

A G E N D A
MASSILLON PLANNING COMMISSION
May 14, 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 April 9, 2014.*

2. *New Business:*

Lot Split / Replat: 2141 Margilee Drive SW

Description: Lot 12977 and part of Out Lot 498, located on the south side of Margilee Drive SW, just east of 22nd Street. The request is to split a portion of Out Lot 498 and combine it with Lot 12977 which will create a new parcel approximately 0.99 acres. There is an existing home on the property and the remainder parcel is vacant. The area is zoned R-3 single family residential.

Applicant: Mike Dougherty / Matthew Kindy

Replat: Saint Luke Street NW area

Description: Out Lots 967, 968, 969, 970, 971 and area of vacated Saint Luke Street. The request is to combine parcels together to create (1) lot for church and (2) vacant lots. The total acreage of the site is 42.16 acres and is zoned RM1 Multi-family.

Applicant: Holy Trinity Lutheran Church / William and Vicki Rohr.

Replat: Lincoln Way East

Description: Lots 3671, 3672, 3675, and parts of 3676 and 3677. Located on the south side of Lincoln Way East at 26th Street SE intersection. The request is to combine the lots together to create one parcel 0.974 acres in size. This is the site of the former Huntington Bank. The area is zoned B-1 Local Business.

Applicant: Hutton Growth One LLC

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

April 9, 2014

The Massillon Planning Commission met on April 9, 2014 at 4:30 p.m. in the Getz Building Meeting Room. The following members were present:

Members

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

Staff

Ted Herncane
Keith A. Dylewski
Jason Haines

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 February 12, 2014. Mr. Miller moved for approval, seconded by Director Hennon, the motion unanimously passed.

The first item on the agenda was a replat located on Evangel/Lanedale NW presented by Mr. Haines.

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

Mr. Haines described the property and explained that the applicant intends to build on each of the .33 acre lots and that the remainder vacant land will be platted as a separate subdivision.

Mr. Lane Glick, 5001 Pigeon Run SW, Navarre, Ohio, was there to represent the applicant who is his father, Mr. Jacob Glick. Mr. Glick stated that two (2) duplexes will be built on the .33 acre lots.

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

The next item on the agenda was a street vacation plat in Poets Glen Estates, presented by Mr. Haines.

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: WTJ Inc.

Mr. Haines described the location of the property and explained that the applicant wishes to vacate part of the current subdivision plat which includes lots, streets, sanitary and storm sewers and easements. He stated that this property was platted before it was annexed into the City.

David Hayes of Crockett Homes, 5060 Navarre Road, SW, Canton, Ohio, was present as the applicant. He stated that they have been working on this subdivision for a long time and are now starting to put in streets. He would like to propose a new street for the entrance.

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

Note: Committee member Ms. Campbell arrived at 4:37 p.m.

The next item on the agenda was a rezoning request on Cherry Road NW, presented by Mr. Haines.

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.

Mr. Haines explained that this request was a continuation of the January 2014 Commission meeting that approved the replatting of the property with a condition that the zoning changes be completed. He then described the location, the gated access to Cherry Road, the lot split and what the proposed rezoned land would look like.

Mr. Haines discussed the proposed zoning changes as follows: 1) the two lots on Cherry zoned R-1 would be zoned RM-1 for access and frontage; 2) the small sliver of land zoned RM-1 will contain the driveway for access to the condos and would become zoned RCRD. This is basically cleaning up lot lines.

Mr. Ron Bricker, 1162 Queen Anne Drive NW, Massillon, Ohio, stated that he was present at the public meeting and that he was told it would be all condos.

Mr. Sean Roseman, 12806 Lincoln Way West, Massillon, was present as the applicant. He described the frontage needed for the RM-1 parcel because the condos currently do not have access/frontage on Cherry Road.

Chairman Locke asked if the new driveway will be owned by the Condo to which Mr. Roseman replied that there would be no road on the rezoned RM-1 piece, just frontage.

