A G E N D A

MASSILLON PLANNING COMMISSION

January 8, 2014 **4:30 P.M.**

City Council Chambers
1 James Duncan Plaza, Massillon

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

1. ***Approval of the Minutes for the Commission Meeting of October 9, 2013.***

2. ***New Business***

Replat / Renumbering Plat: #39 26th Street NW

Description: Platted lots 13268, 13269, 13270, located on the west side of 26th Street NW, just north of Main Ave / Millersburg Rd. The request is to combine the parcels into one new lot with a total of 0.378 acres. There is an existing home and out buildings on the property. The area is zoned R-1 Single Family Residential.

Applicant: James Winter

Replat / Dedication Plat: #1306 17th Street SW

Description: Out Lots 282 and 283, located on the east side of 17th Street SW, just north of Finefrock Road / Route 241. The request is to combine the parcels together to create one lot with a total of 3.088 acres. There is an existing home and several out buildings on the property. Also included is the dedication of right of way for existing 17th Street roadway areas. The property is zoned R-1 Single Family Residential.

Applicant: Jamie Gresser

Replat / Renumbering Plat: Harsh Avenue SE

Description: Part of Out Lot 338, located on the Southeast corner of Hess Blvd. / Tremont Avenue intersection. This was formerly part of Kiwanis park. When Hess Blvd was constructed in the 1970's, it caused the property to be split. This residual piece was leftover of approximately 0.48 acres. Currently the property is vacant and is zoned R-1 Single Family Residential.

Applicant: Gary Holderbaum / City of Massillon

Replat / Lot Split: #650 Kaymont Street SE

Description: Parts of Out Lots 312 and 461, located on the south side of Harsh Ave SE, just east of Kaymont Street. This is a larger parcel of more than 40 acres. Part of the property is zoned A-1 Agricultural and part is zoned I-1 Industrial. The request is to split off approximately 2.25 acres from the northwest corner of the property which is zoned I-1 Industrial. There is an existing home and several out buildings on the property.

Applicant: Robin and Debra Warstler

Replat / Lot Split: Cherry Springs

Description: Out Lots 1027 and 1028 and Lots 17179 and 17180; located on the south side of Cherry Road NW, west of Guy Street. This the current site of the Cherry Springs Condominium development. The request is to replat the entire property and change the interior lot lines of the subdivision. Total acreage is 36.75 acres. This property is zoned RM-1 Multi Family and R-CRD Condominium Residential. A rezoning may be necessary to complete this project.

Applicant: Cherry Springs of Massillon LLC

Rezoning – University Drive SE

Property Description: Address 2550 University Drive SE, also known as Out Lot 737 in the City of Massillon. Total of 19.822 acres to be rezoned. This is the site of the former Ashland University facilities.

Zone Change From: R-3 Single Family Residential

Zone Change To: RM-1 Multi Family Residential

Applicant: Lemmon and Lemmon Inc.

Proposed Use: The applicant proposes to rezone this land to RM-1 Multi Family Residential for the construction of a 122-unit senior living facility consisting of apartments and assisted living units.

3. ***Old Business***

MASSILLON PLANNING COMMISSION
October 9, 2013

The Massillon Planning Commission met on October 9, 2013 in the Getz Meeting Room. The following members were present:

Members	***Staff***
Todd Locke, Chairman	Keith Dylewski
Mayor Kathy-Catazaro-Perry	Ted Herncane
Director Al Hennon	Jason Haines
Ted Miller	Linda Mikutel
Elaine Campbell	
Ted Schartiger	
Bob Richards	
Jaime Darr	

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 August 14, 2013. Mr. Miller moved for approval, seconded by Mr. Schartiger, the motion unanimously passed.

The first item under new business was a lot split/replat located on Deerford Avenue NW, presented by Mr. Haines.

Lot Split/Replat: Deerford Avenue NW
Description: Part of Out Lot 780; located on the west side of Deerford Avenue NW, north of Millersburg Road. The request is split a 2.514 acre parcel out of the existing 83 acre tract. There is an existing home on the parcel, and the area is zoned A-1 Agricultural.
Applicant: Hammer Family Revocable Trust

Mr. Haines described the 80 acre parcel located at the edge of Massillon's corporation line. He explained that the entire property is zoned A-1 Agricultural and that it is the owner's intention to split a 2.5 acre parcel on which a house is located.

The owner, Mr. Steve Crescenze, 2911 List NW, Massillon, was present. He stated that this property was his in-laws who have passed away and he now wishes to sell the home. He noted that there is also a pole building which the new owners wish to purchase along with the house.

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

The next item on the agenda was a request to vacate an alley, presented by Mr. Haines.

Alley Vacation Request: 7th Street NE

Description: An unnamed, unimproved, 10-foot wide alley located between Cherry Road and Andrew Avenue NE and running in a west/east direction between 7th Street NE and 8th Street NE. The request is to vacate the entire alley between 7th and 8th Streets and replat the property into the adjoining lots. The area is zoned R-1 Residential.
Applicant: Douglas & Krista Garner, David Ragle, Ronald & Nancy Rocco, KathleenWarner

Mr. Haines presented an aerial photo that showed the location of the alley requested to be vacated. He pointed out that there was a mistake on the petition that described the alley as being unimproved. The alley is paved and is currently being used by the four homes that abut the alley. He stated that all four homeowners have signed the vacation petition.

Mr. Douglas Garner, 432 7th Street NE, Massillon, was present as the applicant of the petition. He said it was the petitioners intention to close off one end of the alley, resurface it and use it as a private drive in order to make it safe for their children. He stated that the alley would be divided and surveyed into the four homeowners parcels.

Mr. Locke asked Safety-Service Director, Mr. Hennon, if he had any concerns to which he replied, no.

Ms. Campbell asked who would be responsible to maintain the alley to which Mr. Locke answered that it would become private property and the property owner's responsibility to maintain.

Mr. Locke then asked if Mr. Haines had any concerns. Mr. Haines suggested that a Private Drive sign should be installed.

Mr. Haines stated that this request will need Council's approval and the applicant should not have the survey done until he receives Council's approval.

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

The next item on the agenda was a final plat for County View Meadows, presented by Mr. Haines.

Final Plat: Country View Meadows Phase 1

Description: Part of Out Lot 499; located on the East side of Kelly Street SW, south of Carlene Avenue. The request includes the extension of Linda Lane SW and platting of 10 new residential lots. Also to request a grading easement over Out Lot 499 (City of Massillon). The area is zoned R-3 Residential. Applicant: Faircrest Properties/Crockett Homes

Mr. Haines stated that this parcel was formerly known as Country View Estates #6 and is now known as County View Meadows Phase 1. It is currently vacant, wooded land and the developer has requested to extend Linda Lane and plat 10 (ten) new residential lots.

Mr. Locke asked if the lots meet frontage requirements, to which Mr. Haines replied that yes, they did.

Mr. Haines noted the shaded area on the plat as a detention basin and drainage easement. He explained that part of that easement is located north of Massillon City's Community Park and will require some grading work. The applicant must get the City of Massillon Park's Board approval for this easement.

Mr. Locke asked who does the grading work and is there any cost to the City, to which Mr. Haines replied that the developer will do all the work required at no cost to the City.

Mr. Bob Allison of Civil Design Associates, 1760 Brightwood Road S.E., New Philadelphia, was present as a representative to the applicant. He stated that his firm has completed construction plans for all five (5) phases of this development, and that he has had a review with the City Engineer who had a few minor changes which he would address.

With no further questions or concerns, Mr. Richards moved for approval, seconded by Mr. Miller, the motion unanimously passed.

The next item on the agenda was a replat on Kenyon Creek Avenue NW presented by Mr. Haines.

Replat: Kenyon Creek Avenue NW
Description: Lots 16733, 16734, 16735, 16736; located on the south side of Kenyon Creek Avenue, west of Wood Creek Circle. The request is to replat the 4 lots into 3 new building lots. Currently the property is vacant and is zoned R-1 Residential. Applicant: AR Lockhart Development

Mr. Haines described these lots as being in the Kenyon Creek Allotment located south of Wooster Road. He stated that there are four (4) existing lots with a 65 foot frontage and the applicant wishes to replat them into three (3) larger lots with an 85 foot frontage. All the lots are currently vacant and the R-1 Residential zoning does not change.

Mr. Thomas King of AR Lockhart Development, 800 W. Waterloo Road, Akron, represented this request. He had nothing to add to Mr. Haines presentation.

With no questions or concerns, Ms. Campbell moved for approval, seconded by Mr. Schartiger, the motion unanimously passed.

The final item on the agenda concerning 1860 Erie Street South was presented by Mr. Herncane.

Land Use Subject to special approval by Planning Commission – 1860 Erie St. South
Property Description: Property is designated as 1860 Erie Street South, known as Out Lot 698, approximately 5.85 acres. The zoning of the property is currently I-1, Light Industrial.
The applicant wishes to construct an auto repair business on this site, which is a permitted use subject to special approval from the planning commission. Section 1169.03 (attached) lists the conditions required for such approval. Applicant: Chris Burns

Mr. Herncane described the property as being located on Erie Street South between Beiter Monument and the cemetery. He stated that the applicant wants approval per Section 1169.03(a), "Principal Uses Permitted Subject to Special Conditions", to build an auto body shop on the northern most portion of Out Lot 698. The property is currently zoned I-1, Light Industrial.

The applicant, Mr. Chris Burns, 2105 Winfield Way N.E, Canton, was present. He stated that he currently owns The Shop located in Canton and has three (3) employees. It is his intention to live in the home on the property and construct a body shop. He estimates the time frame to be 90-120 days after a site plan review.

Mr. Locke asked if his new facility would be completed enclosed, to which Mr. Burns replied that it would. Mr. Haines stated that a layout for the building would be presented at the site plan review.

With no further questions or concerns, Mr. Richards moved for approval, seconded by Mr. Miller, the motion unanimously passed.

With no further business, Ms. Campbell made the motion to adjourn, seconded by Mr. Miller. The meeting adjourned at 4:55 p.m.

