

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

2. *New Business:*

Lot Split / Replat: 15th Street NW

Description: Out Lots 1066 and 1067, located on the east side of 15th Street NW at the end of the road. The request is to split a portion of Out Lot 1066 and combine it with Out Lot 1067. There are existing homes on both parcels. The area is zoned R-2 single family residential.

Applicant: Larry and Roberta Jenkins, Jack and Germaine Jenkins

Replat : Orchard Hill Circle NE

Description: Lots 17021 and 17022, located on the southwest corner of Orchard Hill Circle and Hankins Road. The request is to combine both lots together to create a parcel of 0.742 acres. There is an existing home on one lot and detention pond on the other. The area is zoned R-3 single family residential.

Applicant: John Sherrod and Debbie Mckeown

Replat and Dedication Plat : 9th Street SW

Description: Parts of Lots 14117 and 14118, located on 9th Street SW, just south of Oberlin Road. The request is to dedicate a small strip of additional land (15 foot) off the east side of the property to be used for roadway purposes as part of 9th Street SW. Total acreage is approximately 0.259 acres. The area is zoned I-1 Industrial.

Applicant: City of Massillon and Midwestern Industries

MASSILLON PLANNING COMMISSION
May 14, 2014

The Massillon Planning Commission met on May 14, 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
Ted Miller
Ted Schartiger
Bob Richards
Jaime Darr

Staff

Ted Herncane
Keith A. Dylewski
Jason Haines
Linda Mikutel

Chairman Locke called the meeting to order at 4:30 p.m. The first order of business was the approval of the minutes for the Commission meeting of April 9, 2014. Mr. Richards moved for approval, seconded by Mr. Schartiger, the motion unanimously passed.

The first item on the agenda was a lot split/replat located on Margilee Drive SW, presented by Mr. Haines.

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

Mr. Haines described the property as being located at the corner of Margilee Drive and 22nd Street SW, north of the Community Park area. Lot 12977 currently has an existing house and pool. A church had previously owned OL 498 and used the property for outdoor concerts, but has recently sold the parcel. Mr. Haines also pointed out that the property owner on the opposite corner had done a similar lot split/replat several years ago.

Chairman Locke asked if the 50' strip of land to the left of the parcel would be left for roadway. Mr. Haines replied that yes, a cul-de-sac would be the only access to the lot.

Mr. Mike Dougherty, 13893 Stanwood Street, Navarre, Ohio, was present as the current owner of OL 498. He stated that it is his intention to maintain the pavilion and asked if the City might be interested in buying the lot for a baseball field. Chairman Locke answered that this was not the right meeting for that discussion.

Mr. Dougherty then asked if the City would allow a driveway through the City Park property to access his pavilion. Mr. Haines suggested that he direct that question to the Parks Board.

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

The next item on the agenda was a replat in the Saint Luke Street area, presented by Mr. Haines.

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.

Mr. Haines explained that this property was originally platted as a subdivision that was never developed and reminded the Commission that this parcel was presented to them a couple of months ago as a street vacation request. Vacating Saint Luke Street was the first step to replatting this area. The vacation has been approved by Council. The request now is to combine parcels together and create three (3) new lots.

Chairman Locke asked if all the properties involved were zoned the same to which Mr. Haines answered that they were all zoned RM-1.

Mr. Keith Dylewski, 6256 Walnut Ridge Circle, NW, North Canton, Ohio, was present to act on behalf of Mr. William Rohr. He informed the Commission that the City-owned property has been deeded through the CIC and transferred to clean up this area into one parcel.

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

The next item on the agenda was a replat located on Lincoln Way East, presented by Mr. Haines.

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

Mr. Haines described the property as being located across from Kmart, the former site of Huntington Bank building which is slated for demolition. This request is to combine five (5) lots into one lot to build a Family Dollar Store with parking available in the front and west side of the building. There is no zoning change required to the B-1 zoning for this project.

Mr. Adam Levitt of the Hutton Company, 736 Cherry Street, Chattanooga, Tennessee, was present as the applicant. He had nothing to add to Mr. Haines presentation.