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

The next item on the agenda was a rezoning request on Cherry Road NW, presented by Mr. Haines.

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.

Mr. Haines explained that this is Part 2 to the previous rezoning request, and that there will be two (2) separate Ordinances for this rezoning request.

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

The next item on the agenda was Old Business/Replat & Dedication on Hills & Dales Road, presented by Mr. Haines.

Replat and Dedication Plat: Hills and Dales Road

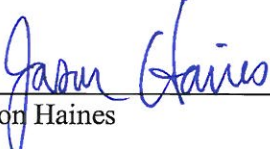
Description: Out Lots 573 and 792; located on the north side of Hills and Dales Road, west of Aaronwood. This is the current site of the new Campbell Oil facility and Key Bank. The request is to replat the entire property and transfer a small piece of land from the bank to the Campbell oil site. Total 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

The Commission tabled this request due to the lack of an applicant in attendance.

With no further business, Chairman Locke adjourned the meeting at 4:49 p.m.

Respectfully submitted,



Jason Haines



I hereby certify the adjacent to be correct, as surveyed by me this 10th day of March 2014

Approved by the MossIlion Planning Commission at a meeting held _____, 20____.

CHAIRMAN

CITY COUNCIL

Accepted by the City Council of Massillon, Ohio, by ord. no. _____, 20____, passed this _____ day of _____, 20____.

CITY COUNCIL ACCEPTANCE NOT NECESSARY, NO STREET DEDICATION HERE-ON PER SECTION 107.8, (b)1, CODIFIED CODE ORD., MASSILLON, OHIO.

CLERK _____ PRESIDENT _____

MASSILLON CITY ENGINEER

Lot Number _____ assigned by the Massillon City Engineer

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

Matthew L. Kindy

Michelle L. Kindy.

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_____.

Notary	Public
--------	--------

STARK COUNTY AUDITOR

entered for transfer this _____ day of _____, 20____.

STARK COUNTY AUDITOR

TARK COUNTY RECORDER

received for record this _____ day of _____

Recorded in Instrument No. _____, this _____ day of _____

STARK COUNTY RECORDER

FILE NO. ACC.NO.



SCALE: 1" = 40'

DATE: MARCH 10, 2014

AREA TO BE REPLATED

Massillon City Lot Number 12977 0.408 Ac.

