

A G E N D A
MASSILLON PLANNING COMMISSION
April 9, 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 February 12, 2014.

2. New Business:

Replat / Renumbering Plat: Parts of Outlots 634, 635, 636

Description: Out Lots 634, 635, 636, located on the north side of Evangel Avenue NW, and east of Lanedale St. The request is to plat (2) new building lots on Evangel Ave. each approximately 0.33 acres. The remaining 19.33 acres will be combined into (1) new out lot (vacant) The property is zoned R-2 Single Family Residential and R-T Two Family Residential.

Applicant: Jacob Glick

Street Vacation Plat: Poets Glen Estates

Description: Vacation of part of Poets Glen Estates No. 1; including portions of Clyde Ave NW, Swift Circle NW, Whitman Circle NW; and Lots 1 through 3 and 36 through 39. Also various storm sewer, sanitary sewer, and detention easements to be vacated. Streets and lot lines to be relocated and platted again at a future date.

Applicant: Crockett Homes / WTJ Inc.

Rezoning – Cherry Road NW

Property Description: Vacant lots 17179 and 17180, located on the south side of Cherry Road NW. Total of 0.857 acres to be rezoned.

Zone Change From: R-1 Single Family Residential

Zone Change To: RM-1 Multi Family Residential

Applicant: Cherry Springs of Massillon LLC

Proposed Use: The applicant is in the process of re platting several properties and is required to combine the above lots with the adjacent parcel to the rear in order to maintain frontage on a public street. No construction is proposed at this time.

Rezoning – Cherry Road NW

Property Description: Part of Out Lot 1028, located on the south side of Cherry Road NW. Total of 1.031 acres to be rezoned.

Zone Change From: RM-1 Multi Family Residential

Zone Change To: RCRD Condominium Residential

Applicant: Cherry Springs of Massillon LLC

Proposed Use: The applicant is in the process of re platting several properties and is combining this lot with the existing condominium parcel adjoining to the south. There is an existing driveway on this parcel to serve the condominium properties and no changes in use are proposed at this time.

Old Business:

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

MASSILLON PLANNING COMMISSION

February 12, 2014

The Massillon Planning Commission met on February 12, 2014 in the Getz Building Meeting Room. The following members were present:

Members

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

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 January 8, 2014. Mr. Richards moved for approval, seconded by Mr. Miller, the motion unanimously passed.

The first item on the agenda was a replat on 13th Street SE presented by Mr. Haines.

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

Mr. Haines described both lots as being vacant and said that it is the owner's intention to combine the lots into one lot to construct a new Habitat home.

Mr. Bob Maurer, property coordinator for Habitat for Humanity, 1400 Raff Road SW, Canton, Ohio, was present and stated that this replat would provide a nice size lot for one home instead of trying to build two homes on smaller lots.

Mr. Miller asked if this was something they normally do to which Mr. Maurer replied that if the lot is not 60' wide, they like to combine smaller lots.

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

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

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

Mr. Haines described the property as vacant and overgrown with trees and that a house had been recently demolished.

Mr. Maurer, property coordinator for Habitat for Humanity, stated that this is the same situation as the previous agenda item and it is important to combine these lots since they are located on the corner.

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

The next item on the agenda was a street vacation request, presented by Mr. Haines.

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 300 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

Mr. Haines explained that this roadway was platted in 2004 with the intention of building a nursing home but the project was never constructed and the roadway was not built. The property remains as wooded and farmland with no proposed development planned.

Mr. Bill Rohr, 2070 Alabama Avenue, North Lawrence, Ohio, was present as the applicant. He stated that he purchased this parcel for agricultural use and he owns both sides of the property.

Mr. Haines stated that Holy Trinity Church plans to buy a portion of this parcel so the Commission will see it again in the Spring as a replat.

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

The next item on the agenda was a replat/dedication plat on Hills & Dales Road. Mr. Haines informed the Commission that the applicant has made a request to withdraw and table this item. It will be re-submitted in the next few months.

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 -3 Business. Applicant: Campbell Oil Co./Deibel Surveying

The next item under Old Business was a replat/lot split at 650 Kaymont Street S.E., presented by Mr. Haines.

Replat/Lot Split: #650 Kaymont Street SE

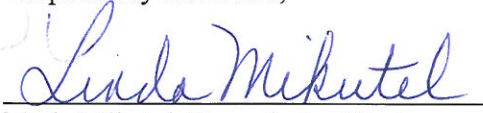
*Description: Parts of Out Lots 312 and 461, located on the south side of Harsh Ave SE, just east of Kaymont Street. This is a larger parcel of more than 40 acres. Part of the property is zoned A-1 Agricultural and part is zoned I-1 Industrial. The request is to split off approximately 2.25 acres from the northwest corner of the property which is zoned I-1 Industrial. There is an existing home and several out buildings on the property. **Property lines are being revised from last month's submittal to clean up small area of landlocked parcels.** Applicant: Robin and Debra Warstler*

Mr. Haines explained that the Commission approved this request at last month's meeting, but the City Engineer, Keith Dylewski, asked that the lot split be revised. The survey indicates that a part OL 312 is landlocked and it should be attached to OL 313, the L-shaped parcel to the east, in order to eliminate the piece of the property that is land-locked. Mr. Haines stated that he represents this request on behalf of the City.

