

A G E N D A
MASSILLON PLANNING COMMISSION
February 12, 2014 **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 January 8, 2014.

2. New Business

Replat / Renumbering Plat: 13th Street SE

Description: Platted lots 5428 and 5429, located on the east side of 13th Street SE, just north Pearl Ave. The request is to combine the parcels into one new lot with a total of 0.283 acres. The property is currently vacant and is zoned R-1 Single Family Residential.

Applicant: Habitat for Humanity / Bob Maurer

Replat / Renumbering Plat: Pearl Ave. SE

Description: Platted lots 5453 and 5454, located on the northwest corner of Pearl Avenue and Johnson Street SE. The request is to combine the parcels into one new lot with a total of 0.248 acres. The property is currently vacant and is zoned R-1 Single Family Residential.

Applicant: Habitat for Humanity / Bob Maurer

Street Vacation Plat: Saint Luke Street NW

Description: Saint Luke Street NW, located south of Lincoln Way West, just west of Kenyon Ave. This street was platted as a roadway but improvements were never constructed. Petition to vacate that portion beginning approximately 210 feet south of Lincoln Way West and continuing southerly for approximately 1300 feet to the end of the dedicated roadway. This roadway is variable in width from 50 to 100 foot and totals approximately 1.59 acres.

Applicant: Holy Trinity Evangelical Church / William and Vickie Rohr

Replat and Dedication Plat: Hills and Dales Road

Description: Out Lots 573 and 792; located on the north side of Hills and Dales Road, west of Aaronwood. This is the current site of the new Campbell Oil facility and Key Bank. The request is to replat the entire property and transfer a small piece of land from the bank to the Campbell oil site. Total acreage is just over 4 acres. Also included is the dedication of roadway areas for Hills and Dales Road. This property is zoned B-3 Business.

Applicant: Campbell Oil Co. / Deibel Surveying

Old Business

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.

****** Property lines are being revised from last month's submittal to clean up small area of landlocked parcels *******

Applicant: Robin and Debra Warstler

MASSILLON PLANNING COMMISSION

January 8, 2014

The Massillon Planning Commission met on January 8, 2014 in the Massillon City Council Chambers. The following members were present:

Members

Todd Locke, Chairman
Mayor Kathy-Catazaro-Perry
Director Al Hennon
Ted Schartiger
Bob Richards

Staff

Keith Dylewski
Ted Herncane
Jason Haines
Linda Mikutel

Chairman Locke called the meeting to order at 4:30 p.m. The first order of business was the approval of the minutes for the Commission meeting of October 9, 2013. Mr. Hennon moved for approval, seconded by Mayor Catazaro-Perry, the motion unanimously passed.

The first item on the agenda was a replat on 26th Street NW presented by Mr. Haines.

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 R1 Single Family Residential. Applicant: James Winter

Mr. Haines described the property and explained that it is the owner's intention to combine the existing three lots into one lot. He also stated that the survey was included with the request and that the property's R1 zoning would not change.

Mr. James Winter of 39 – 26th Street NW, Massillon, was present and had nothing to add to Mr. Haines presentation.

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

The next item on the agenda was a replat on 17th Street SW, presented by Mr. Haines.

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

Mr. Haines stated that the property is located on the east side of 17th Street SW and that the owner wishes to combine his two Out Lots to create one lot, a little over three acres in size. A public right of-way dedication was included with the survey to clean up the roadway area.

Mr. Jamie Gresser of 1306 – 17th Street SW, Massillon, was present and had nothing to add to Mr. Haines presentation.

With no further questions or comments, Mr. Richards moved for approval, seconded by Mayor Catazaro-Perry, the motion unanimously passed.

The next item on the agenda was a replat located on Harsh Avenue SE presented by Mr. Haines.

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

Mr. Haines explained that this parcel was formerly a part of the City's Kiwanis Park, but with the construction of Hess Boulevard the property was split by the new roadway creating this half-acre piece of property. A survey is required to transfer this parcel.