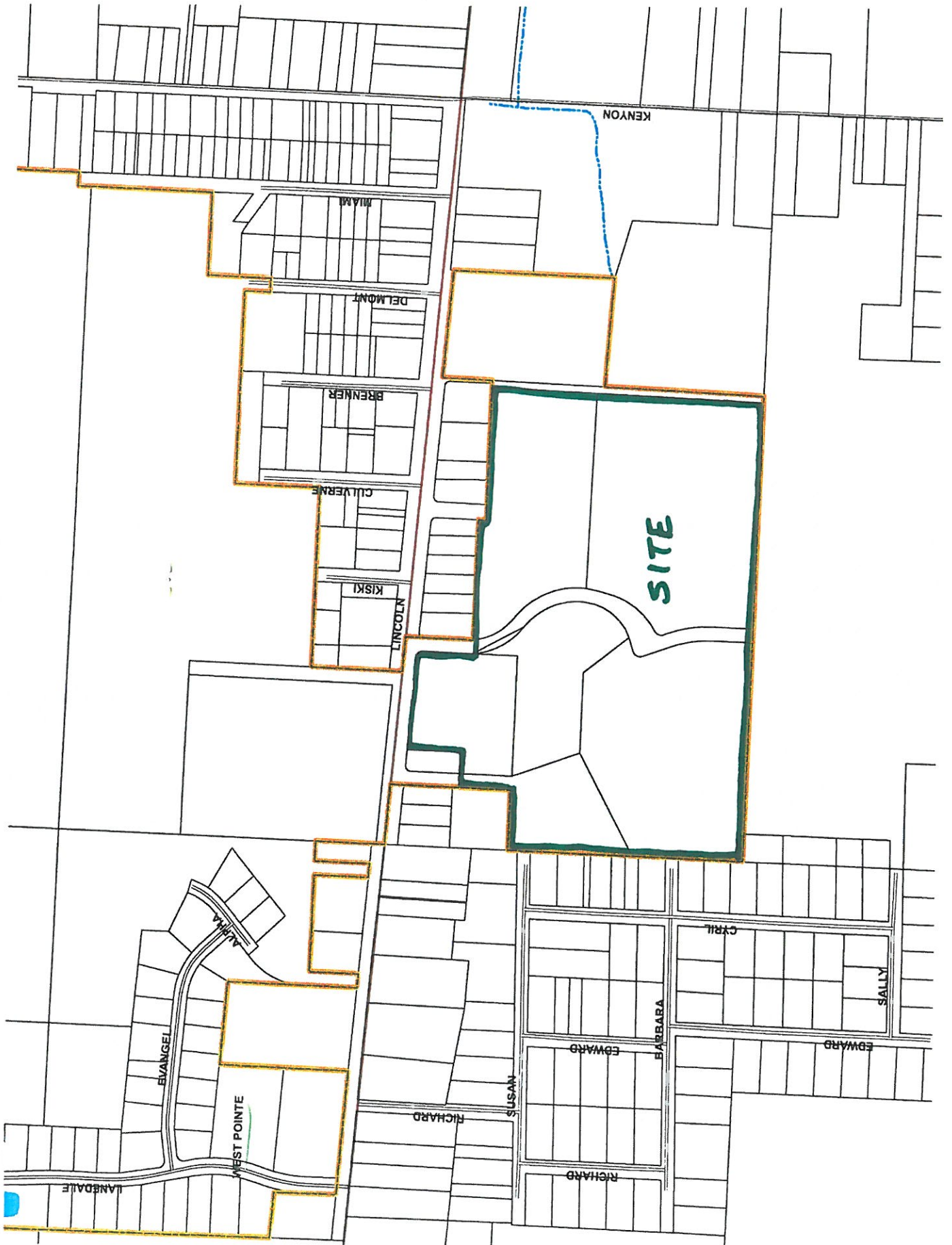
Part of Out Lot 49B (Transfer Pending with Reglot)

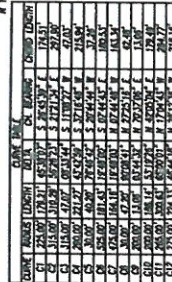
Inst. # _____ 0.390 Ac.