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

The next item on the agenda was Old Business, a replat/dedication plat located 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

Mr. Haines stated that this request has been tabled a few times, but now everything is in order. The applicant, Campbell Oil, needs to buy a sliver of land from Key Bank to make room for parking needed for their development. Their site is the former Holland Pontiac Building which has been demolished.

Mr. Aaron Deibel of Deibel Surveying, 1850 Kimball Road SE, Canton, Ohio, was there to represent this request and had nothing to add to Mr. Haines presentation.

Chairman Locke asked Mr. Deibel if he knew of a completion date for the project, to which Mr. Deibel answered he did not know. Mr. Haines answered that the project should be completed in early fall, that half of the building is framed and there is site work yet to do.

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

Chairman Locke thanked Ted Herncane for his service and wished him good luck in his new endeavor.

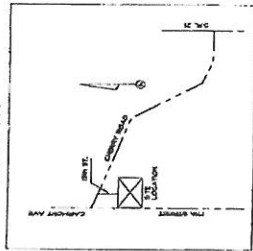
With no further business, Mr. Richards made a motion to adjourn the meeting, seconded by Mayor Catazaro-Perry, the motion unanimously passed. The meeting adjourned at 4:50 p.m.

Respectfully submitted,


Linda Mikutel, Commission Clerk

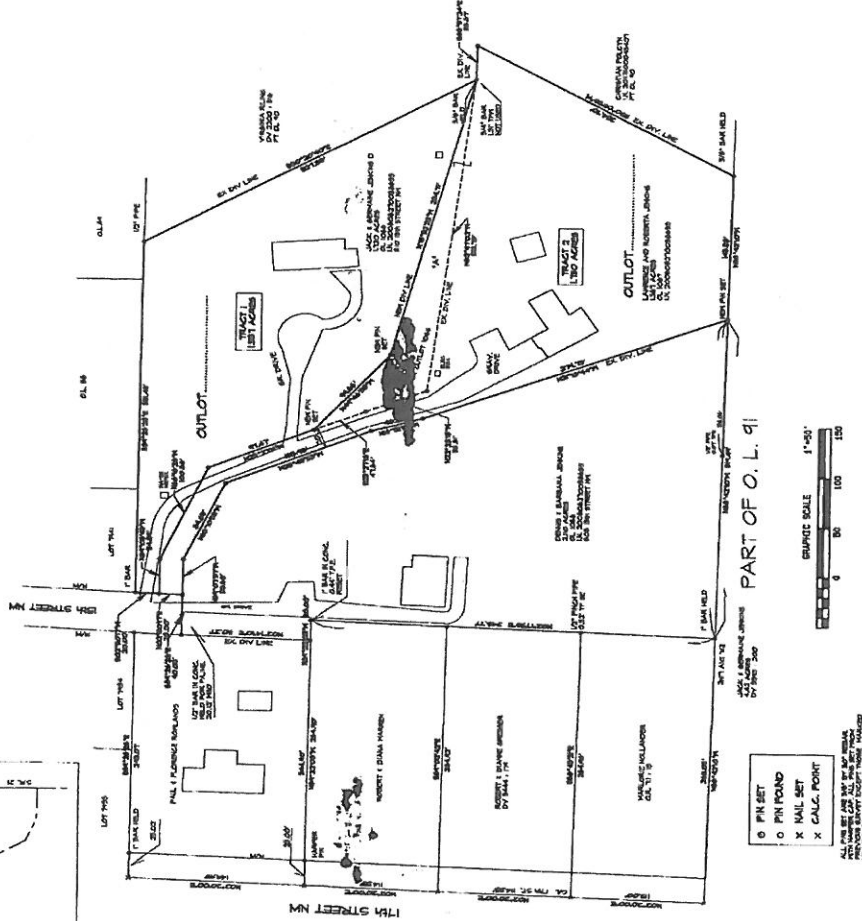


VICINITY MAP



REPLAT AND RENUMBERING PLAT

BEING ALL OF OUTLOTS 1066 AND 1067
IN THE CITY OF HASSILLON, STARK COUNTY OHIO



BEARINGS BASED ON THE CENTER OF 17TH STREET IS 21° 30' W
AS PER DY 2321, 483
ALL OTHERS RELATIVE USING MONUMENTATION
AND/OR CALC.
TAX MAP DOES INCLUDE
DEEDS AS SHOWN
SURVEYING AS SHOWN
CREATING A 1/4 ACRE TRACT
FROM THE HARPER REPLAT
FOR EASEMENT