Mr. Gary Holderbaum of 1615 Tremont Avenue SE, Massillon, was present and had nothing to add to Mr. Haines presentation.

Mr. Herncane added that the CIC (Community Investment Corporation) transfer has been approved by Council.

With no further questions or comments, Mr. Hennon moved for approval, seconded by Mayor Catazaro-Perry, the motion unanimously passed.

The next item on the agenda was a replat/lot split on Kaymont Street SE presented by Mr. Haines.

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

Mr. Haines explained that the applicant owns both of these parcels and that they have different Zonings. The property on Harsh Avenue, Out Lot 312, is zoned I-1 Industrial; the property to the south, Out Lot 461, is zoned A-1 Agricultural and was once used as a tree farm. However, the northwest corner of Out Lot 461 is zoned I-1 Industrial. The owner would like to split 2.25 acres from the northwest corner of Out Lot 461 and combine it with Out Lot 312.

Mr. Locke stated that the replat is following the zoning lines rather than the property lines and will not require a zoning change.

Mr. Robin Warstler of 650 Kaymont Street SE, Massillon, was present and had nothing to add to Mr. Haines presentation.

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

The next item on the agenda was a replat/lot split in Cherry Springs presented by Mr. Haines.

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 is 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

Mr. Haines described this parcel as an irregular lot located on the south side of Cherry Road NW which is the current site of Cherry Springs Condominium. Cherry Springs Condominium started in 2006 as a condominium development and part of the property was zoned for condominiums, the remainder was zoned RM-1 Multi-Family but was never developed. The parcel was sold in 2012 and the applicant wishes to replat the property and change the interior lot lines of the property.

Mr. Shawn Roseman of 12806 Lincoln Way West, Massillon, was present as the applicant.

Mr. Locke stated that technically if the lot lines are changed, there is no frontage for the property zoned Multi-Family and without rezoning that would create an island.

Mr. Haines replied that in the survey they propose to add Lots 17179, 17180 on Cherry Road NW to correct the frontage problem.

Mr. Locke stated that because the zoning change has not yet been approved, he did not want the Commission to set a precedent by approving the lot line change without frontage.

Mr. Roseman replied that it was his hope to get the zoning change and then have to only record the plat once. He explained that the new owner, FiberCorr Mills, have no plans to develop the property. They are using the property as a buffer to their plant.

Mr. Locke suggested that the replat/lot split request be approved with the stipulation of rezoning Lots 17179, 17180.

With no further comments or questions, Mr. Hennon moved for approval with the addendum of the rezoning of Lots 17179, 17180, seconded by Mayor Catazaro-Perry, the motion unanimously passed.

The next item on the agenda was a rezoning request on University Drive SE presented by Mr. Haines.

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.

Mr. Haines described the property as being located east of The Legends Golf Course and south of the University Village allotment. It is the site of the former Ashland University facilities and is currently zoned R-3 Family Residential. A request to rezone the property from R-3 Residential to RM-1 Multi-Family has been presented to Council for approval.

Mr. Bill Lemmon of 1201 South Main Street, North Canton, Ohio, was present. He stated that his company has a purchase agreement with Ashland University. It is their intention to construct a Senior Housing facility with multiple uses for Senior Care; Independent Care, Assisted Care and Memory Care. They plan to use the existing parking lot and building and have plans for expansion. Mr. Lemmon then gave the Commission a site plan presentation of the buildings and landscaping. He pointed out that he is only required a 35' setback, but the plans show a 100' set back as to provide additional landscaping for buffer.

Mr. Lemmon stated that he has done his due diligence and had the required meeting with neighboring property owners to review and discuss the proposed zone change. Mr. Locke asked if there were any complaints to which Mr. Lemmon replied there were no objections.

Mr. Michael Laubacher of 2220 Rio Grande Circle, SE, Massillon, was in attendance to represent the University Village Homeowners Association.