New City Lot Number _____ 0.998 Ac. Total this Replat

FOR: KINDY



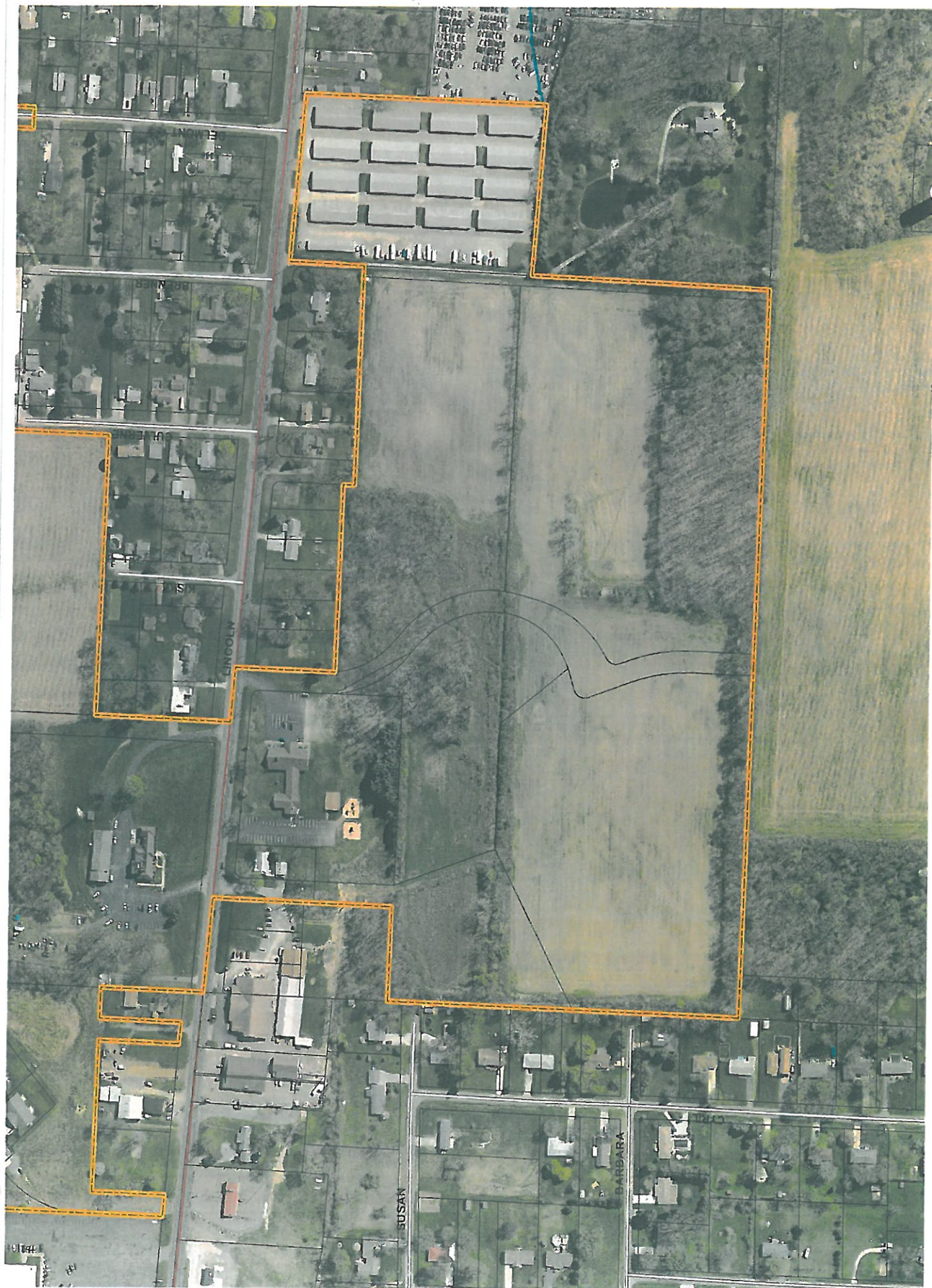




ALAN HANCOCK, STAFF COUNTY AUDITOR

(DI FEET)
1 inch = 100 ft.

DOCUMENTS USED TO PREPARE SURVEY
 Buried Deaths and Fields of Honor as referenced.
 Map Monmouth 201
 Map TUS 10 SE.





A Replat of Lot No. 3671, 3672 and 3675 and being part of Lot No. 3676 and 3677 in the City of Massillon, County of Stark, State of Ohio

herby certify this is a correct Plat of a survey made by me this 28th day of March, 2014 and that the survey balances and closes and the monuments shown hereon are set as shown or shall be set as shown and that all dimensional and geodetic details are correct.

Nick E. Nigh, P.S. #7384
Peferman Associates, Inc.

Approved by the Mission City Planning Commission at a meeting held
this _____ day of _____, 2014.

John

Approved by the Massillon City Engineer at a meeting held this _____ day of _____, 2014.

Responsible City Engineer

State Route No. 172 (Lincoln Way E)
(R/W Varies)

[illegible]

OWNER'S ACKNOWLEDGEMENTS

now of men by these persons, Inat United National Bank & Trust Co., the officers shown on this plot do hereby acknowledge the making and signing of this plot to be their free act and deed.

testimony thereof, I hereby set my hand this ____ day of _____ 2014.

to testimony thereof, I hereby set my hand this ____ day of _____, 2014.