HARPER SURVEYING INC.
5370 RIDGE AVE SE.
CANTON, OHIO 44707
(330) 484 - 2354
FAX (330) 484 - 5637

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED
STARK COUNTY AUDITOR DO HEREBY ACKNOWLEDGE
THE SIGNATURE OF THE PERSON TO WHOM THE ABOVE NAMED
DEEDS HEREBY REPLAT THE LANDS AS SHOWN,
ON THIS _____ DAY OF _____, 2014.

OWNERS:
JACK JENKINS
GERMAINE JENKINS
LAWRENCE JENKINS
ROBERTA JENKINS

STATE OF OHIO
COUNTY OF STARK
I, _____, Notary Public in and for said County and State
PERSONALLY ATTENDED THE ABOVE NAMED OCCASION AND
WITNESSED THE SIGNATURE OF THE PERSON TO WHOM THE
DEEDS HEREBY REPLAT THE LANDS AS SHOWN,
AND IT HAS THEIR OWN FREE
WILL AND DEED.

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

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

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

CHAIRMAN JIM JOHNSON
APPROVED BY THE HASSILLON CITY ENGINEER THE _____ DAY OF _____, 2014
AND SIGNED BY THE CITY ENGINEER
SECRETARY KEITH A. DYLENIAK

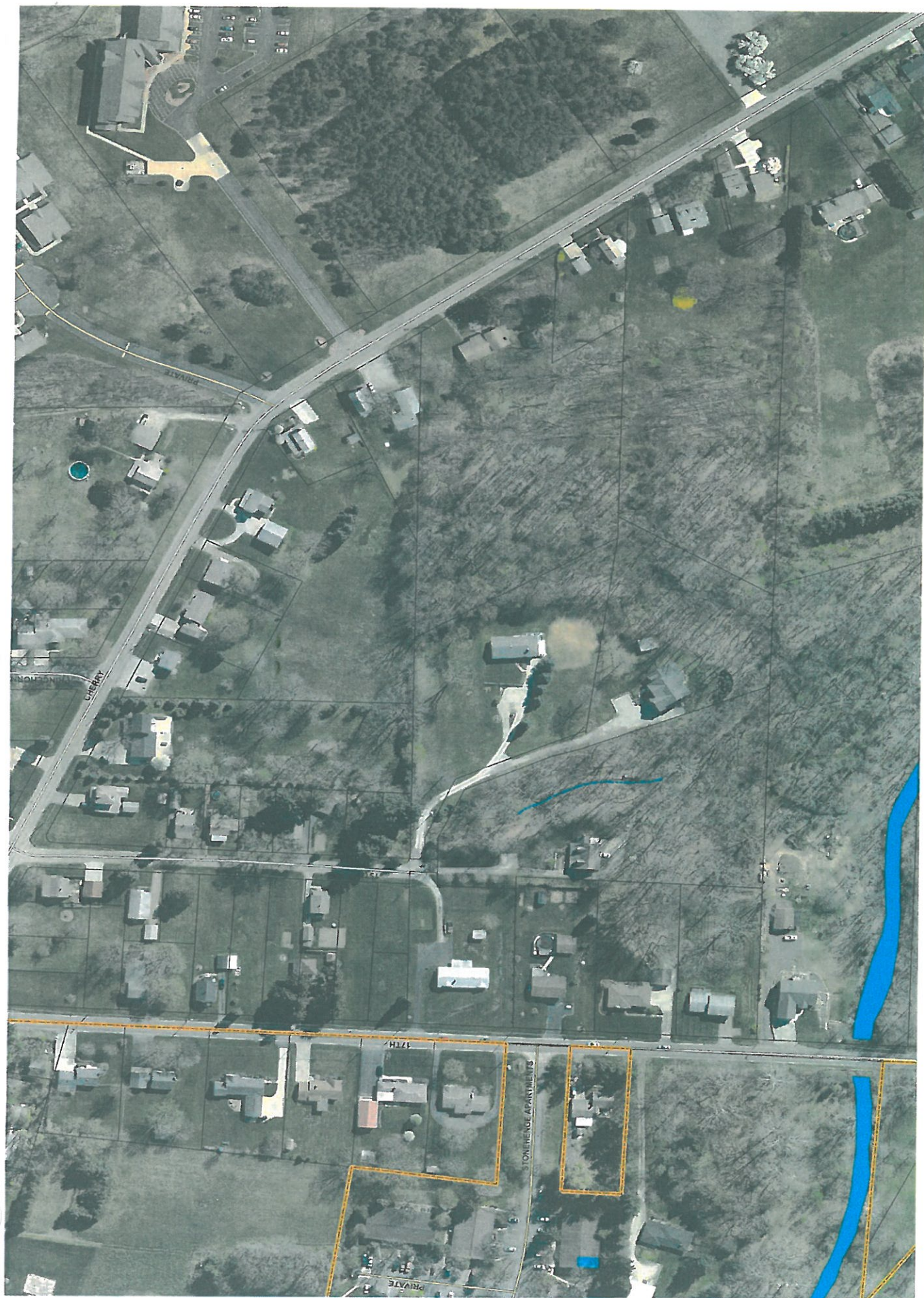
HASSILLON CITY ENGINEER
KEITH A. DYLENIAK