Mr. Laubacher asked Mr. Lemmon if he had a completion date for the project. Mr. Lemmon replied that upon site plan approval, he hopes to start construction by late summer/early fall 2014. The project will be done in two phases and, as the market demands, should be completed in 2-3 years.

Mr. Laubacher asked where the 100' buffer started to which Mr. Lemmon replied from the property line.

Mr. Laubacher asked the price range. Mr. Lemmon answered in the \$1500-\$5000/month range for full-service; the independent living apartments will be \$750-\$1000/month.

Mr. Lemmon stated that his company is known for high quality, well maintained properties and that they specialize in Senior housing.

Mr. Laubacher then expressed concern about the senior housing residents using the park, walking path and pavilion in University Village. He stated that the University Village residents pay association dues to maintain the park and thought that if the senior residents used the park they should be subject to a small fee to help maintain it. Mr. Lemmon replied that he thought it was a

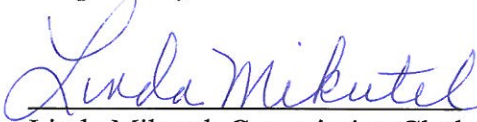
City park and agrees that anyone who uses the facilities should help pay to maintain it.

Mayor Catazaro-Perry stated that she feels this is a wonderful project that will provide much needed senior housing to our community and that this a win-win situation for our City and everyone involved.

Mr. Herncane said that from an application point of view, Mr. Lemmon was thorough and timely and that he appreciated his due diligence.