Name _____
Address _____
City _____ State _____ Zip _____

Witness _____

Union Growth One, LLC
Tennessee limited liability company

State of Ohio } ss.

before me, a Notary Public in and for said County, personally appeared the above mentioned owners who acknowledged that they did sign the foregoing instrument and that it was their free act and deed according to law, swear to and subscribed before me this _____ day of _____, 2004.

Commission Expires:

Waterbury Public

ordered for transfer by the Stark County Auditor this _____ day of _____, 2014.

York County Auditor

received for record by the Stark County Recorder this _____ day of _____ 2014, at Instrument No. _____

County Recorder

REPLAT

SCALE:

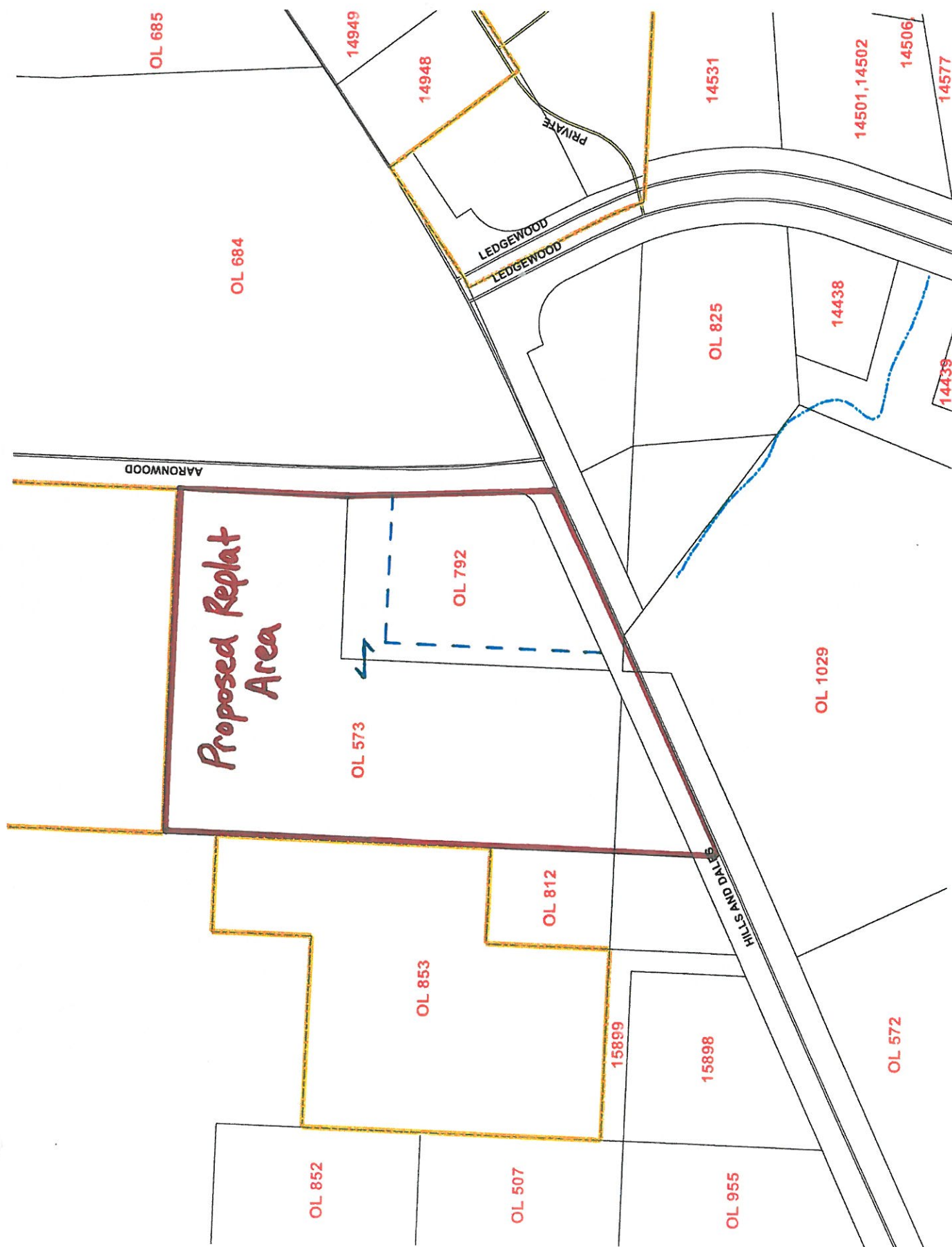
DATE: 03-28-2014

DWC BY: RTB

PROJECT: 13-0678

REPLAT





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

CHAIRMAN

SECRETARY

MASSILLON CITY ENGINEER

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