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

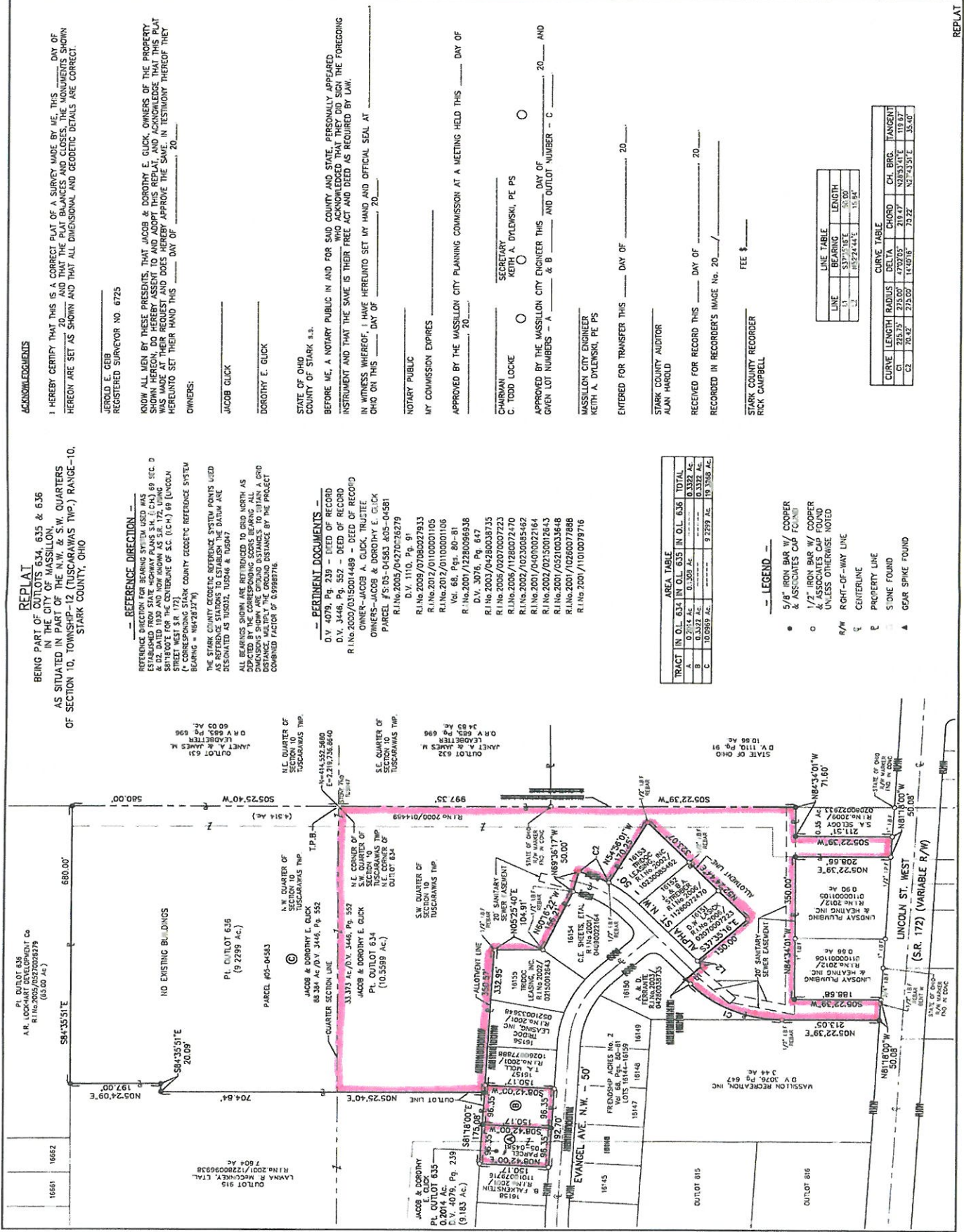
With no further business, Ms. Campbell made the motion to adjourn, seconded by Mayor Catazaro-Perry. The meeting adjourned at 4:40 p.m.

Respectfully submitted,



Linda Mikutel, Commission Clerk









PETITION TO VACATE PORTIONS OF POETS GLEN ALLOTMENT NO. 1

Date: March 28, 2014

Honorable City Council, Massillon, Ohio

330-830-1786

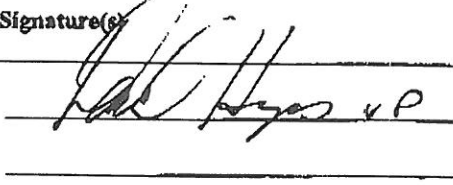
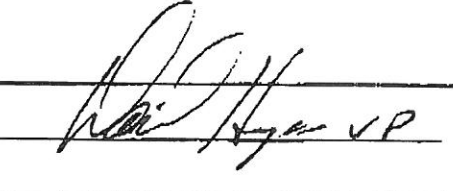
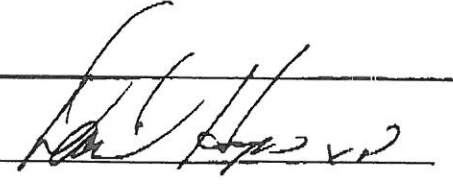
Gentlepersons:

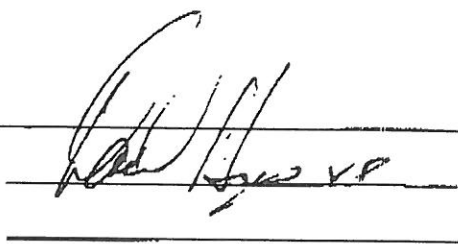
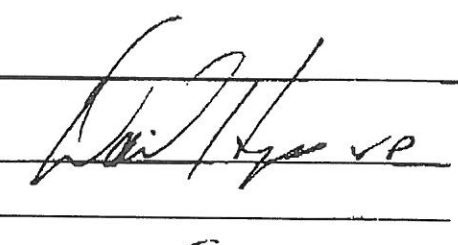
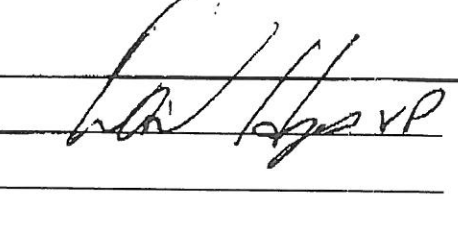
We, the undersigned, owners of those lots abutting a portion of Clyde Ave NW, Swift Circle NW, and Whitman Circle NW, do hereby petition your honorable body to vacate several areas of the roadway as shown on the attached map. This roadway is variable in width from 50' to 60' wide. Also included are several sanitary and storm sewer easements which are to be vacated and moved to different locations.

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

Currently this development is in the process of being re-designed by the project Engineer. Vacated streets will be returned to acreage and new streets and lots will be dedicated at a future date.

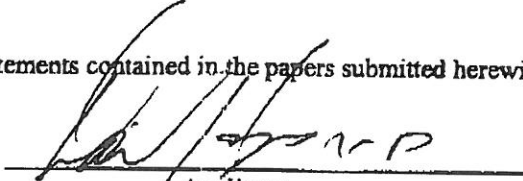
Upon approval of City Council, the applicant is required to hire a surveyor to prepare and submit a survey plat, which will be recorded at Stark County at the applicant's expense.

Owner(s)	Signature(s)	Parcel Numbers and Lot Numbers:
WTJ Inc. CLYDE AVE NW 4164 Erie Avenue SW Massillon, OH 44646		Parcel - 72-07086 Lot 17369
WTJ Inc. CLYDE AVE NW 4164 Erie Avenue SW Massillon, OH 44646		Parcel - 72-07068 Lot 17368
WTJ Inc. CLYDE AVE NW 4164 Erie Avenue SW Massillon, OH 44646		Parcel - 72-07123 Lot 17406
WTJ Inc. CLYDE AVE NW 4164 Erie Avenue SW Massillon, OH 44646		Parcel - 72-07122 Lot 17405

WTJ Inc. CLYDE AVE NW 4164 Erie Avenue SW Massillon, OH 44646		Parcel - 72-07120 Lot 17403
WTJ Inc. CLYDE AVE NW 4164 Erie Avenue SW Massillon, OH 44646		Parcel - 72-07121 Lot 17404
WTJ Inc. CLYDE AVE NW 4164 Erie Avenue SW Massillon, OH 44646		Parcel - 72-07087 Lot 17370

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

4-4-14
Date

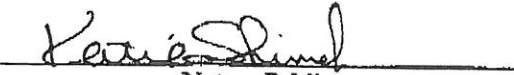

Applicant

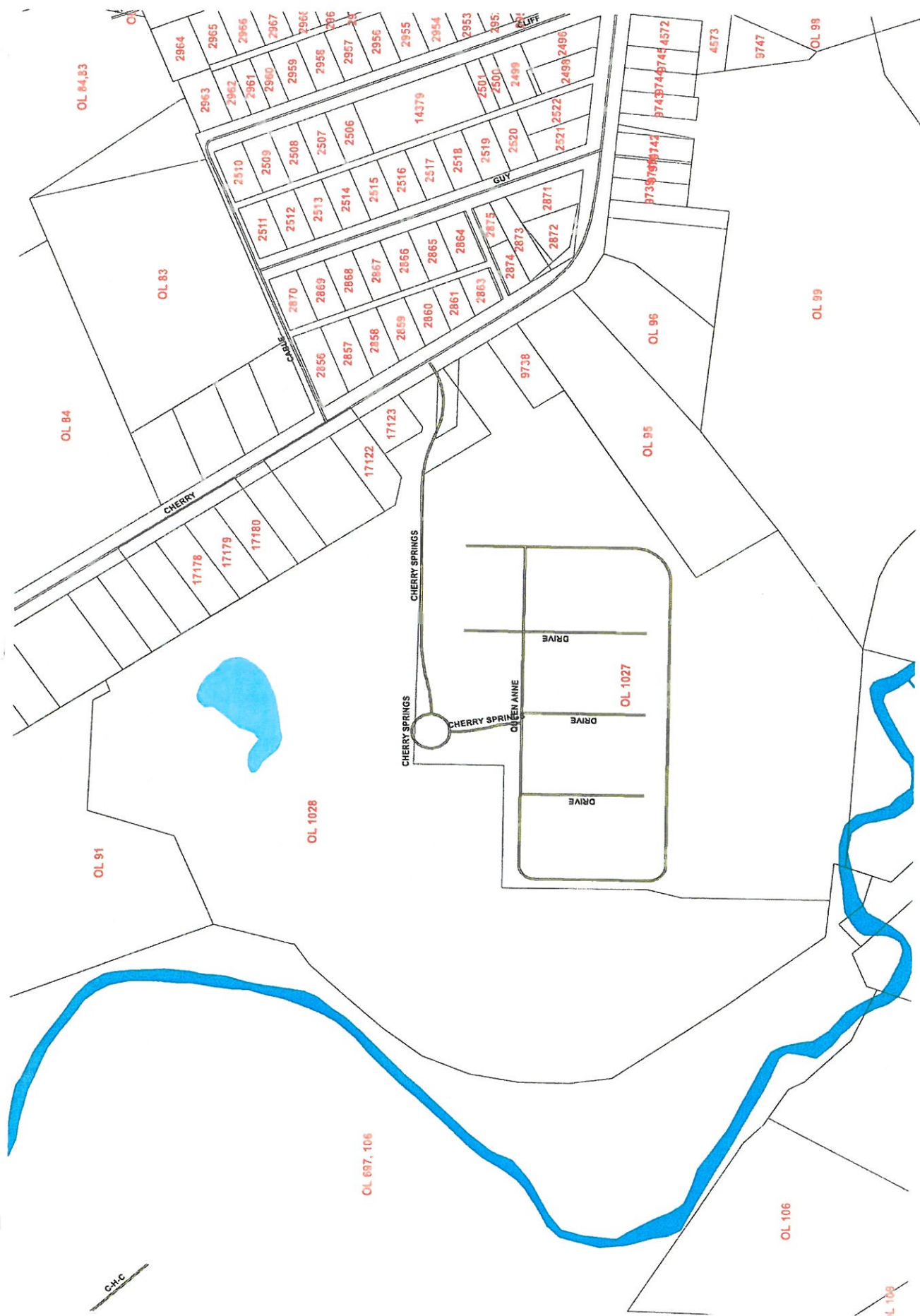
Subscribed and sworn to before me this 4TH day of April A.D., 2014.