Respectfully submitted,

Linda Mikutel

Linda Mikutel, Commission Clerk

Area to be re-platted
13264,13263
13265
13266
13267
13268
13269
13270
16804
16805
OL 504
13172
13171
13170
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13157,13156
13159,13158
13160
13161
13163,13162
13064
13063
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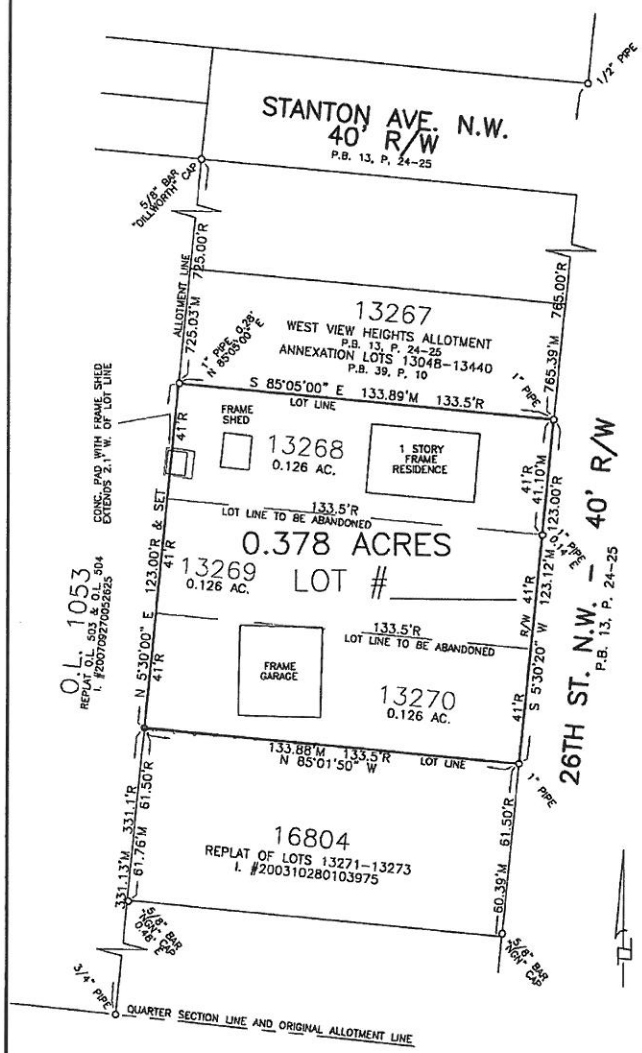
13058,13059
13054
13055
13056
13051
13052
13053
13048
13049
13050
ROBERT
26TH
25TH
MAIN
KELLY
14912
14913
14933
14934
14914

REPLAT OF LOTS 13268, 13269, & 13270

IN THE CITY OF MASSILLON, STARK COUNTY, STATE OF OHIO
BEING LANDS CONVEYED TO J.D. WINTER, AS DESCRIBED IN
INSTRUMENT #200301290008643 OF THE STARK COUNTY RECORDS



NOTES:
- O – INDICATES IRON PIN FOUND AS NOTED
- ● – INDICATES 5/8" IRON BAR WITH "E C METZGER 7090" CAP SET
- M – INDICATES MEASURED DISTANCE
- R – INDICATES RECORD DISTANCE

BASIS OF BEARINGS:
N 5°30'00" E USED FOR THE WEST LINE OF WEST VIEW HEIGHTS ALLOTMENT, TAKEN FROM P.B. 13, P. 24-25 OF THE STARK COUNTY RECORDS.

DOCUMENTS OF RECORD USED FOR THIS SURVEY:
DEED AND PLAT RECORDS AS NOTED HEREON;

LANDS DEPICTED ARE SUBJECT TO ANY EASEMENTS THAT MAY BE OF RECORD.

VISIBLE EVIDENCE OF OCCUPATION OBSERVED ON SURVEYED LINES AT TIME OF SURVEY IS AS NOTED HEREON.

E.C. METZGER & ASSOCIATES, INC.
LAND SURVEYING SERVICES
P.O. BOX 357
MIDDLEBRANCH OH 44652-0357
(330) 875 - 5095 OR (330) 455 - 4942
www.ecmetzgersurvey.com

0 30 60
SCALE: 1" = 30'
F.B. 131, P. 25
FOR: J. WINTER
DATE: 11/5/2013
JOB NO: 2013.137
DRAWN BY: JDM

I HEREBY CERTIFY THAT THIS MAP REPRESENTS A BOUNDARY SURVEY, PERFORMED IN NOVEMBER OF 2013, BY ME, IN ACCORDANCE WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE

STATE OF OHIO
EDWARD CHARLES METZGER 7090
REGISTERED PROFESSIONAL SURVEYOR

EDWARD C. METZGER, OHIO PROFESSIONAL SURVEYOR #7090 DATE

PLANNING COMMISSION

APPROVED BY THE MASSILLON PLANNING COMMISSION AT A MEETING

HELD _____ , 2013

TODD LOCKE
CHAIRMAN

KEITH A. DYLEWSKI, P.E., P.S.
SECRETARY

MASSILLON CITY ENGINEER

LOT NUMBER _____ ASSIGNED BY THE MASSILLON CITY ENGINEER.

KEITH A. DYLEWSKI, P.E., P.S.
MASSILLON CITY ENGINEER

DATE

ACKNOWLEDGEMENT

KNOW ALL MEN BY THESE PRESENTS THAT I THE UNDERSIGNED OWNER OF THE LAND DELINEATED HEREON, DO HEREBY ACKNOWLEDGE THE SIGNING OF THE SAME TO BE MY FREE ACT AND DEED, AND DO HEREBY REPLAT MY LAND.

JAMES D. WINTER

NOTARY PUBLIC

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE, WHO ACKNOWLEDGES THE SIGNING OF THE SAME TO BE HIS FREE ACT AND DEED ACCORDING TO LAW. IN WITNESS WHEREOF, I HEREUNTO SET MY

HAND AND SEAL THIS _____ DAY OF _____ , 2013.

MY COMMISSION EXPIRES _____ .

NOTARY PUBLIC

STARK COUNTY AUDITOR

ENTERED FOR TRANSFER THIS _____ DAY OF _____ , 2013.

ALAN HAROLD
STARK COUNTY AUDITOR

STARK COUNTY RECORDER

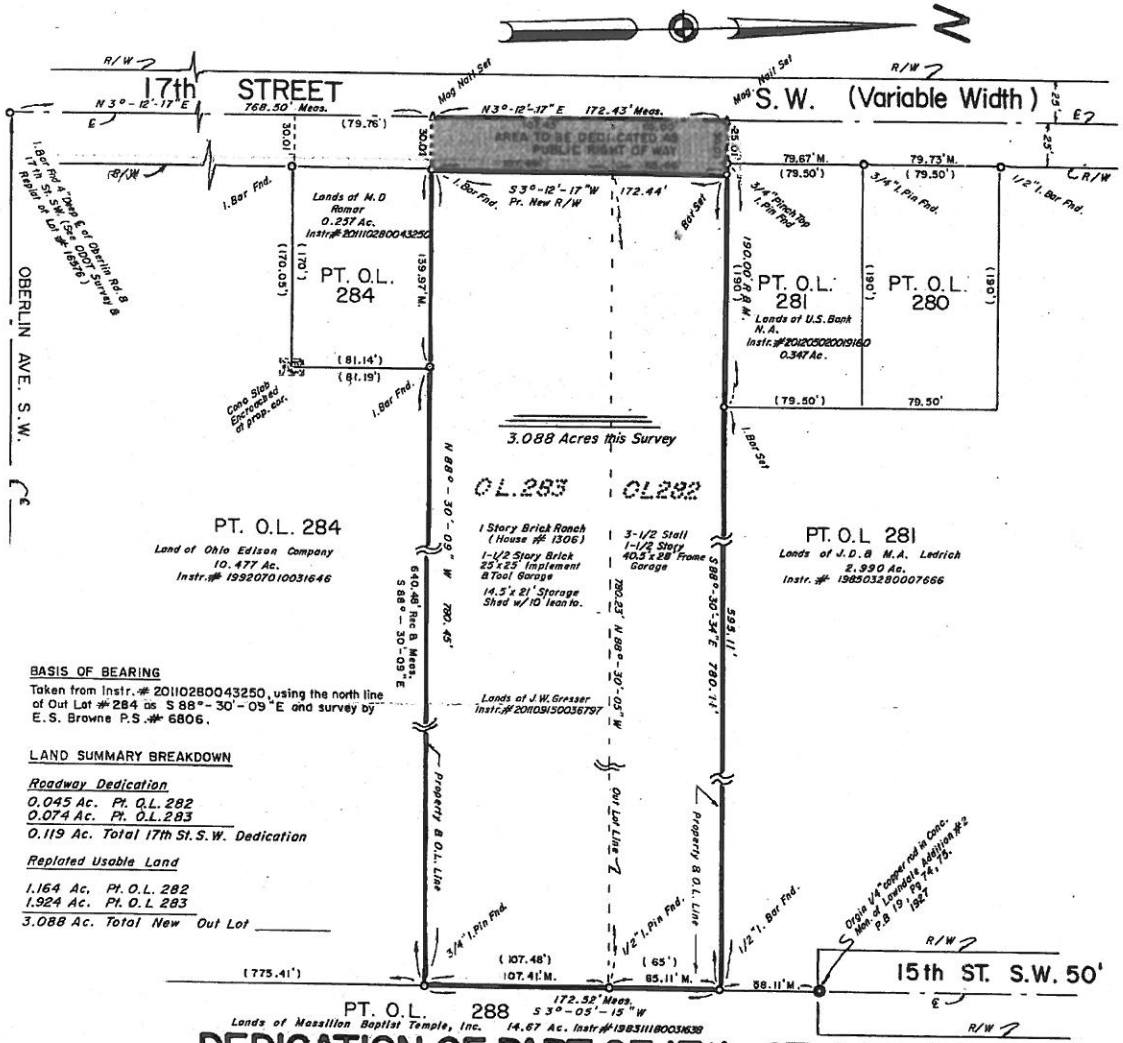
RECIEVED FOR RECORD THIS _____ DAY OF _____ , 2013.

RECORDED IN INSTRUMENT NUMBER _____ .