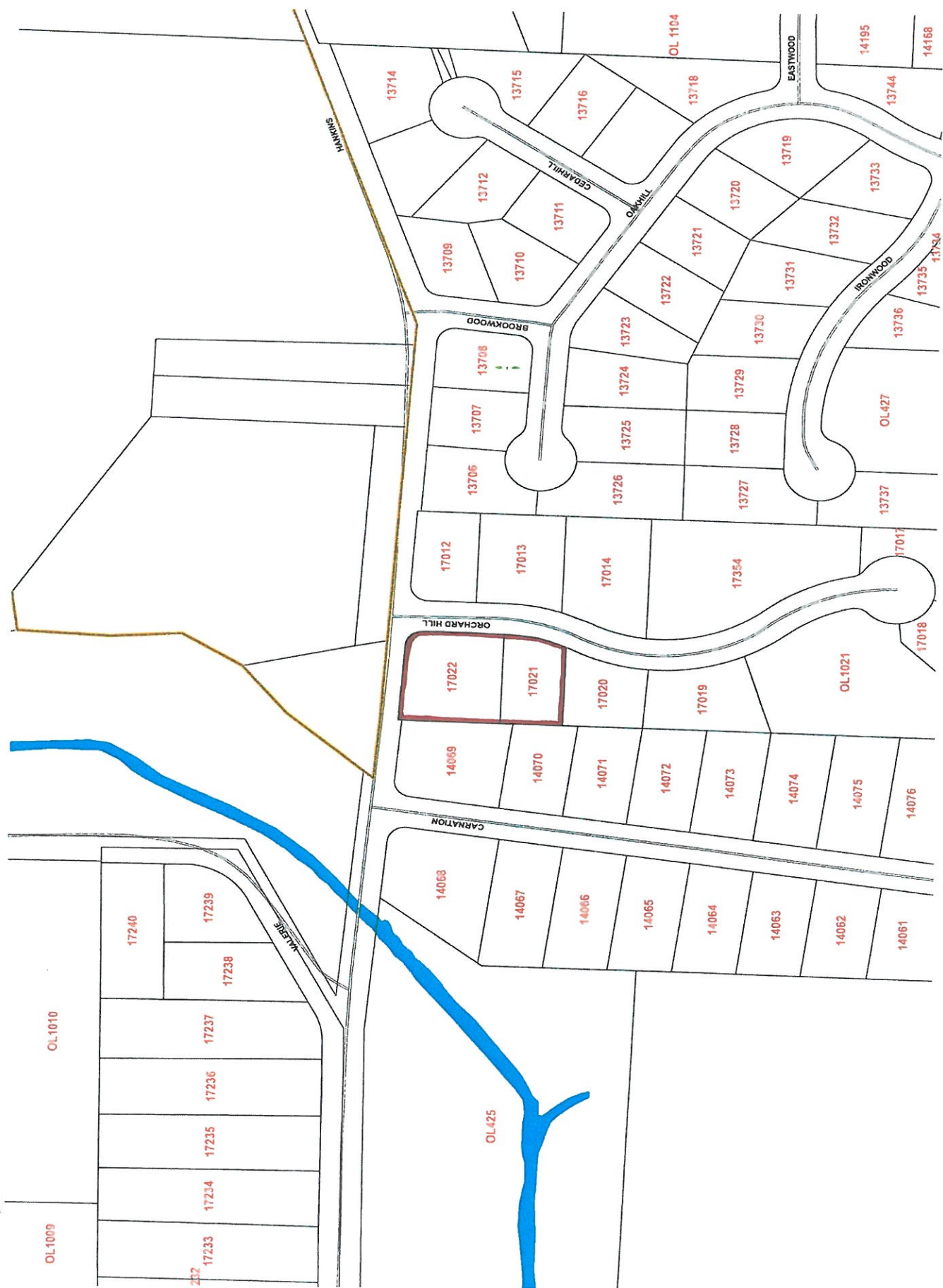
ENTERED FOR TRANSFER THIS _____ DAY OF _____, 2014
STARK COUNTY AUDITOR
ALAN HANOLD
RECORDED FOR RECORD THIS _____ DAY OF _____, 2014
RECORDED IN RECORDS MADE NO _____
STARK COUNTY RECORDER
RICK CAMPBELL