My commission expires 09/05, 20 17.



KATIE A. SHIMEK
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Stark County
My Comm. Exp. 9/5/17


Notary Public



SITUATED IN THE CITY OF MASSILLON COUNTY OF STARK
STATE OF OHIO AND KNOWN AS BEING PART OF O.L. 1028
AND PART OF O.L. 1027 OF SAID CITY OF MASSILLON AS
RECORDED IN CHERRY SPRINGS No. 2 BY INST.
20070506002339 AND ALL OF LOTS 17179 & 17180 IN
THE REPLAT OF CHERRY SPRINGS No. 1 IN INST.
#200610060061599 OF THE STARK COUNTY RECORDS

LEGEND

- 5/8" CAPPED BEAR TO BE SET. (ONE DESIGN, INC.)
- IRON PIN FOUND (TYPE & SIZE AS INDICATED)

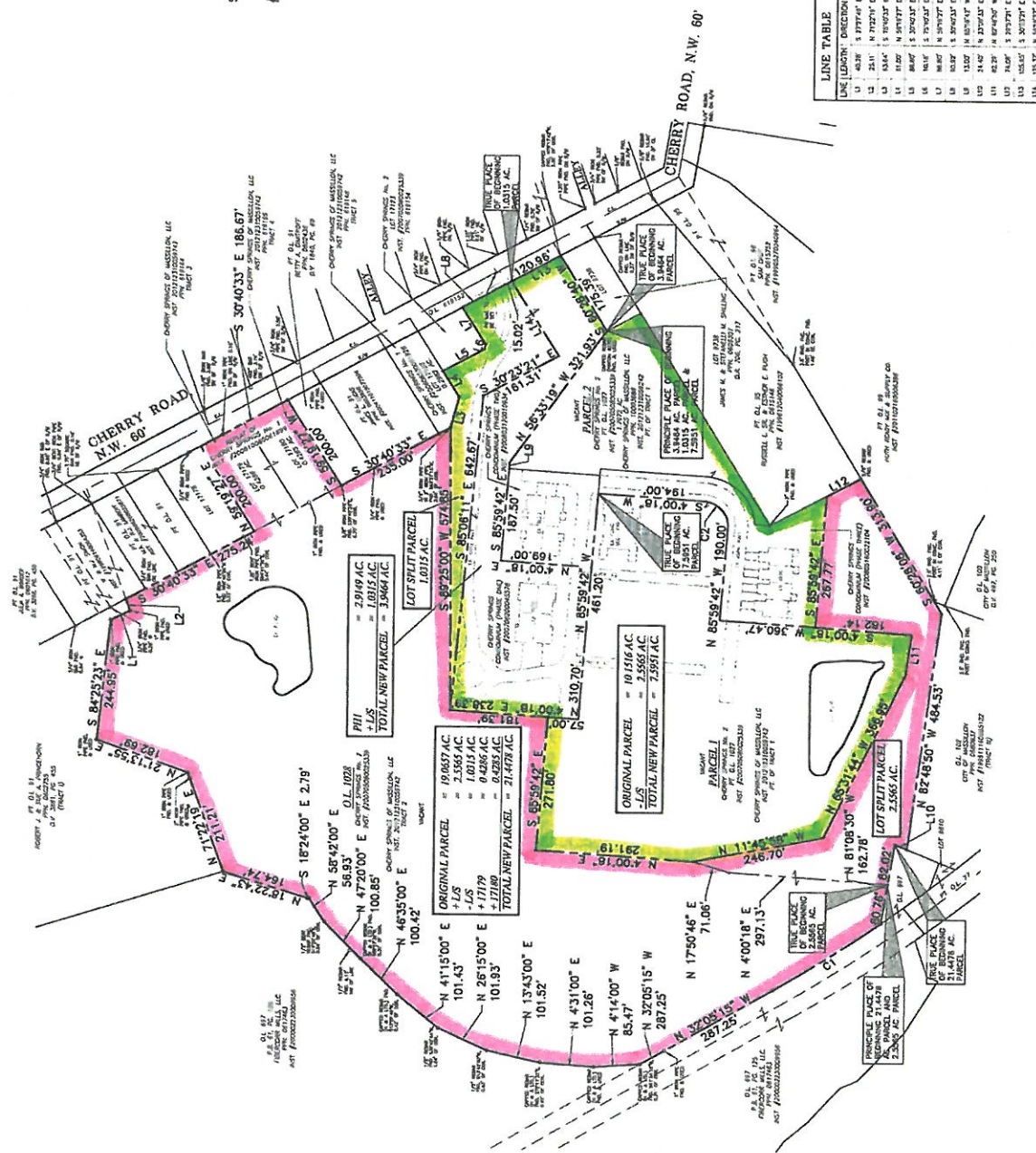
BASES OF BEARING:
BASES OF BEARING FOR THIS PLAT OF CHERRY SPRINGS NO. 2
AS RECORDED IN INSTRUMENT #20070508002339 OF THE
CLARK COUNTY RECORDS