RICK CAMPBELL
STARK COUNTY RECORDER

ROBERT
26TH
MAIN
KELLY
25TH

MEADOWBROOK
17TH
RONDALE
15TH
NILES
LAWN
Area to
be re-platted
FINEFROCK
OBERLIN
OBERLIN



BASIS OF BEARING

Taken from Instr.# 201102800432 50, using the north line of Out Lot # 284 as S 88°-30'-09"E and survey by E.S. Browne P.S.# 6806.

LAND SUMMARY BREAKDOWN

Roadway Dedication

0.045 Ac. Pt. O.L. 282
0.074 Ac. Pt. O.L. 283
0.119 Ac. Total 17th St. S.W. Dedication

Replated Usable Land

1.164 Ac. Pt. O.L. 282
1.924 Ac. Pt. O.L 283
3.088 Ac. Total New Out Lot

SCALE: 1" = 50'

0' 25' 50' 100' 200'

REFS. USED:

Record Deeds Shown Here-On
Surveys: E.S. Browne, Feb., 1985 of 0.257 Ac.
E.S. Browne & M.J. Purton, May, 1992 of 10.477 Ac.
D.J. Houck for ODOT Replat Lot # 16576, Nov. 2002 0.439 Ac.
Lawndale Addition # 2, PB. 19, Pg. 74, 75
Surveys on File Massillon City Engrs. Office
Massillon City Tax Map # 61

DEDICATION OF PART OF 17th ST. S.W. & REPLAT OF OUT LOTS 282 & 283 IN THE CITY OF MASSILLON, COUNTY OF STARK, OHIO

DATE: NOV. 10, 2013

FOR: GRESSER

CITY LAW DIRECTOR:

I hereby certify that the abstract submitted with this plat shows all newly dedicated lands for public purposes to be free from any encumberances.

LAW DIRECTOR

CERTIFICATION

I hereby certify the adjacent to be correct, as surveyed by me this 7th day of November, 2013.

STATE OF OHIO — ORVILLE R. DEBOS, JR. — 5823 — REGISTERED SURVEYOR

Orville R. DeBos Jr.
Orville R. De Bos, Jr.
Reg. Surveyor # 5823
2327-Carlene Ave. S.W.
Massillon, Ohio 44647
Phone: 330-837-2678

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 _____, 20__.

CLERK _____ PRESIDENT _____

MASSILLON CITY ENGINEER

Lot Numbers _____ assigned by the Massillon City Engineer.

CITY ENGINEER _____

ACKNOWLEDGEMENT

Know all men by these present, 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 replat our land.

WITNESS _____

OWNERS _____

JAMIE W. GRESSER

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 tranfer 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

FILE NO. _____

RONDALE
17TH
15TH
DAWN

Area to be re-platted
HESS
16TH
MASSACHUSETTS
VERMONT
TREMONT

OL337
14575
14576
10424
TREMONT
6155
6152,6153
6150,6151
17211
17210
6160
6161
6162
6163
VERMONT
OL338
HESS
16TH
6266
17205
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15057
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6258
6324-6326
6323
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6321
6320
6319
6318
MASSACHUSETTS
13548
OL338,59
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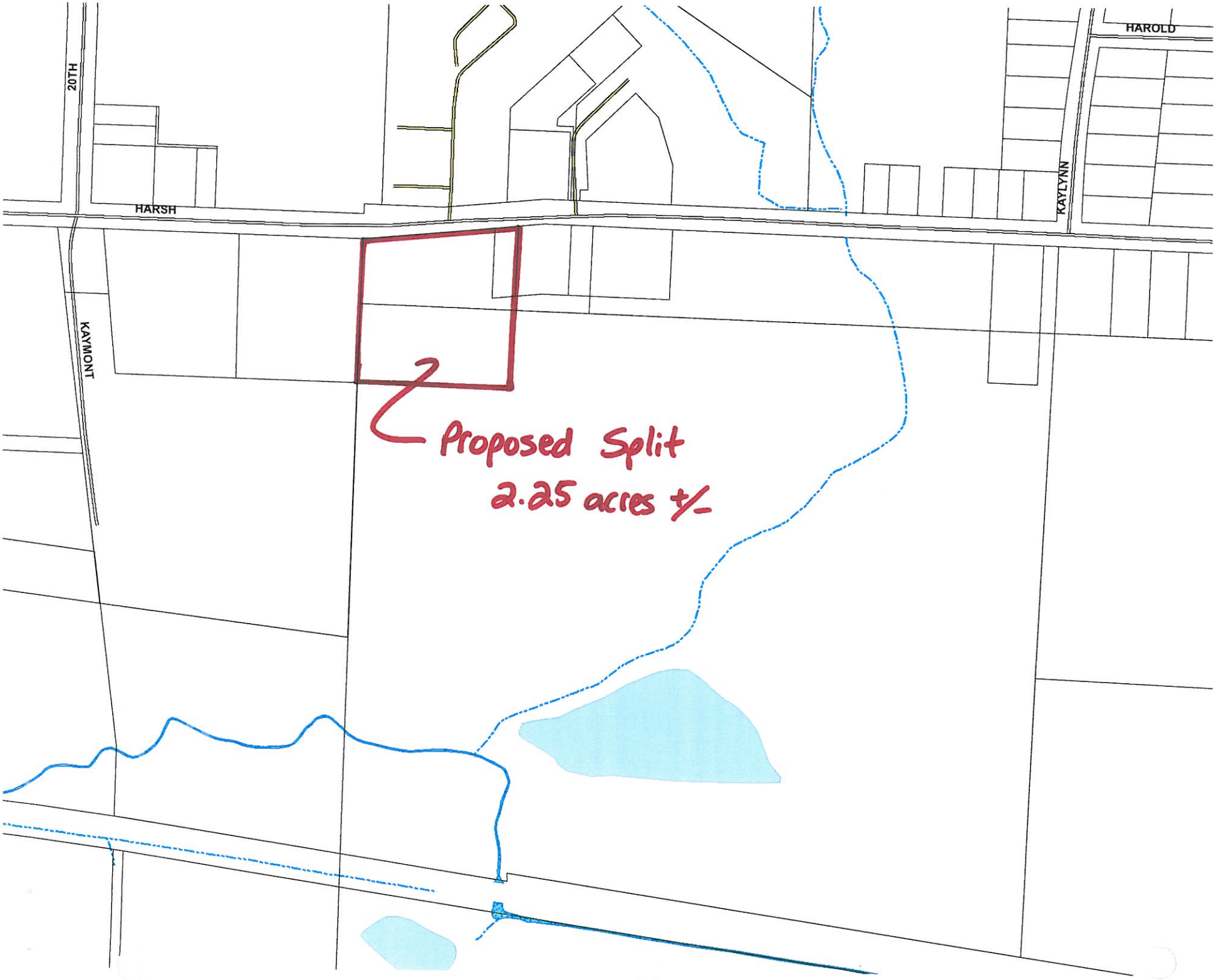
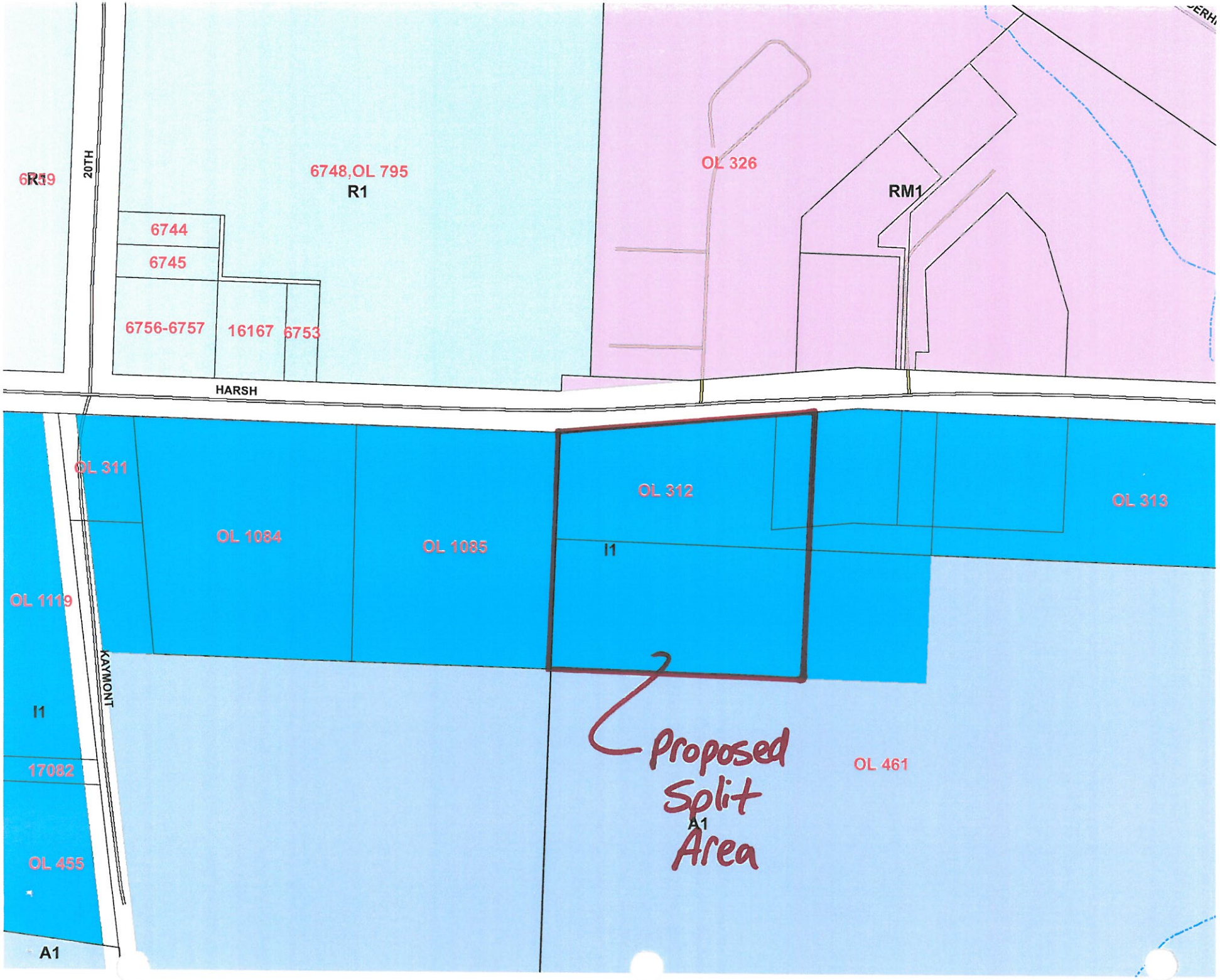
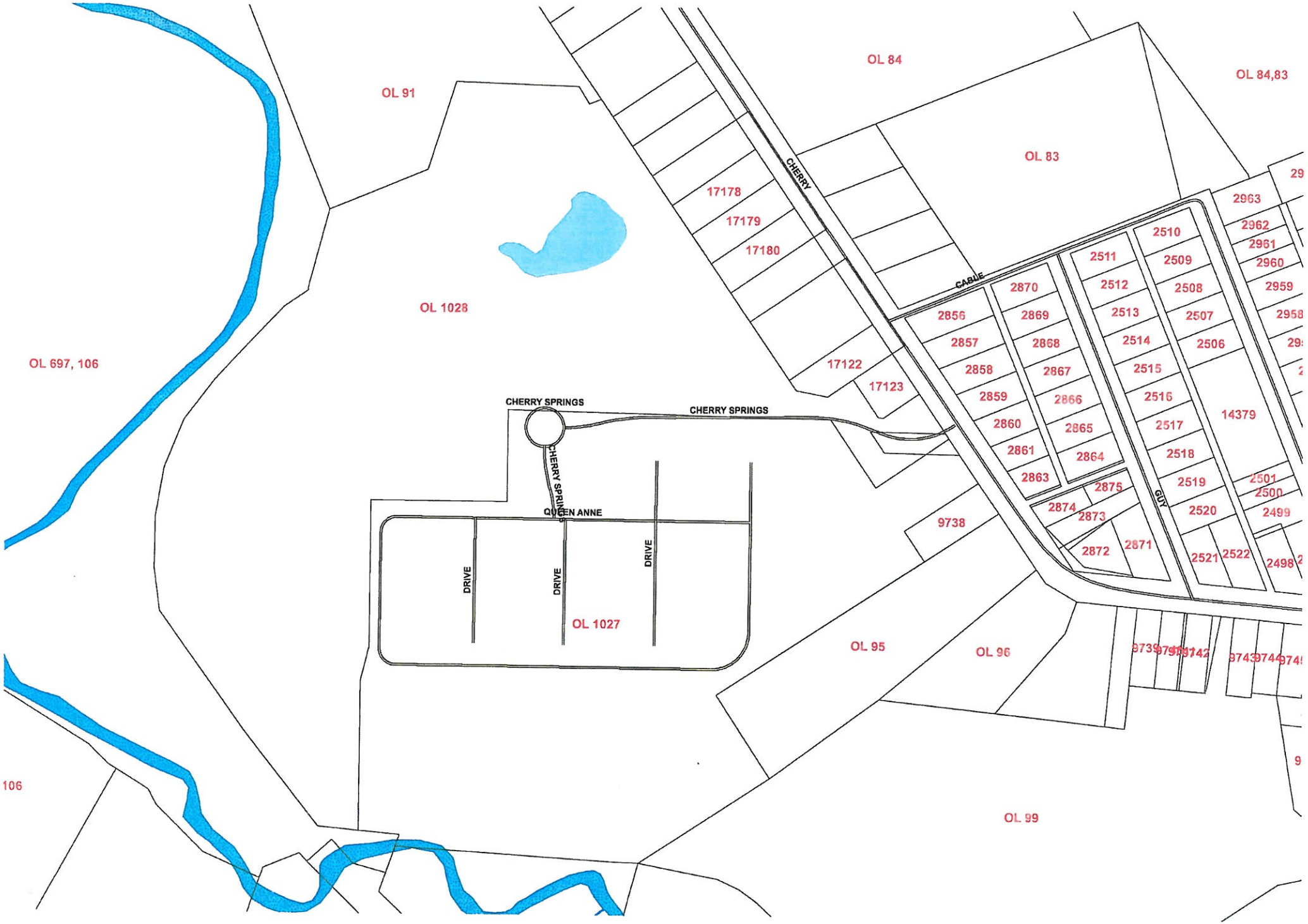

