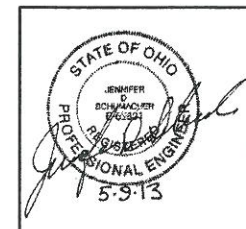
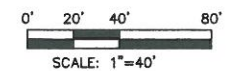
O.L. # _____





1. SEE SHEET C7.1 FOR NOTES AND PAVEMENT DETAILS.

PART O.L. 91
MARTIN J. &
JULIE E. JENKINS
PN. # 617033
3.65 AC.
ZONED: I-1



SITE UTILITY PLAN
BUILDING ADDITION
FOR: FIBERCORR MILLS, LLC
LOCATED ON O.L. 697 IN THE CITY OF MASSILLON
STARK COUNTY, OHIO

C4.1



HAMMONTREE & ASSOCIATES, LIMITED
ENGINEERS, PLANNERS, SURVEYORS
 5233 STONEHAM RD. NORTH CANTON, OH 44720
 PHN: (330) 499-8817 FAX: (330) 499-0149
 TOLL FREE: 1-800-394-8817
www.hammontree-engineers.com

DESIG BY:	BAB	REV. BY:	_____	DATE:	_____	DESC:	_____
DRWN BY:	BAB	REV. BY:	_____	DATE:	_____	DESC:	_____
CHKD BY:	JDS	REV. BY:	_____	DATE:	_____	DESC:	_____
FLD BK:	584	REV. BY:	_____	DATE:	_____	DESC:	_____
BK PG:	44-47	REV. BY:	_____	DATE:	_____	DESC:	_____
DATE:	05/07/13	R:\STARK\GITA\WASS\40N\21\BBS\75LD\2013-5-6 BASE.DWG					

ISSUED DATE: 05-09-13

Sign in Sheet

Address and/or organization

Lissell Puff 849 Cherry Rd. No. 2

Thad Bonhuet 1214 OAK ST. SE

Sam Card 835 Cherry Rd. N. 4

SIRAN ROSKMTN

11227 FORTY CORNERS

David Sheen

670 17TH NW, MASSILLON
COUNCILMAN WARD 5

Fiber Optic Mics, etc

DONNIE PETERS JR.

P.O. Box 894 MASSILLON

CITY COUNCILMAN W-S

2013 PLANNING COMMISSION

yes
Mayor Kathy Catazaro-Perry

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

yes
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~~

yes
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

yes
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

no
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

yes
337 Sandy Avenue NE
Massillon, OH 44646
Home: 330-837-2285
Cell: 330-323-3247
tigergal65@aol.com

Bob Richards

yes
1375 Benson Street SW
Massillon, OH 44647
Home: 330-832-9173
rprichards@sssnet.com

Jaime Darr

no
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: *June 12, 2013*