CONDOMINIUM AREA CALCULATIONS	
NEW PH 1	= 3.9464 AC.
PH 2	= 0.7274 AC.
PH 3	= 1.2433 AC.
NEW FUTURE EXP. 1	= 7.5951 AC.
FUTURE EXP. 2	= 1.7972 AC.
TOTAL CONDO. AREA	= 13.3094 AC.

CURVE	DETA	CHORD BEARING	ARC LENGTH	TANGENT	CHORD LENGTH
C1	455.67°	N 3°23'30" W	2631.87'	1 32'	244.61'
C2	907076°	S 41°05'11" W	50.00'	78.54'	50.00'



LINE TABLE		
LINE	LENGTH	DIRECTION
1	40.39	S 77°W 40° E
2	25.11	N 72°E 16° E
3	53.64	S 75°W 35° E
4	81.00	N 56°E 37° E
5	88.00	S 35°W 35° E
6	10.16	N 10°E
7	86.80	S 73°W 35° E
8	10.35	N 56°E 37° E
9	13.00	S 35°W 35° E
10	12.00	N 65°E 15° W
11	24.50	N 70°W 35° E
12	82.28	N 82°E 30° W
13	74.08	S 70°W 1° E
14	125.45	S 30°W 37° E
15	135.95	



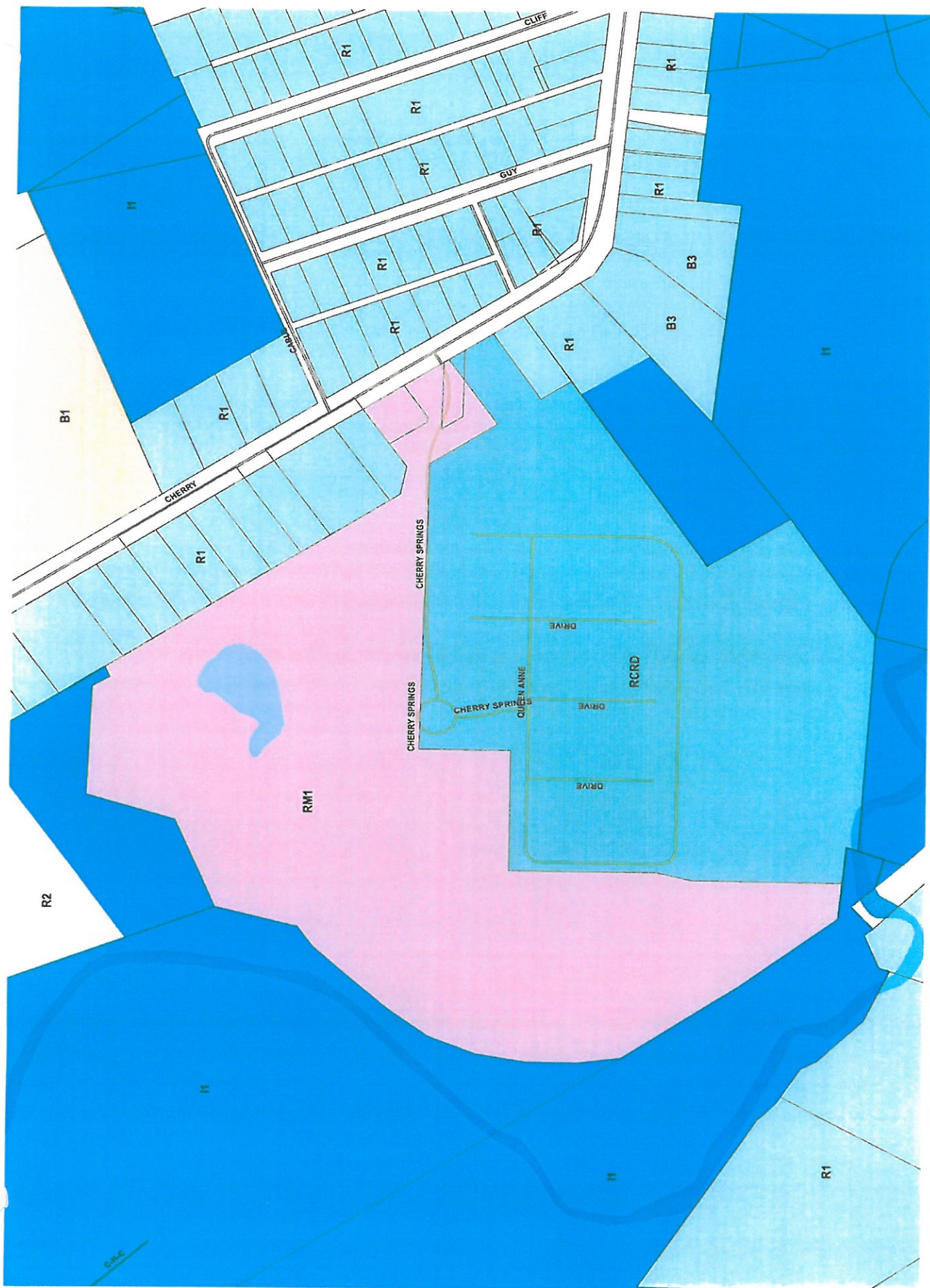
I HEREBY CERTIFY THAT AN ACTUAL FIELD SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION IN ACCORDANCE WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