20TH
HARSH
HAROLD
KAYLYNN
KAYMONT
Proposed Split
2.25 acres +/-


6748,OL 795
R1
OL 326
RM1
6744
6745
6756-6757
16167
6753
20TH
HARSH
OL 311
OL 1084
OL 1085
OL 312
I1
OL 313
OL 1119
KAYMONT
I1
17082
OL 455
A1
Proposed Split Area
A1
OL 461

6759
20TH
6748,OL 795
OL 326
6744
6745
6756-6757
16167
6753
HARSH
OL 311
OL 312
OL 313
OL 1084
OL 1085
OL 1119
KAYMONT
OL 1082
OL 461
OL 455


OL 91
OL 84
OL 84,83
OL 83
OL 1028
OL 697, 106
17178
17179
17180
17122
17123
CHERRY
CABLE
GUY
CHERRY SPRINGS
CHERRY SPRINGS
CHERRY SPRINGS
QUEEN ANNE
DRIVE
DRIVE
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OL 99
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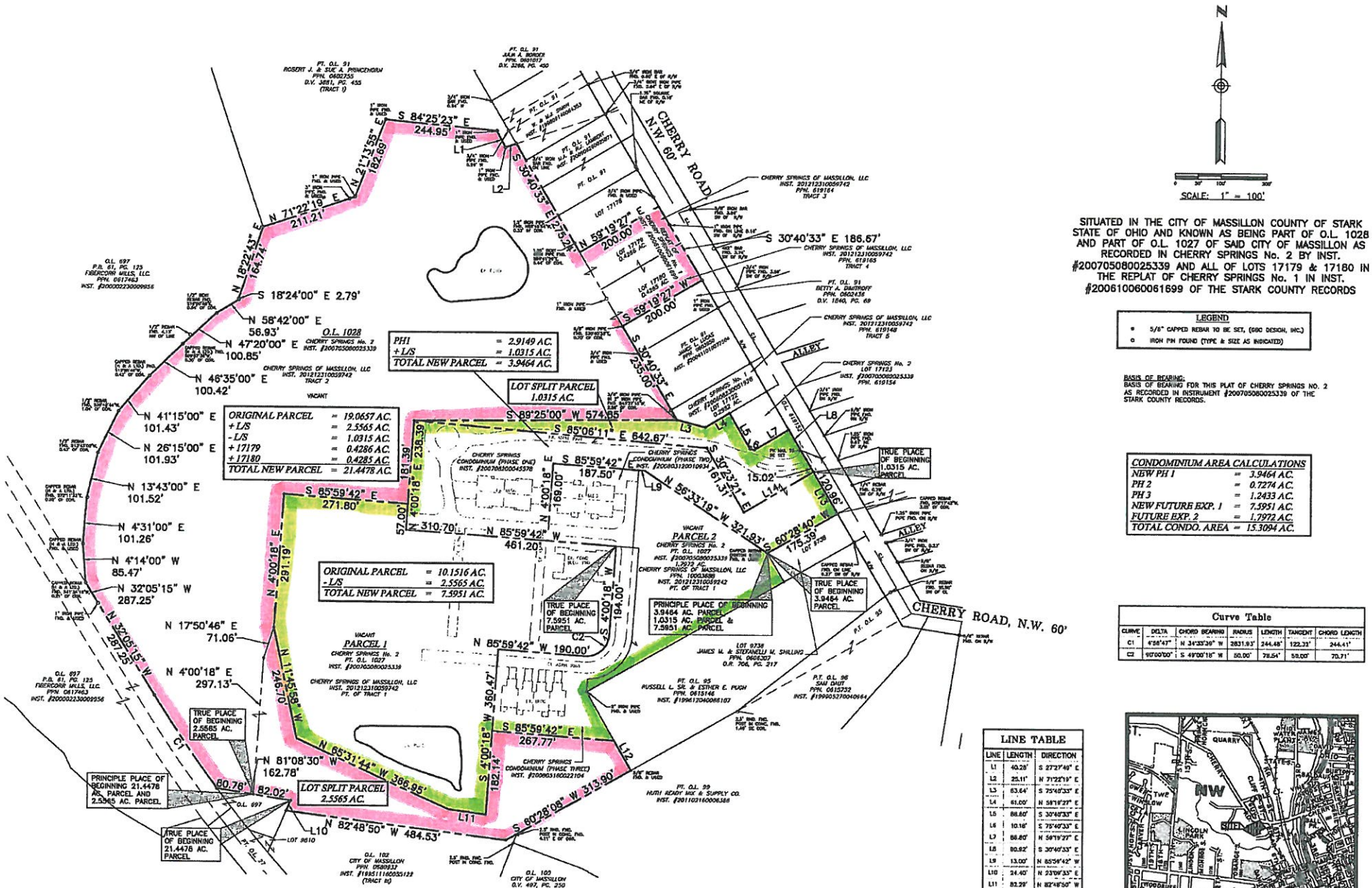
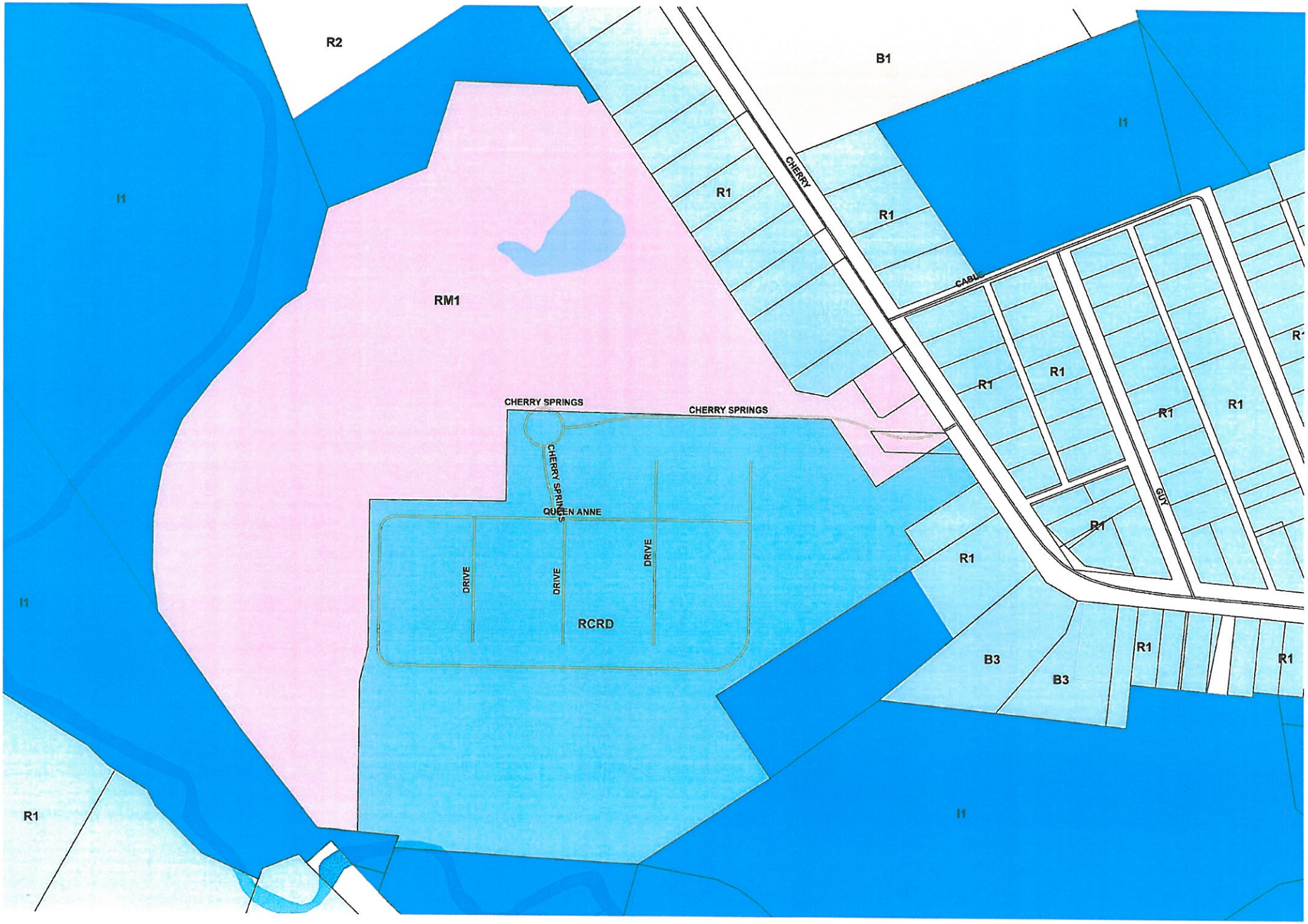
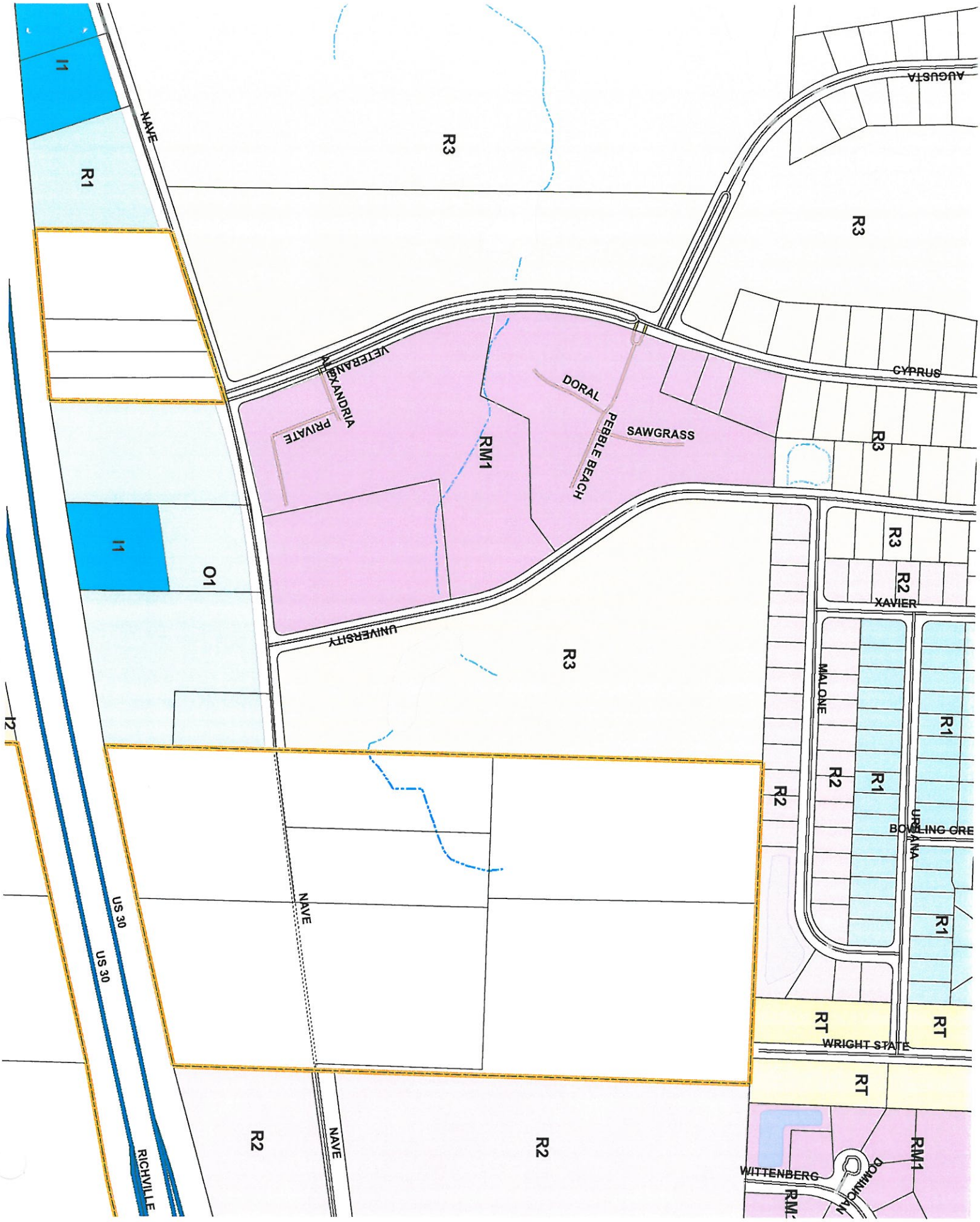

CHERRY ROAD, N.W. 60'
ALLEY
S 84°25'23" E 244.95'
S 30°40'33" E 186.67'
N 59°19'27" E 200.00'
S 59°19'27" W 200.00'
S 30°40'33" E 235.00'
N 18°22'43" E 164.74'
N 71°22'19" E 211.21'
S 18°24'00" E 2.79'
N 58°42'00" E 56.93'
N 47°20'00" E 100.85'
N 46°35'00" E 100.42'
N 41°15'00" E 101.43'
N 26°15'00" E 101.93'
N 13°43'00" E 101.52'
N 4°31'00" E 101.26'
N 4°14'00" W 85.47'
N 32°05'15" W 287.25'
N 17°50'46" E 71.06'
N 4°00'18" E 297.13'
N 81°08'30" W 162.78'
N 82°48'50" W 484.53'
S 89°25'00" W 574.95'
S 85°06'11" E 842.67'
S 85°59'42" E 271.80'
N 85°59'42" W 461.20'
N 85°59'42" W 190.00'
S 85°59'42" E 267.77'
S 60°28'40" W 175.39'
S 60°28'08" W 313.90'
N 65°31'44" W 366.95'
N 11°45'58" W 350.47'
N 4°00'18" E 291.19'
S 4°00'18" E 238.39'
S 4°00'18" E 169.00'
S 4°00'18" W 194.00'
N 56°33'19" W 321.83'
S 30°23'21" E 161.31'
S 85°59'42" E 187.50'
N 310.70'
57.00'
181.39'
182.14'
60.78'
82.02'
15.02'
120.86'
PHI = 2.9149 AC.
+ L/S = 1.0315 AC.
TOTAL NEW PARCEL = 3.9464 AC.
LOT SPLIT PARCEL 1.0315 AC.
ORIGINAL PARCEL = 19.0657 AC.
+ L/S = 2.5565 AC.
- L/S = 1.0315 AC.
+ 17179 = 0.4286 AC.
+ 17180 = 0.4285 AC.
TOTAL NEW PARCEL = 21.4478 AC.
ORIGINAL PARCEL = 10.1516 AC.
- L/S = 2.5565 AC.
TOTAL NEW PARCEL = 7.5951 AC.
LOT SPLIT PARCEL 2.5565 AC.
TRUE PLACE OF BEGINNING 1.0315 AC. PARCEL
TRUE PLACE OF BEGINNING 3.9464 AC. PARCEL
TRUE PLACE OF BEGINNING 7.5951 AC. PARCEL
TRUE PLACE OF BEGINNING 2.5565 AC. PARCEL
TRUE PLACE OF BEGINNING 21.4478 AC. PARCEL