I CERTIFY THAT THIS IS A TRUE AND CORRECT PLAT OF A SURVEY
MADE BY ME OR UNDER MY DIRECT SUPERVISION THIS _____ DAY
OF _____, 2014.



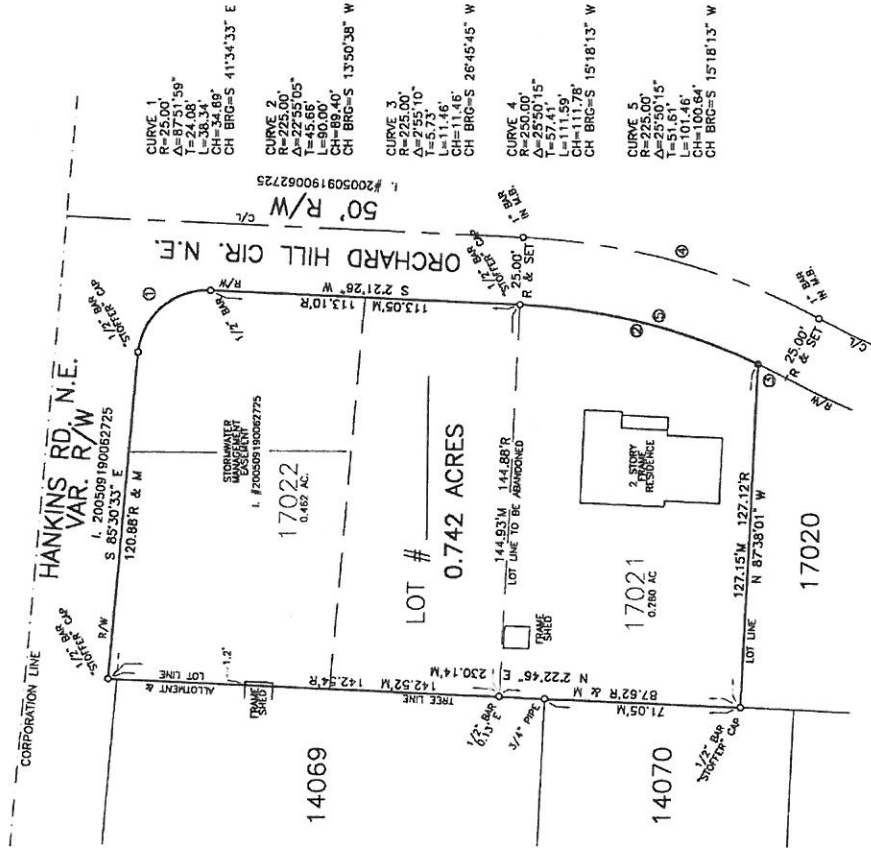
ROBERTA JENKINS
ROBERTA JENKINS





REPLAT OF LOT 17022 AND LOT 17021

IN THE CITY OF MASSILLON, STARK COUNTY, STATE OF OHIO
PLATTED AS LOTS 11 AND 12 IN ORCHARD HILL AS RECORDED IN
INSTRUMENT #200509190062725 OF THE STARK COUNTY RECORDS
BEING LANDS CONVEYED TO CECIL AND J.T. SHERROD, AS
DESCRIBED IN INSTRUMENT #20130308012080 & 201303080012080
OF THE STARK COUNTY RECORDS



NOTES:
o - INDICATES IRON PIN FOUND AS NOTED
x - INDICATES 5/8" IRON BAR WITH "E C METZGER 7090" CAP SET
- INDICATES MEASURED DISTANCE
R - INDICATES RECORD DISTANCE
BASIS OF BEARINGS:
N 222°48' E USED FOR THE WEST LINES OF LOTS 17021 AND 17022, TAKEN FROM INSTRUMENT #200509190062725 OF THE STARK COUNTY RECORDS.
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 ARE AS NOTED.

E.C. METZGER & ASSOCIATES, INC.
LAND SURVEYING SERVICES
P.O. BOX 357
MADISON, OH 44642-0357
(330) 875-5095 OR (330) 435-4912
www.ecmetzger.com