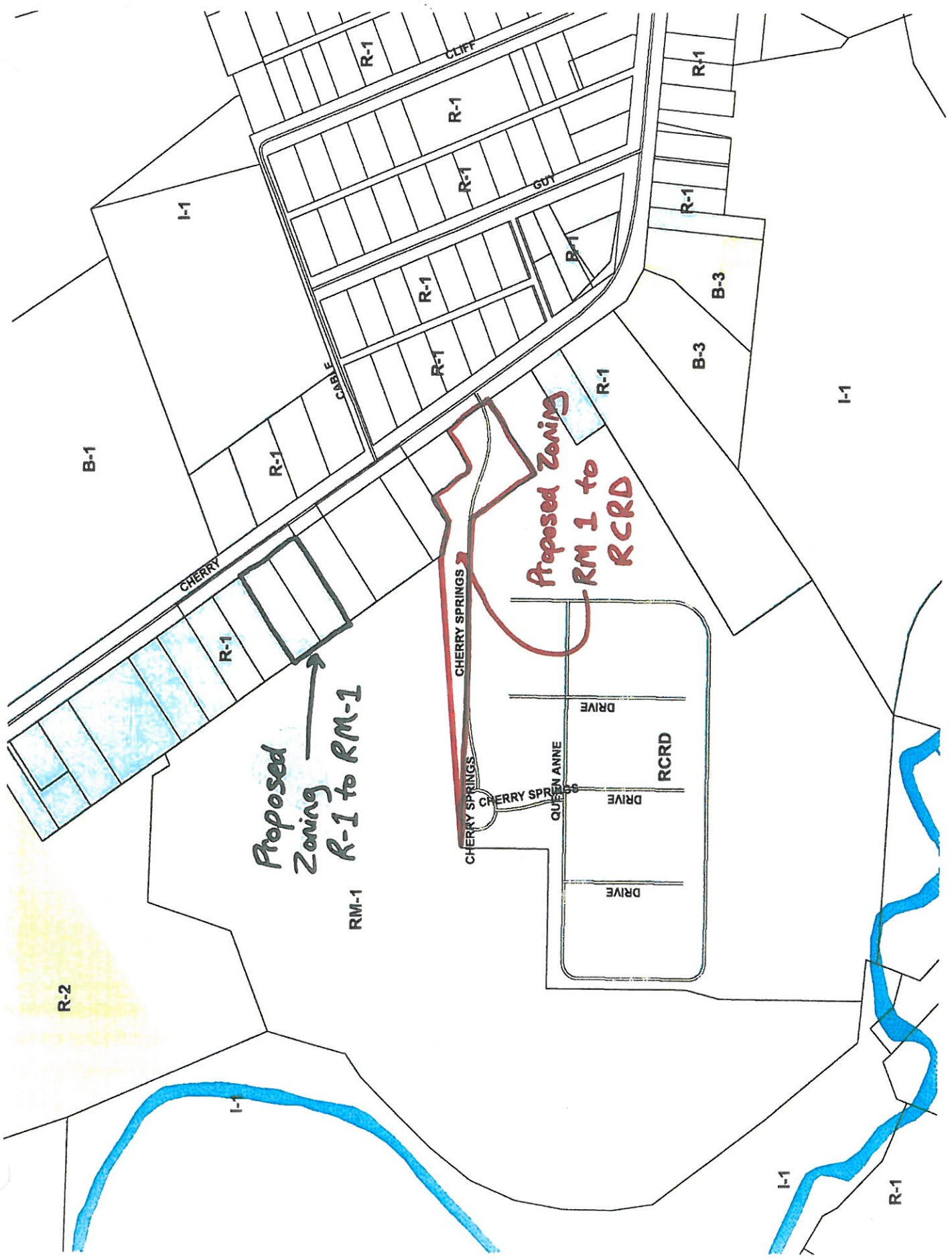
ALL THE - 511007 12/20/14

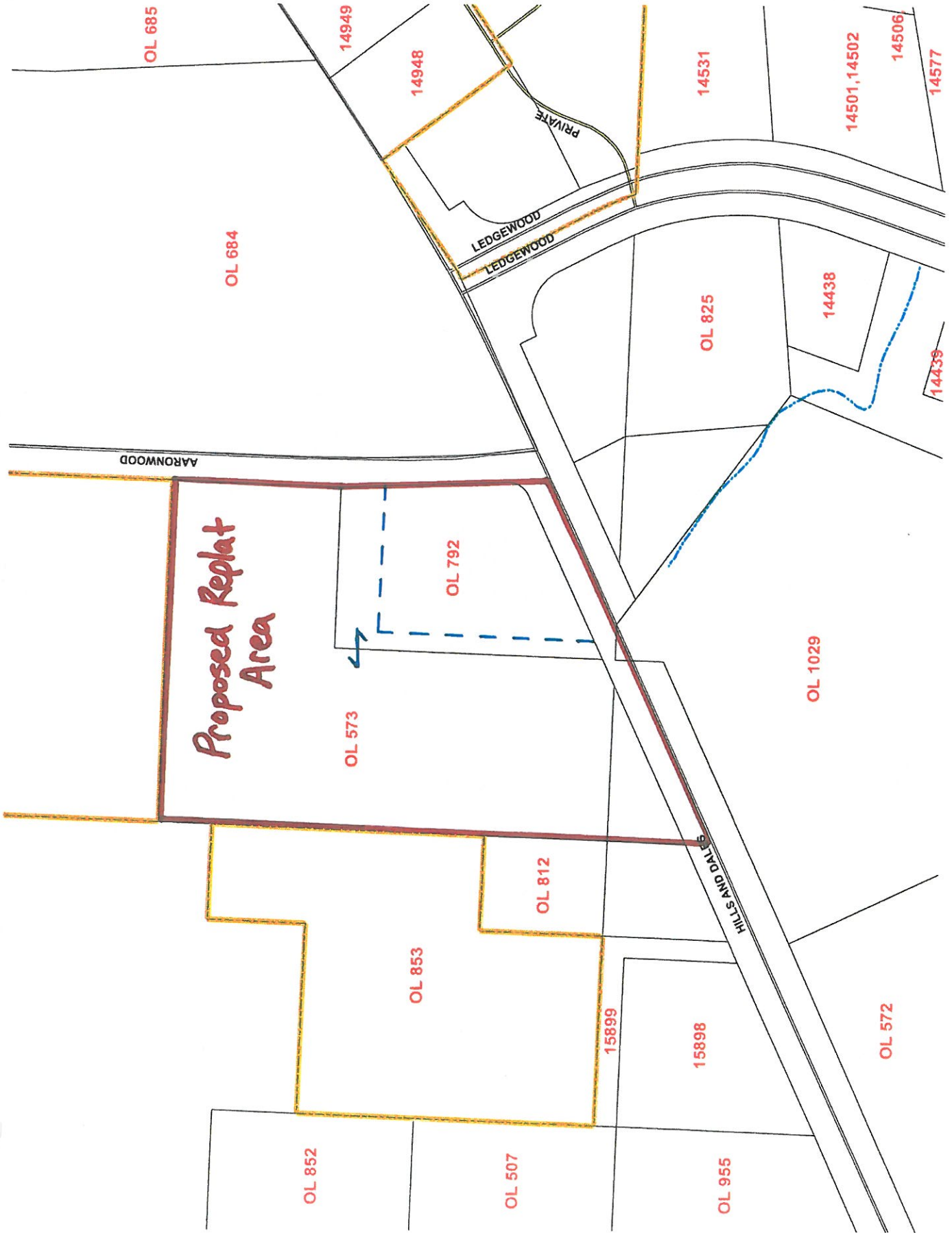
LOCATION MAP

SCALE: 1" = 1000'









PLANNING COMMISSION
APPROVED BY THE MASSILLON PLANNING COMMISSION AT A MEETING HELD
THIS _____ DAY OF _____, 2014.

CHAIRMAN

SECRETARY

MASSILLON CITY ENGINEER

LOT NUMBER _____ ASSIGNED BY MASSILLON CITY ENGINEER.

OUTLOT NUMBER _____ ASSIGNED BY MASSILLON CITY ENGINEER.

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

ACKNOWLEDGMENT

KNOW ALL MEN BY THESE PRESENTS, THAT WE THE UNDERSIGNED OWNERS OF THE LAND DELINEATED HEREON, DO HEREBY ACKNOWLEDGE THE MAKING AND SIGNING OF THIS PLAT TO BE OUR FREE ACT AND DEED, AND DO HEREBY DEDICATE THE STREET HEREON TO PUBLIC USE FOREVER.

OWNERS

CAMPBELL REAL ESTATE, LTD.

WARTER BANK AND TRUST CO.

STATE OF OHIO }
STARK COUNTY }

HAVE HERETO SET MY HAND AND OFFICIAL SEAL AT _____, OHIO
THIS _____ DAY OF _____, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES

MY COMMISSION EXPIRES

STARK COUNTY RECORDER

RECEIVED FOR RECORD THIS _____ DAY OF _____, 2014.
RECORDED IN INSTRUMENT # _____
THIS _____ DAY OF _____, 2014.

STARK COUNTY RECORDER

STARK COUNTY AUDITOR

ENTER FOR TRANSFER THIS _____ DAY OF _____, 2014.