PRINCIPLE PLACE OF BEGINNING 3.9464 AC. PARCEL, 1.0315 AC. PARCEL & 7.5951 AC. PARCEL
PRINCIPLE PLACE OF BEGINNING 21.4478 AC. PARCEL AND 2.5565 AC. PARCEL
O.L. 1028
VACANT
PARCEL 1
PARCEL 2
CHERRY SPRINGS OF MASSILLON, LLC INST. 201212310059742 PPN. 619164 TRACT 3
CHERRY SPRINGS OF MASSILLON, LLC INST. 201212310059742 PPN. 619165 TRACT 4
CHERRY SPRINGS OF MASSILLON, LLC INST. 201212310059742 PPN. 619148 TRACT 5
CHERRY SPRINGS OF MASSILLON, LLC INST. 201212310059742 TRACT 2
CHERRY SPRINGS No. 2 INST. #200705080025339
CHERRY SPRINGS CONDOMINIUM (PHASE ONE) INST. #200708300045578
CHERRY SPRINGS CONDOMINIUM (PHASE TWO) INST. #200803120010634
CHERRY SPRINGS CONDOMINIUM (PHASE THREE) INST. #200803160022104
CHERRY SPRINGS No. 1 INST. #200612220051938
PT. O.L. 91 ROBERT J. & SUE A. PRINCEHORN PPN. 0602755 D.V. 3881, PG. 455 (TRACT I)
PT. O.L. 91 JULIA A. BORDER PPN. 0601017 D.V. 3266, PG. 450
PT. O.L. 91 BETTY A. DMITROFF PPN. 0602436 D.V. 1840, PG. 69
O.L. 697 P.B. 61, PG. 125 FIBERCORR MILLS, LLC. PPN. 0617463 INST. #200002230009956
O.L. 102 CITY OF MASSILLON PPN. 0580932 INST. #1851116005512 (TRACT B)
O.L. 103 CITY OF MASSILLON D.V. 497, PG. 250
PT. O.L. 95 RUSSELL L. SR. & ESTHER E. PUGH PPN. 0615146 INST. #199612040086107
PT. O.L. 95 HUNT READY MIX & SUPPLY CO. INST. #201102160006388
PT. O.L. 96 SAW DUST PPN. 0615752 INST. #199905270040644
JAMES M. & STEFANELLI M. SHILLING PPN. 0606207 O.R. 704, PG. 217
LOT 9738
LOT 9610
LOT 17178
LOT 17179
LOT 17180
LOT 17123
LOT 1122
P.O.B.
P.O.C.
P.T. O.L. 91
P.T. O.L. 96
P.T. O.L. 97
P.T. O.L. 27
P.T. O.L. 95
P.T. O.L. 55
1" IRON PIPE FND. & USED
3/4" IRON PIPE FND. & USED
5/8" IRON ROD FND. & USED
1/2" IRON PIPE FND. & USED
3/4" IRON ROD SET
CAPPED IRON PIPE FND. ON R/W
CAPPED IRON ROD SET
1.25" IRON PIPE FND. ON R/W
1.25" IRON PIPE FND. ON L.O.
3/4" IRON PIPE FND. 0.37' IN CONC.
3/4" IRON PIPE FND. 0.39' IN CONC.
3/4" IRON PIPE FND. 0.52' IN CONC.
3/4" IRON PIPE FND. 0.55' IN CONC.
3/4" IRON PIPE FND. 0.59' IN CONC.
3/4" IRON PIPE FND. 0.60' IN CONC.
3/4" IRON PIPE FND. 0.62' IN CONC.
3/4" IRON PIPE FND. 0.64' IN CONC.
3/4" IRON PIPE FND. 0.66' IN CONC.
3/4" IRON PIPE FND. 0.67' IN CONC.
3/4" IRON PIPE FND. 0.68' IN CONC.
3/4" IRON PIPE FND. 0.69' IN CONC.
3/4" IRON PIPE FND. 0.70' IN CONC.
3/4" IRON PIPE FND.