I HEREBY CERTIFY THAT THIS MAP REPRESENTS A BOUNDARY SURVEY, PERFORMED IN APRIL OF 2014, BY ME, IN ACCORDANCE WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE



Edward C. Metzger
EDWARD C. METZGER, OHIO PROFESSIONAL SURVEYOR #7090 / DATE 5/1/14
PLANNING COMMISSION
APPROVED BY THE MASSILLON PLANNING COMMISSION AT A MEETING
HELD _____, 2014

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

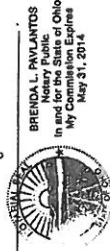
KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE LAND DELINEATED HEREON, DO HEREBY ACKNOWLEDGE THE SIGNING OF THE SAME TO BE OUR FREE ACT AND DEED, AND DO HEREBY REPEAT OUR LAND.

Debbie McKeown
DEBBIE MCKEOWN
John F. Sherrod
JOHN F. SHERROD

NOTARY PUBLIC

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE, WHO ACKNOWLEDGE THE SIGNING OF THE SAME TO BE THEIR FREE ACT AND DEED ACCORDING TO LAW, IN WITNESS WHEREOF, I HERETO SET MY HAND AND SEAL THIS 14th DAY OF May, 2014.

MY COMMISSION EXPIRES 5/31/2014



Brenda L. Pavlantis
BRENDA L. PAVLANTIS
Notary Public
In and for the State of Ohio
My Commission Expires
May 31, 2014

STARK COUNTY AUDITOR

ENTERED FOR TRANSFER THIS _____ DAY OF _____, 2014.