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

Respectfully submitted


Linda Mikutel, Commission Clerk

2239

5412, 5413

5414, 5415

5416

14954

14953

5420

5421

5372 5371 5370

5355 5356 5357

13TH

*Lots to be
Replotted*

5431

5430

5429

5428

5427

5426

5425

5424

5423

5422

5369 5368 5367

2242

5441

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5439

5438

5437

5436

5435

5434

5433

5432

5366 5365 5364

14TH

PEARL

OL 307

OL 305

10402

15597

15595

GIBSON

15594

15592

15593

PL 1049



5464

5468

5467

5466

5465

5464

5463

5462

5448

5449

5450

5451

5452

5453

5454

JOHNSON

Lots to be replatted



5384

5383

5382

5381

5380

5379

5378

5377

5399, 5400

5346-5347

5348

5349 5350, 53

5343

5344

PEARL

5455

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5457

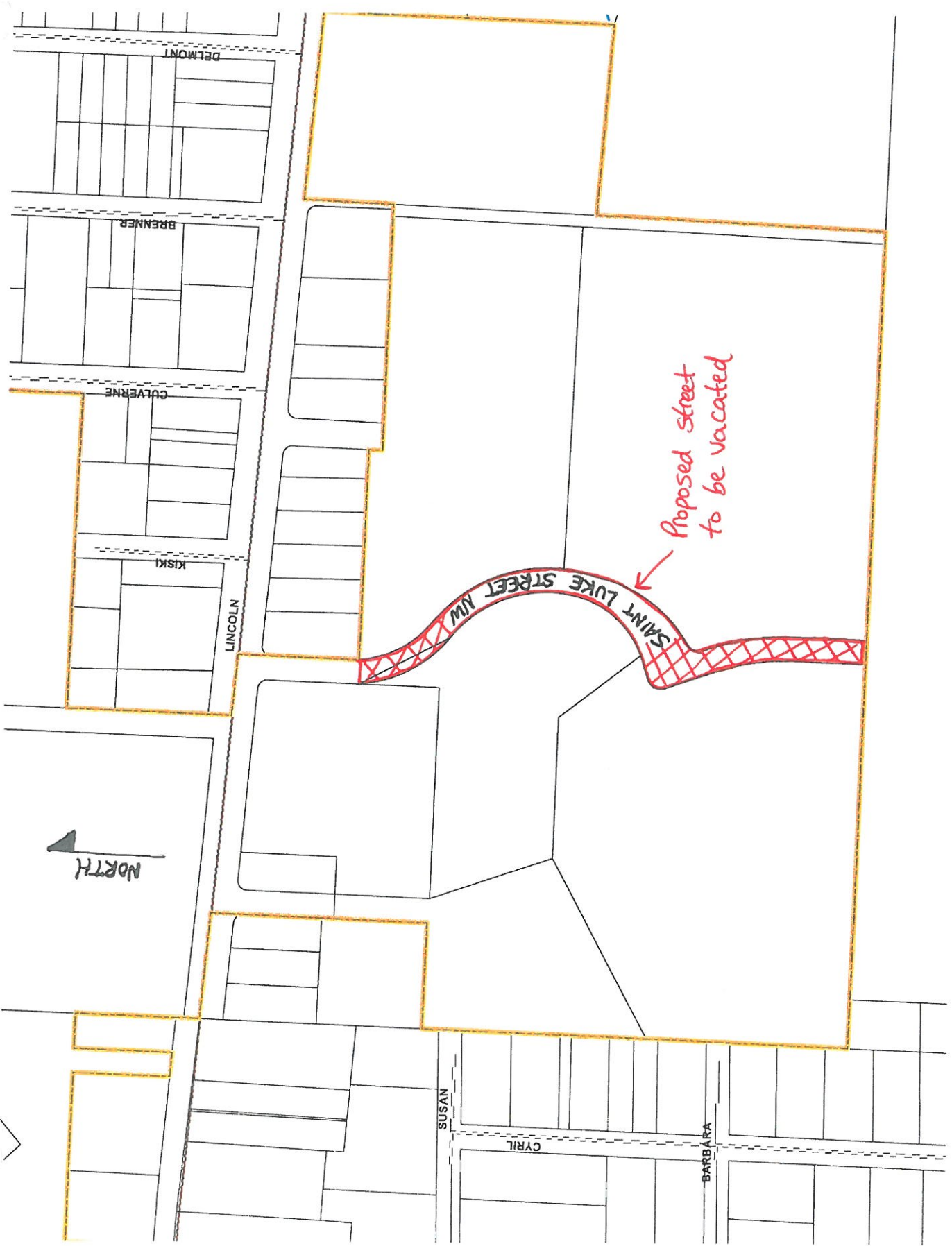
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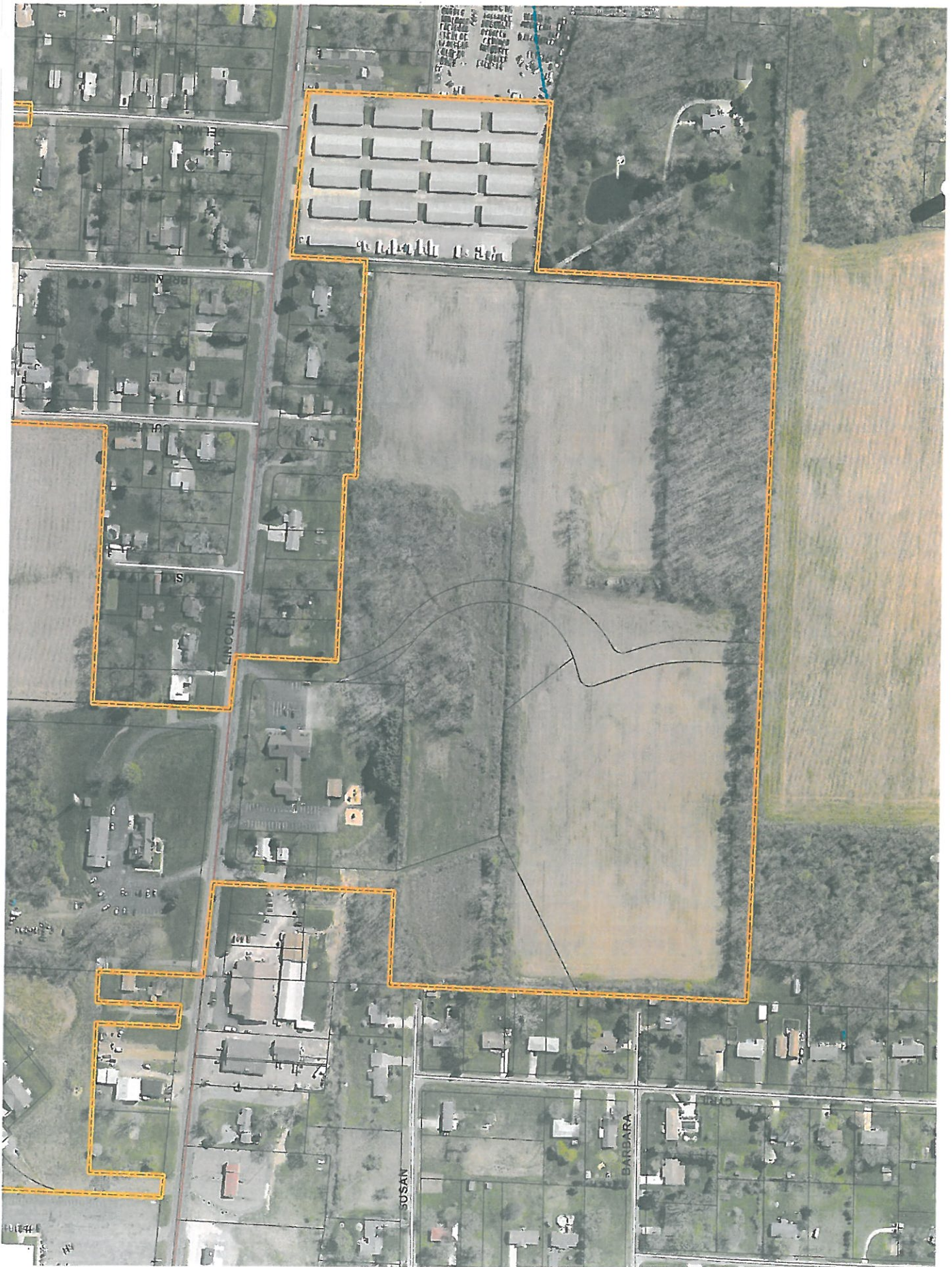
5459