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 PLAY TO BE THEIR FREE ACT AND DEED, AND DO HEREBY DEDICATE THE STREET HEREON TO PUBLIC USE FOREVER.

WITNESSES (PRINT NAMES BELOW)

CAMPBELL REAL ESTATE, LTD.

HARTER BANK AND TRUST CO.

STATE OF OHIO }
STARK COUNTY }

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT, AND THAT THE SAME IS THEIR FREE ACT AND DEED. I HAVE HERETO SET MY HAND AND OFFICIAL SEAL AT _____, OHIO THIS _____ DAY OF _____, 2014.

NOTARY PUBLIC

BY COMMISSION EXPIRES

WV COMMISSION EXHIBIT

STARK COUNTY RECORDER

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

STARK COUNTY RECORDS

STARK COUNTY AUDITOR

ENTER FOR TRANSFER THIS _____ DAY OF _____, 2014.

STARK COUNTY AUDITOR

CERTIFICATION

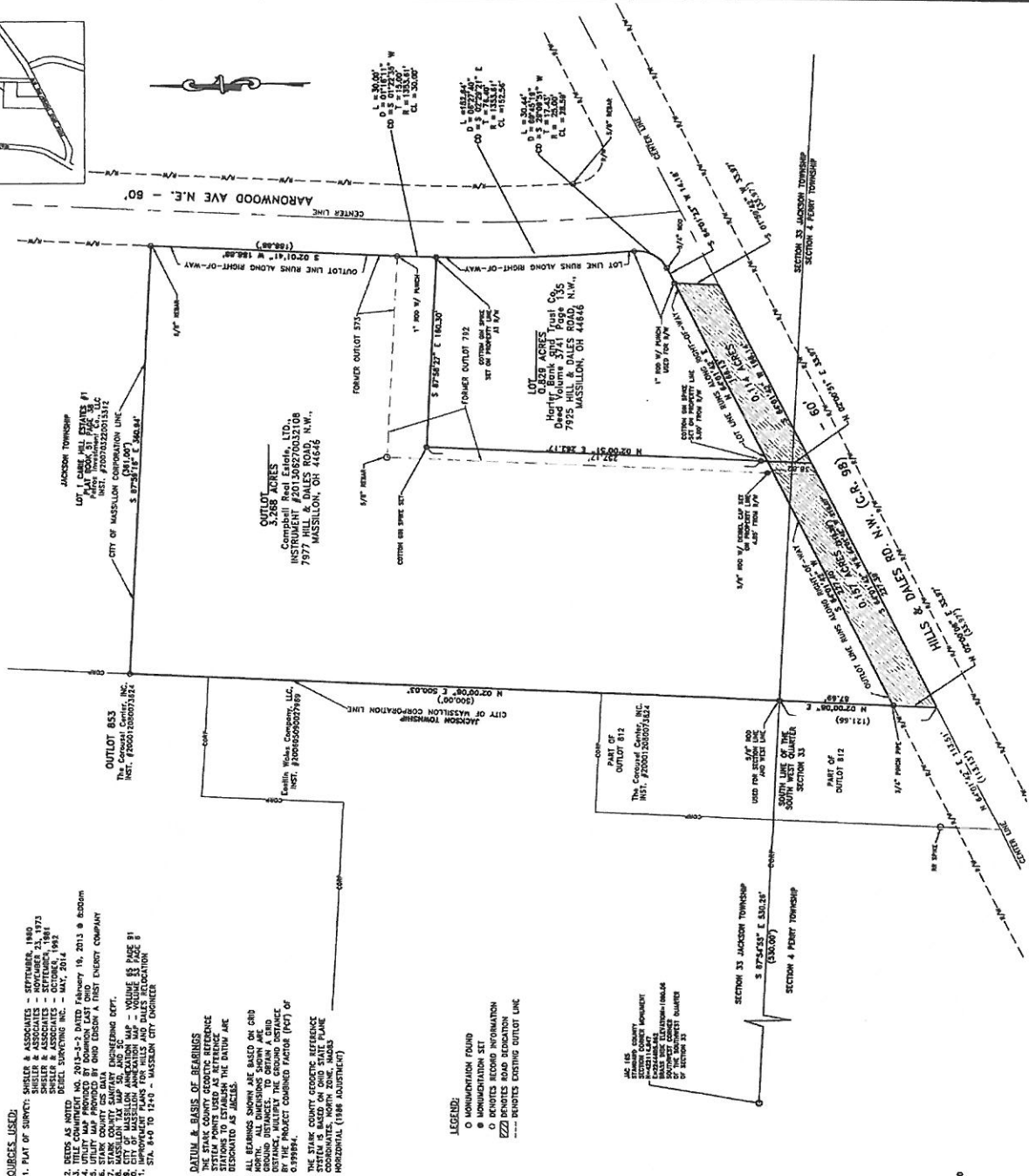
I HEREBY CERTIFY THIS PLAT ACCURATELY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO PUBLISHED IN CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