DRIVE
DRIVE
DRIVE
QUEEN ANNE
CHERRY SPRINGS
CHERRY SPRINGS
CHERRY


R2
B1
I1
I1
R1
R1
CHERRY
CABLE
RM1
R1
R1
R1
R1
R1
CHERRY SPRINGS
CHERRY SPRINGS
CHERRY SPRINGS
QUEEN ANNE
DRIVE
DRIVE
DRIVE
RCRD
GUY
R1
R1
I1
B3
B3
R1
R1
R1
I1

NAVE
AUGUSTA
VETERANS
ALEXANDRIA
PRIVATE
DORAL
PEBBLE BEACH
SAWGRASS
CYPRUS
Proposed Rezoning Area
UNIVERSITY
XAVIER
MALONE
URBANA
BOWLING GRE
NAVE
US 30
US 30
WRIGHT STATE
NAVE
WITTENBERG
DOMINICAN
RICHVILLE

VETERANS
CORAL
SAWGRASS
BEECH
CAMBRIDGE
XAVIER
UNIVERSITY
US 30
NAVE
RICHVILLE
WRIGHT STATE
WITTENBERG



Existing Zoning Map

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

2550 University Drive SE Massillon, Ohio 44646

between Nave Road Street and Malone Avenue SE on the

East side of the street, and is known as Lot(s) Number 737.

The property to be rezoned has a frontage of 280' Nave Rd. 1641' University Dr.

feet and a depth of 813' North 480' average.

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: Ashland University

Address: 2550 University Drive SE

City/State/ZIP: Massillon, Ohio 44646

Owner's Signature: See attached letter of consent - Exhibit A

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

From: R -3

To: RM - 1

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

- Senior resident housing community

- One and two bedroom one story cottage style apartment buildings

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

North and East wings added for senior housing that total 103,992 SF

(5) - 10 unit ranch style apartments

(2) - 8 unit ranch style apartments

(4) - 10 stall garages

(1) - 18 stall garage

(1) - 20 stall garage

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. - Exhibit B

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. - Exhibit C

9. The applicant shall submit and attach, as part of this application for zone change either one of the following submission requirements:

(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. - Exhibit D
- A listing of those persons, businesses, and organizations, receiving notice of said meeting. - Exhibit E
- A copy of the sign-in sheet from said meeting. - Exhibit F
- Copies of any documents,hand-outs,and other materials distributed at said meeting. - Exhibit G

10. Applicant's Name: Lemmon and Lemmon Inc. c/o William Lemmon

Address: 1201 South Main Street, Suite 200

City/State/ZIP: North Canton, Ohio

Telephone Number: 330-497-8686

Applicant's Signature:

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)

Applicant representing property owner - See attached letter - Exhibit A

(Ashland University Legal Description)

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

And known as and being Outlot Number 737 in said City.

Parcel Number 07-80056.

ASHLAND
UNIVERSITY

December 18, 2013

To Whom it may concern,

This letter is in reference to the efforts of Lemmon and Lemmon Inc. to pursue a change in zoning and a variance for the property located at 2550 University Dr. in Massillon Ohio. As the current owner of the property, Ashland University is aware of, and in consent of these efforts.

If you have any questions or need any additional information, please contact either me at 419.289.5012 or sstorck@ashland.edu, or Rick Ewing at 419.289.5293 or pewing@ashland.edu.

Sincerely,

Stephen R. Storck
VP, Finance & Administration
Ashland University

Exhibit B

(Statement for Preservation of the Property)

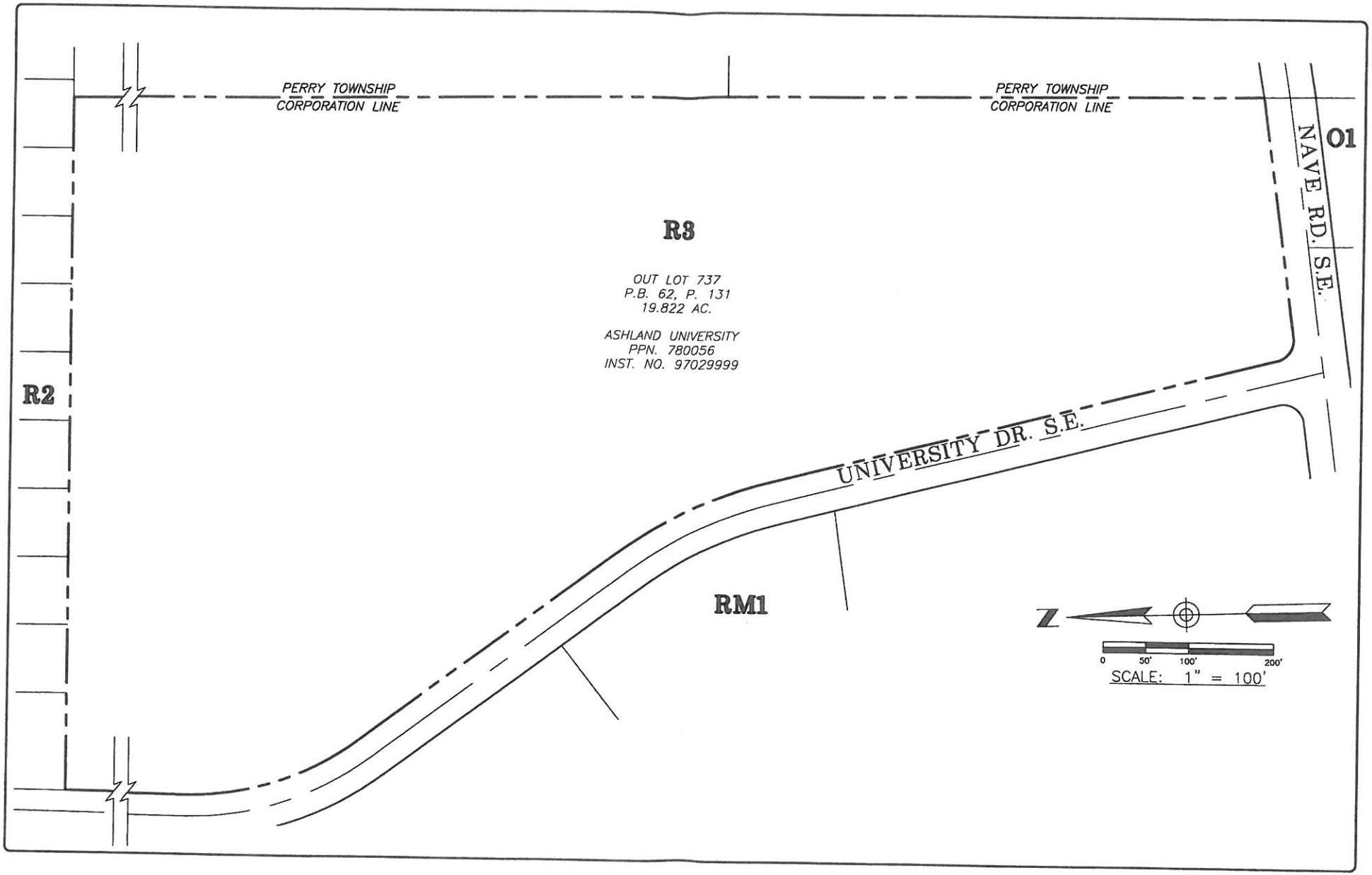
The requested change of zoning for 2550 University Drive from R-3 to RM-1 will permit the development of a senior housing community and one story apartments.