5461, 5460

474







PETITION TO VACATE A PORTION OF SAINT LUKE STREET NW

Date: January 27, 2014

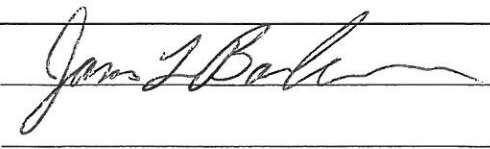
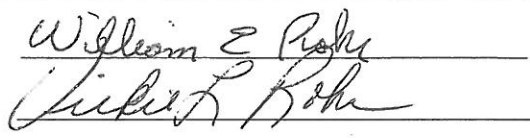
Honorable City Council, Massillon, Ohio

Gentlepersons:

We, the undersigned, owners of those lots abutting a portion of Saint Luke Street NW, do hereby petition your honorable body to vacate that portion beginning approximately 210 feet south of Lincoln Way West, and continuing southerly for approximately 1300 feet to the end of the current dedicated roadway. This area is variable in width from 50' wide to 100' wide and totals approximately 1.59 acres.

This is a platted street but roadway and utilities have never been constructed.

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.

Owner(s)	Signature(s)	Parcel Numbers and Lot Numbers:
Holy Trinity Evangelical Lutheran Church 4275 Lincoln Way West Massillon, OH 44647		Parcel - 06 18969 Out Lot 968
William E. Rohr Vickie L. Rohr 2070 Alabama Ave. NW North Lawrence, OH 44666		Parcel - 06 18971 Parcel - 06 18972 Parcel - 06 18973 Out Lots 969, 970, 971

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

1/30/14
Date

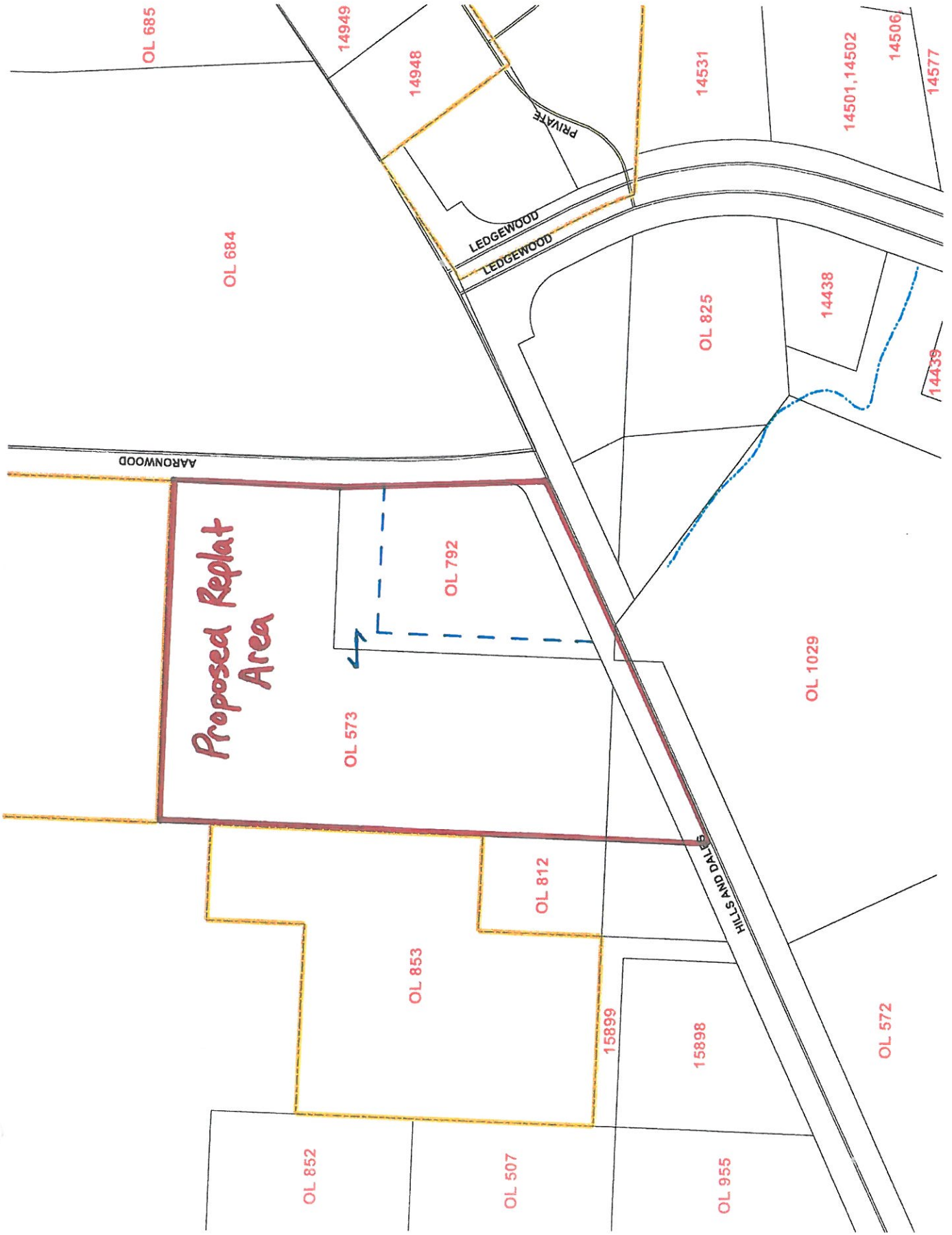
William E Rohr
Applicant

Subscribed and sworn to before me this 29 day of January A.D., 2014.