1/23/2014

CURTIS G. DEIBEL
REGISTERED PROFESSIONAL SURVEYOR #6673

deibel
surveying

i n c
1850 KIMBALL RD. S.E.
CANTON, OHIO 44707
OFFICE: (330) 455-2999
FAX: (330) 455-3299
E-mail: info@delbelsurveying.com





*Massillon Planning Commission
Wednesday, May 14, 2014 at 4:30 p.m.
Getz Building Meeting Room*

Sign in Sheet

Name:

Address and/or organization

ARAN DEBEL

DEIBEL SURVEYING

MIKE DOUGHERTY

13893 STANWOOD ST. NAVARRE OH 44662

Adam Levitt

Hutton Company, 736 Cherry St., Chattanooga, TN

MAH KINBY

2141 MARSHALL DR. SW MASSILLON, OH

Ted Herrmann

City of Massillon

Jason Haines

Engineering

TED SCHAEFER

PLANNING COMMISSION MEMBER

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@sssn.net

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: 5/14/14

A G E N D A
MASSILLON PLANNING COMMISSION

May 14, 2014 **4:30 P.M.**

Getz Building Meeting Room (old Red Center building)
54 City Hall Street SE

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Applicant: Mike Dougherty / Matthew Kindy

13893 Stanwood St SW
Navarre 44662 ✓

2141 Margilee Drive SW
Massillon 44647 ✓

Replat: Saint Luke Street NW area

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Applicant: Holy Trinity Lutheran Church / William and Vicki Rohr.

2070 Alabama Ave
North Lawrence 44666 ✓

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Applicant: Hutton Growth One LLC

Adam Levitt

alevitt@thehuttoncompany.com ✓

Old Business:

Replat and Dedication Plat: Hills and Dales Road

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Applicant: Campbell Oil Co. / Deibel Surveying

Brian Burrow

brianb@campbelloil.com



Kathy Catazaro-Perry, Mayor

Massillon

City of Champions

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

Date: May 8, 2014

To: Planning Commission Applicants

From: Jason Haines, Engineer Technician

Subject: May 14, 2014 Planning Commission Meeting

Attached is a copy of the Agenda for the upcoming May 14, 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.