The senior care apartments will be added to the existing Ashland College building and will have several styles of apartments and levels of care, plus common facilities for use of the residents.

The cottage style apartments will have one or two bedrooms with a detached garage, plus an open parking space for each unit.

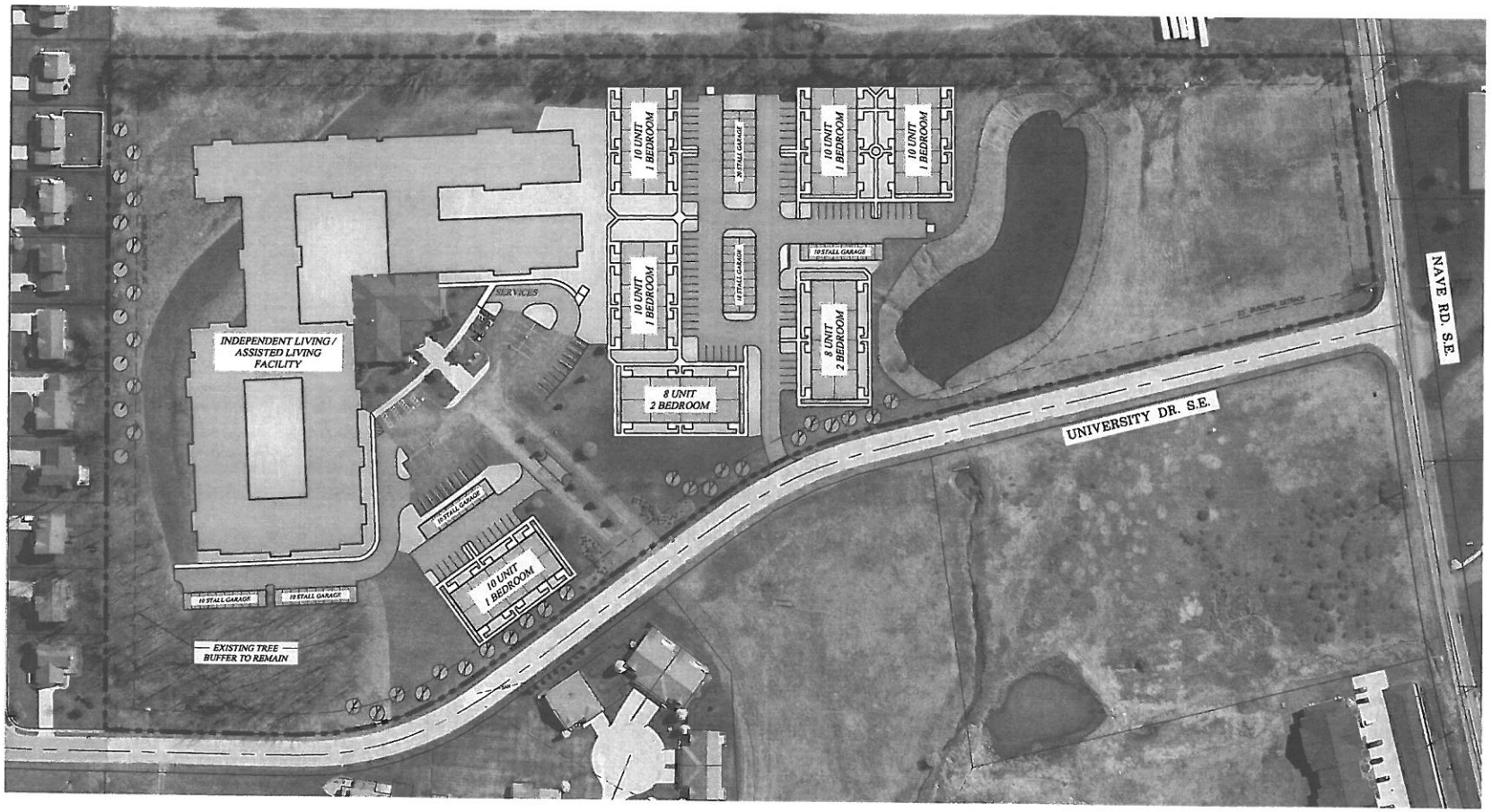
The site will be attractively landscaped including street trees along University Drive. The existing wooded areas along the north and east property lines will be preserved.

The purpose of this development is to provide quality housing for Massillon area residents while respecting the existing neighbors and property owners.


PERRY TOWNSHIP
CORPORATION LINE
PERRY TOWNSHIP
CORPORATION LINE
O1
NAVE RD. S.E.
R3
OUT LOT 737
P.B. 62, P. 131
19.822 AC.
ASHLAND UNIVERSITY
PPN. 780056
INST. NO. 97029999
R2
UNIVERSITY DR. S.E.
RM1
N
0
50'
100'
200'
SCALE: 1" = 100'

DANBURY WOODS SENIOR LIVING CENTER
ASHLAND RIDGE COTTAGES

SCALE: 1" = 60'



DEVELOPER:
Lemmon & Lemmon Inc.
1201 S. Main St., Suite 100
North Canton, OH 44720

PREPARED BY:
GBC DESIGN, INC.
865 White Pond Drive Akron, OH 44320
Phone 330-836-0228 Fax 330-836-5782

This plan is for illustrative purposes only. Layouts, building footprints, roadways, etc. will be determined at time of final engineering.

CONCEPT PLAN FOR PROPOSED REDEVELOPMENT OF ASHLAND UNIVERSITY PROPERTY, MASSILLON, OHIO

12/13/2013

December 6, 2013

Dear Ashland University Neighbor,

You are invited to a meeting on Wednesday, December 18th, 2013 at 7:00 p.m., at the Ashland University building located at 2550 University Drive, Massillon, Ohio.

Lemmon & Lemmon, Inc. is planning to redevelop the Ashland property into a small senior resident housing community. Lemmon & Lemmon has been a developer of senior housing for more than fifteen years, including the Danbury in North Canton. Other recent projects are located in Cuyahoga Falls, Wooster and Westerville. The Massillon community is proposed to include independent living, assisted living and cottage style villas.

Please join us on December 18th so we may discuss our plans with you. The City of Massillon will have a meeting on January 8th, 2014, to review a request to rezone the property.

Respectfully submitted,

William L. Lemmon

Gregory L. Dawson
7191 Nave Street, S.W.
Massillon, OH 44646

International Brotherhood of
Electrical Workers Local 540
2333 Nave Street, S.E.
Massillon, OH 44646

KAE Development, Ltd.
3990 Batton Street, N.W.
Suite 4
North Canton, OH 44720

Mary F. Wolski
2399 Pebble Beach Drive, S.E.
Massillon, OH 44646

Shirley J. Kozinski, Trustee
Nancy K. White, Trustee
2375 Pebble Beach Drive, S.E.
Massillon, OH 44646

Karl H. Bauer, Trustee
Dorothy A. Bauer, Trustee
2720 Doral Circle, S.E.
Massillon, OH 44646

Hope L. Mayer
2770 Doral Circle, S.E.
Massillon, OH 44646

Harold F. Anstead
Lucia M. Anstead
2775 Doral Circle, S.E.
Massillon, OH 44646

David L. Poindexter
Marian K. Poindexter
2745 Doral Circle, S.E.
Massillon, OH 44646

Francis C. Musso
Debra R. Musson
2715 Doral Circle, S.E.
Massillon, OH 44646

Harvey W. Steiner, Trustee
Patricia A. Steiner, Trustee
7291 Navarre Road, S.W.
Massillon, OH 44646

MSS Investments, Ltd.
2323 Nave Road, S.E.
Massillon, OH 44646

John A. Johannsen
Janet L. Johannsen
2380 Pebble Beach Drive, S.E.
Massillon, OH 44646

Carl J. Bender
Linda M. Bender
2395 Pebble Beach Drive, S.E.
Massillon, OH 44646

Terry J. Snyder
Judith M. Snyder
2365 Pebble Beach Drive, S.E.
Massillon, OH 44646

Linda M. Strazi
2740 Doral Circle, S.E.
Massillon, OH 44646

Richard D. Tomasi
Marged E. Jones
2780 Doral Circle, S.E.
Massillon, OH 44646

Dona Tumlin, Trustee
2765 Doral Circle, S.E.
Massillon, OH 44646

Andrew A. Paul, Trustee
Alice H. Paul, Trustee
2735 Doral Circle, S.E.
Massillon, OH 44646

Bruce D. Williams
Carol J. Williams
2315 Pebble Beach Drive, S.E.
Massillon, OH 44646

Meals on Wheels of Stark &
Wayne Counties
2363 Nave Street, S.W.
Massillon, OH 44646

City of Massillon
One James Duncan Plaza SE
Massillon, OH 44646

Donna C. Ohman, Trustee
2400 Pebble Beach Drive, S.E.
Massillon, OH 44646

Michael S. Murdock
Sandra K. Murdock
2385 Pebble Beach Drive, S.E.
Massillon, OH 44646

Linda C. Cholley
2710 Doral Circle, S.E.
Massillon, OH 44646

Cynthia L. Spino
2750 Doral Circle, S.E.
Massillon, OH 44646

Jolene M. Corder
2785 Doral Circle, S.E.
Massillon, OH 44646

John R. Kessel
Janet L. Kessel
2755 Doral Circle, S.E.
Massillon, OH 44646

Margaret Bozarth
2725 Doral Circle, S.E.
Massillon, OH 44646

Philip J. Devore
2305 Pebble Beach Drive, S.E.
Massillon, OH 44646

Thomas S. Buehler
Patricia S. Buehler
310 Pebble Beach Drive, S.E.
Massillon, OH 44646

Raymond W. Ruegg, Trustee
Margaret M. Ruegg, Trustee
2340 Pebble Beach Drive, S.E.
Massillon, OH 44646

Alvin W. Slagle
Betty R. Slagle
2655 Sawgrass Circle, S.E.
Massillon, OH 44646

William B. Crofut
Florence M. Crofut
2600 Sawgrass Circle, S.E.
Massillon, OH 44646