My commission expires 11-2, 2015.

CHRISTINE L. HAMSHER
Notary Public, State of Ohio
My Commission Expires 11/2/2015


Notary Public

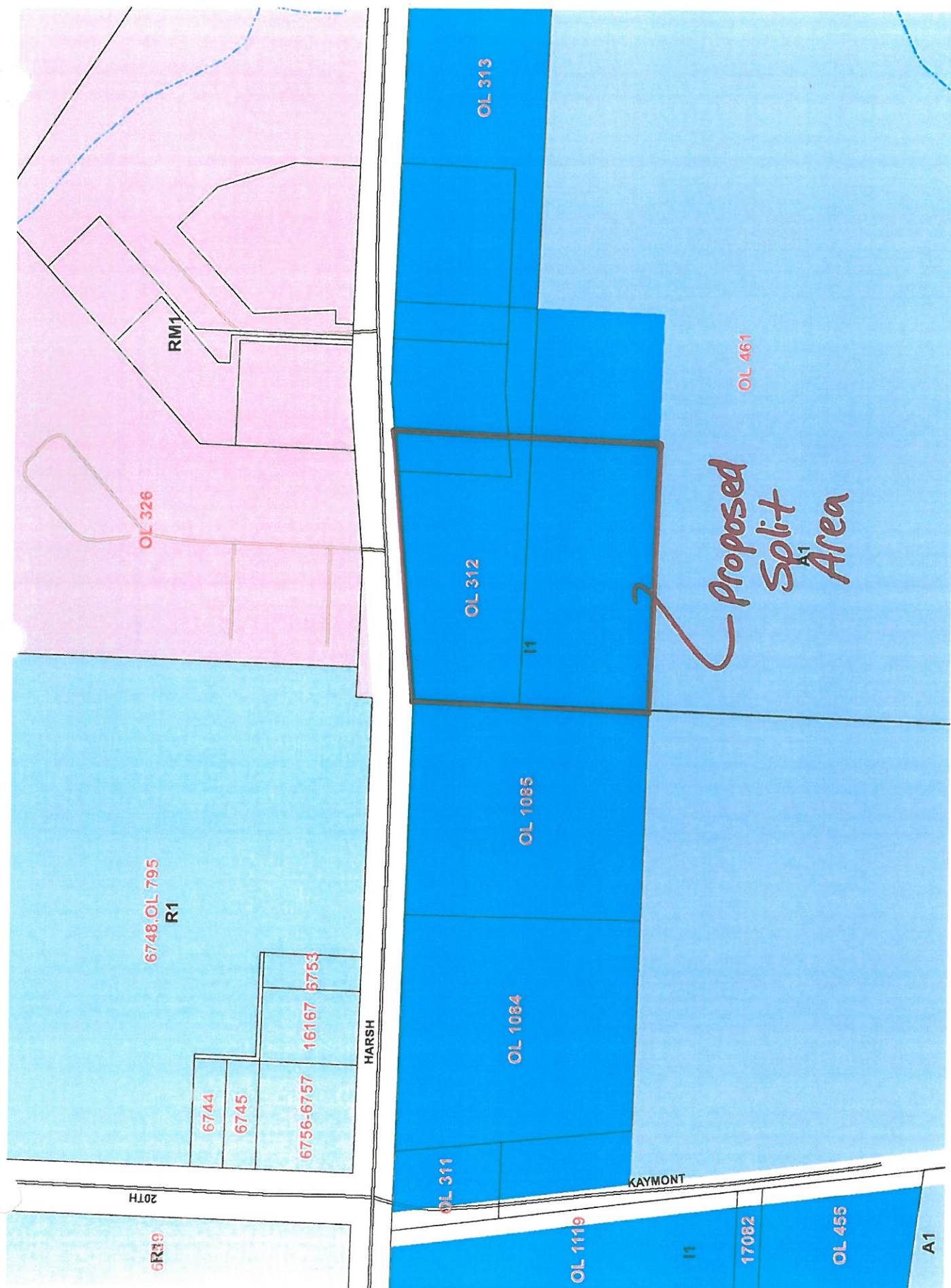






Proposed Split
2.25 acres +/-







*Massillon Planning Commission
Wednesday, February 12, 2014 at 4:30 p.m.
Getz Building Meeting Room*