ALAN HAROLD
STARK COUNTY AUDITOR

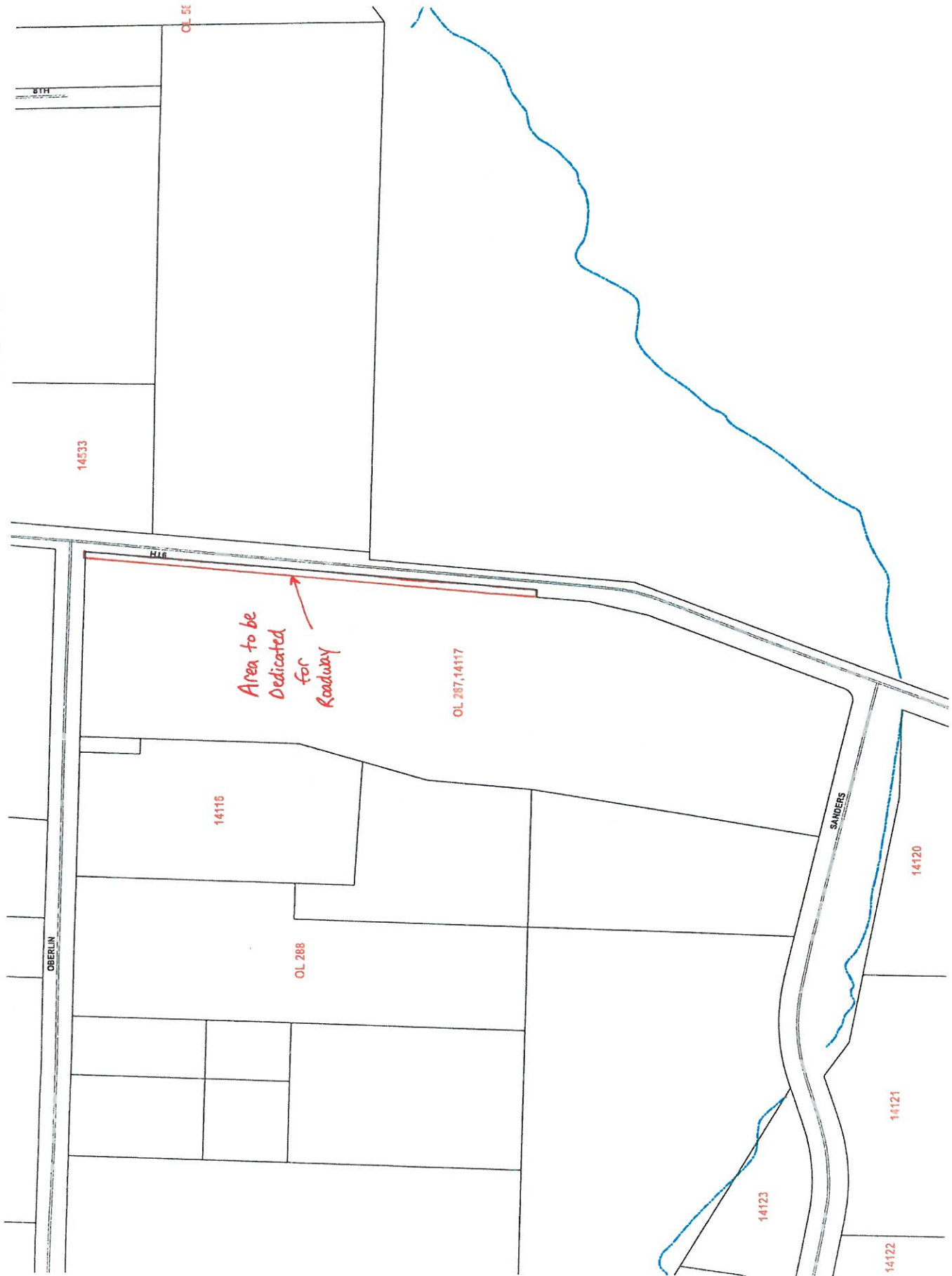
STARK COUNTY RECORDER

RECEIVED FOR RECORD THIS _____ DAY OF _____, 2014.

RECORDED IN INSTRUMENT NUMBER _____

RICK CAMPBELL
STARK COUNTY RECORDER







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

Sign in Sheet

Name:

Address and/or organization

ROBERTA L. JENKINS

800 15TH ST. NW MASSILLON

Barb Sylvester

Midwestern Industries

Chip Painter

midwestern Industries

Robert M. Krown

1031 Orchard Hill NE.

John Sherris

1031 Orchard Hill NE

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
jaimedarr@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: 7/9/14

①

Larry Jenkins

800 15th Street NW
Massillon 44647

②

John Sherrod + Debbie McKeown

1031 Orchard Hill Circle NE

Massillon 44646

③

City of Massillon - Keith