STARK COUNTY AUDITOR

CERTIFICATION

I HEREBY CERTIFY THIS PLAT ACCURATELY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO PUBLISHED IN CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

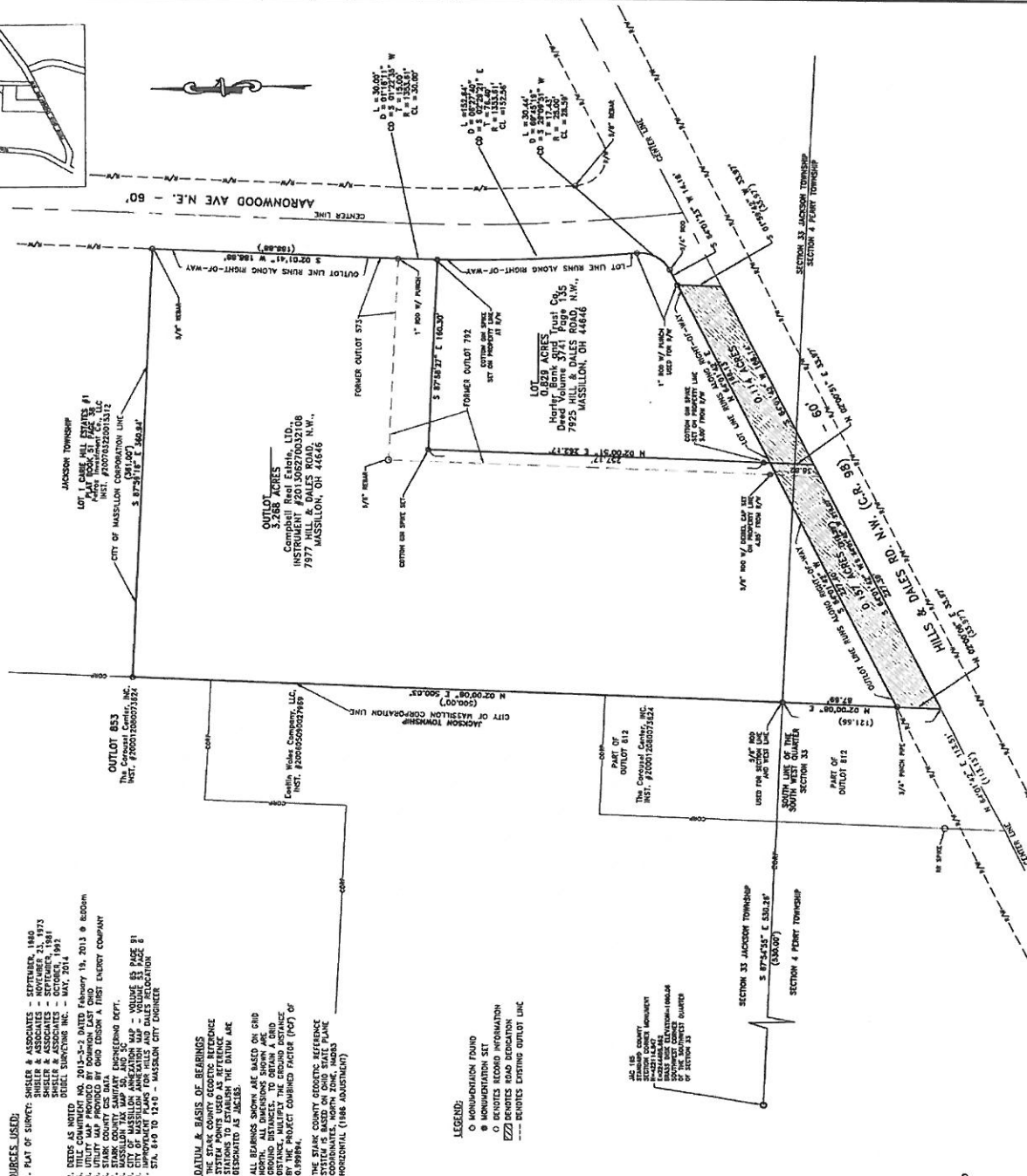


1/23/2014

CURTIS G. DEIBEL
REGISTERED PROFESSIONAL SURVEYOR 46673

deibel
surveying

CANTON, OHIO 44707
OFFICE: (330) 455-2999
FAX: (330) 455-3299
e-mail: info@debeltsurveying.com





Kathy Catazaro-Perry, Mayor

Massillon

City of Champions

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

Date: April 3, 2014

To: Planning Commission Applicants

From: Jason Haines, Engineer Technician

Subject: April 9, 2014 Planning Commission Meeting

Attached is a copy of the Agenda for the upcoming April 9, 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.

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Applicant: Jacob Glick

995 Lanedale St. NW Massillon 44647 ✓

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Crockett homes inc @ yahoo.com ✓

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sean @ rosemarcontracting.com ✓
melisa @ rosemarcontracting.com ✓

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Applicant: Campbell Oil Co. / Deibel Surveying

Sean @ deibelsurveying.com

Massillon Planning Commission
Wednesday, April 9, 2014 at 4:30 p.m.
Getz Building Meeting Room

Sign in Sheet

Name:

Address and/or organization

Hal Gentry
Al Simon

Mayor
Safety Service Director

Bob Richards

C. Todd Wocke

\$525 Valerie WE.

James Glick

For Jacob Glick 995 Landale

James Glick

Jacob Glick 995 Landale

KEITH DYKUSKI

CITY ENGINEER

Don Hyatt

CHOCKET HOMES INC SWCA/tx

TED SCHARTISER

PLANNING COMM. MEMBER

Ron Bricker

1162 Queen Anne Dr. NW 44647

Joan Bricker

1162 Queen Anne Dr NW 44647

JANE Ashbridge

1068 Queen Anne Dr. NW 44647

TED MILLER

453 17th St NE 44646

Paul Ham

City

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:

Apr 9, 2014