Sign in Sheet

Name:

Address and/or organization

Bob Maurer

HABITAT FOR HUMANITY

Bill Boh

2070 ALABAMA N. LAWRENCE, O

Pat Derry

Mayor

2014 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
rickett@ameritech.net

Newspapers, radio, etc.

Only get copy of agenda:

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

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

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

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

Elaine Campbell

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

Ted Schartiger

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

Bob Richards

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

Jaime Darr

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

Ted, Jason, Keith, AAA's book:

Get copies of everything

City Council/ AGENDA only

Make 11 - 1 EXTRA for Mary Beth=12

Mail minutes & agenda each month with envelope they provide:

Vin Core, LLC (Vince Russo)
1133 Bonnie Lane
Mayfield Hts. Ohio 44124

Pinnacle Financial Group
P. O. Box 31561
Cleveland, Ohio 44131-9602
Attn: Daniel A. Rose

Julie Poole
Dodge
1175 Dublin Road
Columbus, Ohio 43215-9596

Special Notes: Be sure to call newspapers and radio station with any time change in meeting. Also call WHBC.

Extra copies w/sign in sheet for mtg

Date:

Feb 12, 2014

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*Habitat for Humanity
1400 Raff Road SW
Canton OH 44710*

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North Lawrence 44666*

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Applicant: Campbell Oil Co. / Deibel Surveying

Sean Brolly %

1850 Kimball Road SE

Canton 44707

Old Business

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**** **Property lines are being revised from last month's submittal to clean up small area of landlocked parcels** ****

Applicant: Robin and Debra Warstler

650 Kaymont Ave SE

Massillon 44646

Kathy Catazaro-Perry, Mayor

Massillon

City of Champions

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

Date: February 6, 2014

To: Planning Commission Applicants

From: Jason Haines, Engineer Technician

Subject: February 12, 2014 Planning Commission Meeting

Attached is a copy of the Agenda for the upcoming February 12, 2014 Massillon City Planning Commission Meeting. **This meeting will be held at 4:30 P.M. in the Getz Building meeting room, located at 54 City Hall Street SE, Massillon.**

As an applicant who has a request on the Agenda, you are respectfully requested to attend this meeting in order to answer any questions Commission Members may have. If you are not represented at this meeting, the Planning Commission may decide to take no action on your request and table it to a future meeting.

Please contact me at your convenience at 330-830-1722 if you have any questions regarding this matter.

Very truly yours,



Jason Haines
Engineer Technician

Encl.

Mr. Jamie Gresser of 1306 – 17th Street SW, Massillon, was present and had nothing to add to Mr. Haines presentation.

With no further questions or comments, Mr. Richards moved for approval, seconded by Mayor Catazaro-Perry, the motion unanimously passed.

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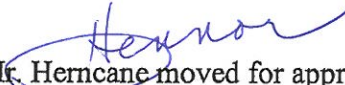
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Mr. Haines explained that this parcel was formerly a part of the City's Kiwanis Park, but with the construction of Hess Boulevard the property was split by the new roadway creating this half-acre piece of property. A survey is required to transfer this parcel.

Mr. Gary Holderbaum of 1615 Tremont Avenue SE, Massillon, was present and had nothing to add to Mr. Haines presentation.

Mr. Herncane added that the CIC (Community Investment Corporation) transfer has been approved by Council.

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