James J. Pellegrene
Marjorie S. Pellegrene
1215 Eastloch Court
Sun City Center, FL 33573

Sue A. Drotleff, Trustee
2670 Sawgrass Circle, S.E.
Massillon, OH 44646

Gregory A. Casper
2650 Cyprus Drive, S.E.
Massillon, OH 44646

Yamille Spence
2550 Cyprus Drive, S.E.
Massillon, OH 44646

University Village Homeowners
Association
P.O. Box 39
Massillon, OH 44646

David B. Jablow
2425 University Drive, S.E.
Massillon, OH 44646

Michael J. Arciello
Ellen R. Arciello
2320 Pebble Beach Drive, S.E.
Massillon, OH 44646

Dennis R. Kaiser
Judy A. Kaiser
2675 Sawgrass Circle, S.E.
Massillon, OH 44646

Sally A. Lee
2645 Sawgrass Circle, S.E.
Massillon, OH 44646

Denis R. Gothot
Darlyn A. Gothot
2610 Sawgrass Circle, S.E.
Massillon, OH 44646

Ray Wymer
2660 Sawgrass Circle, S.E.
Massillon, OH 44646

Joy L. Wendell
2360 Pebble Beach Drive, S.E.
Massillon, OH 44646

Christopher J. Anderson
Jana L. Anderson
2600 Cyprus Drive, S.E.
Massillon, OH 44646

Scott D. Lenigan
Mindy M. Lenigan
2480 Cyprus Drive, S.E.
Massillon, OH 44646

Jody P. Bolitho
Sharon A. Bolitho
2475 University Drive, S.E.
Massillon, OH 44646

Carolyn J. Seemann
2430 University Drive, S.E.
Massillon, OH 44646

David W. Stoner
Timothy A. Ross
2330 Pebble Beach Drive, S.E.
Massillon, OH 44646

Raymond E. Ott
Nancy C. Ott
2665 Sawgrass Circle, S.E.
Massillon, OH 44646

Raymond T. Engler, Jr.
2605 Sawgrass Circle, S.E.
Massillon, OH 44646

James J. Pellegrene
Marjorie S. Pellegrene
2640 Sawgrass Circle, S.E.
Massillon, OH 44646

Ray Wymer
2323 Rivers Edge Drive
Willoughby, OH 44094

Robert P. Krisher
Jane E. Krisher
2370 Pebble Beach Drive, S.E.
Massillon, OH 44646

Vincent Harvey
Kimberly S. Harvey
2550 Cyprus Drive, S.E.
Massillon, OH 44646

Vada M. Harvey
2450 Cyprus Drive, S.E.
Massillon, OH 44646

William J. Lago
2455 University Drive, S.E.
Massillon, OH 44646

Michael Barlow
Caitlin Klausner
2460 University Drive, S.E.
Massillon, OH 44646

Robert F. Mack
Linda A. Mack
490 University Drive, S.E.
Massillon, OH 44646

Jose A. Iborra
Regina Iborra
2445 Xavier Drive, S.E.
Massillon, OH 44646

Joan M. Valentine
17455 N. 46th Street
Phoenix, AZ 85032

Melanie S. Dalton
2395 Urbana Avenue, S.E.
Massillon, OH 44646

James L. Cunningham
Robert A. Cunningham
2455 Urbana Avenue, S.E.
Massillon, OH 44646

Timothy D. Eber
2530 Malone Avenue, S.E.
Massillon, OH 44646

Matthew S. McCallum
Amanda L. Jenkins-McCallum
2460 Malone Avenue, S.E.
Massillon, OH 44646

Stephanie J. Denham
2380 Malone Avenue, S.E.
Massillon, OH 44646

Karen A. Shilling
2350 Malone Avenue, S.E.
Massillon, OH 44646

James C. Deitrick, Jr.
Ellen L. Deitrick
7142 Bletchley N.W.
North Canton, OH 44720

Mark R. Spitler
2485 Xavier Drive, S.E.
Massillon, OH 44646

Thomas Ross
Valita Ross
2450 Urbana Avenue, S.E.
Massillon, OH 44646

Maurice Edwards
Lori J. Edwards
2375 Urbana Avenue, S.E.
Massillon, OH 44646

Thomas Andrews
Pamela J. Andrews
2415 Urbana Avenue, S.E.
Massillon, OH 44646

Bruce C. Murdock, Jr.
Carol A. Murdock
2475 Urbana Avenue, S.E.
Massillon, OH 44646

Michael C. Hearn
Katharine C. Hearn
2500 Malone Avenue, S.E.
Massillon, OH 44646

Richard J. Shearer
2430 Malone Avenue, S.E.
Massillon, OH 44646

Matthew D. Blogna
Jacqueline R. Blogna
2370 Malone Avenue, S.E.
Massillon, OH 44646

Derek D. Newell
Hillary A. Newell
2315 Malone Avenue, S.E.
Massillon, OH 44646

James C. Deitrick, Jr.
Ellen L. Deitrick
2335 Malone Avenue, S.E.
Massillon, OH 44646

Marcia L. Anatra
2465 Xavier Drive, S.E.
Massillon, OH 44646

Joan M. Valentine
2365 Urbana Avenue, S.E.
Massillon, OH 44646

Norman D. Diveley
Denise R. Dively
2385 Urbana Avenue, S.E.
Massillon, OH 44646

Dan R. Collins
Lynette M. Collins
2435 Urbana Avenue, S.E.
Massillon, OH 44646

Scott R. Lechner
2495 Urbana Avenue, S.E.
Massillon, OH 44646

Jonathan T. Loy
2490 Malone Avenue, S.E.
Massillon, OH 44646

Christopher L. Hammond
Alison M. Hammond
2400 Malone Avenue, S.E.
Massillon, OH 44646

Gerald L. Gray
Melanie a. Gray
2360 Malone Avenue, S.E.
Massillon, OH 44646

John M. Tillapaw
Stacey M. Tillapaw
2325 Malone Avenue, S.E.
Massillon, OH 44646

Lonnie Scott Bacon
Nancy L. Bacon
2345 Malone Avenue, S.E.
Massillon, OH 44646

Doris E. Sheets
2359 Malone Avenue, S.E.
Massillon, OH 44646

Geordan M. Harting
2369 Malone Avenue, S.E.
Massillon, OH 44646

Sarah D. Tornes
2379 Malone Avenue, S.E.
Massillon, OH 44646

Heather R. Williams
2399 Malone Avenue, S.E.
Massillon, OH 44646

Christopher W. Anderson
Aimee E. Anderson
2429 Malone Avenue, S.E.
Massillon, OH 44646

Eve M. Klemper
2459 Malone Avenue, S.E.
Massillon, OH 44646

Kurt A. Spitler
Victoria L. Spitler
2489 Malone Avenue, S.E.
Massillon, OH 44646

Jon C. Roethlisberger
Gerry L. Roethlisberger
2499 Malone Avenue, S.E.
Massillon, OH 44646

Roseman Construction

Lemmon & Lemmon Inc.
BUILDERS • DEVELOPERS

Ashland College Development Plan

Open House Sign In 12/18/13, 7:00 p.m.

Location: Ashland College Building, 2550 University Drive

NAME	ADDRESS
Jean Wolski	2399 Pebble Beach
Donna Bjornson	2400 Pebble Beach
Linda Shilyan	2710 Doral Circle S.E.
Marion Heidenreich	2745 Doral Cir. S.E.
Christopher Anderson	2429 Malone Ave SE
Doris Sheets	2359 Malone Ave. SE

Massillon Planning Commission
Wednesday, January 8, 2014 at 4:30 p.m.
City Council Chambers

Sign in Sheet

Name:	Address and/or organization
J. HOLDERBAUM	1615 TREMONT S.E.
SEAN ROSEMAN	12806 LINCOLN WAY W
BILL KERRICK	6900 Buckhorn Dr N.W.
James Lister	37 26th St N.W
Rick Ewing	Ashland University
STEVE STORCK	"
DAN Spring	NAI Spring Realty
Jamie Gresser	1306 17th St SW
JIM GRESSER	1208-20TH ST. SW
LEMAYor & LEMMON	ASHLAND UNIVERSITY
William Kennard	120 S. MAIN ST. NE CANTON
Simon Wasdell	804 27TH ST. N.E Massillon
Ted Hencen	City of Massillon
ROBIN WALSTEAD	650 TREMONT S.E.
Michael Lanbacher	2220 Rio Grande Cir SE.

Kathy Catazaro-Perry, Mayor

Massillon
City of Champions

Engineering Department
Keith A. Dylewski, P.E., P.S., City Engineer

Date: January 3, 2014

To: Planning Commission Applicants

From: Jason Haines, Engineer Technician

Subject: January 8, 2014 Planning Commission Meeting

Attached is a copy of the Agenda for the upcoming January 8, 2014 Massillon City Planning Commission Meeting. **This meeting will be held at 4:30 P.M. in City Council Chambers. Address: One James Duncan Plaza, Massillon, Ohio.**

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 330-830-1722 if you have any questions regarding this matter.

Very truly yours,

Jason Haines

Jason Haines
Engineer Technician

Encl.

2013 PLANNING COMMISSION

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

Al Hennon
Safety Service Director
3150 Castle West Circle NW
Massillon, OH 44647
Work: 330-830-1702
Home: 330-833-3413
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~~
~~ricket@ameritech.net~~

Newspapers, radio, etc. Only get copy of agenda:

Robert McCune
The Independent
50 North N.W. (833-2634 #81124)
Massillon, Ohio 44647

Benjamin Duer
The Repository (580-8300 #8567)
500 Market Avenue South
Canton, Ohio 44702

ESPN 990
P. O. Box 608 (837-9900)
Massillon, Ohio 44648

Account Relations Dept.
East Ohio Gas
4725 Southway Street SW
Canton, Ohio 44706-1936

Elaine Campbell
2540 Fallen Oak Circle NE
Massillon, OH 44646
Home: 330-837-2720
Work: 330-430-6986
*Cell: 330-327-7530
elainem.campbell@cantonmercy.org

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

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

Jaime Darr
2350 Wilmington Avenue SE
Massillon, OH 44646
Home:
Cell: 330-806-3430
jaimeldarr@yahoo.com

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: Jan 8, 2014