

A G E N D A
MASSILLON PLANNING COMMISSION
November 19, 2014 **4:30 P.M. **

Massillon City Council Chambers
1 James Duncan Plaza

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

1. *Approval of the Minutes for the Commission Meeting of September 10, 2014.*
2. *Approval of the Minutes for the Commission Meeting of September 25, 2014.*
3. *New Business:*

Replat and Dedication Plat: Richville Drive SE

Description: Known as Out Lot 767 and 768, located on the east side of Richville Drive SE, and north of Nave Road. The request is to combine the (2) parcels into (1) new outlot totaling 5.82 acres. Also included is the dedication of the right of way areas for Richville Drive and Nave Road. This is the current site of the RJ Matthews facility.

Applicant: Filters, Inc / Cooper and Associates

Replat and Dedication Plat : 9th Street SW

Description: Part of Out Lot 582, located on 9th Street SW, just south of Oberlin Road. The request is to dedicate a small strip of additional land (15 foot wide and 10 foot wide) off the west side of the property to be used for roadway purposes as part of 9th Street SW. Total acreage is approximately 0.95 acres. The area is zoned I-1 Industrial.

Applicant: City of Massillon and PSR Development

Variance Request: Poets Glen Estates

Description: Vacant property located on Cherry Road NW formerly known as Poets Glen Estates No. 1; subdivision is being redesigned with new lot lines and roadway alignment. The developer is requesting a variance of Section 1177.01 of the zoning code regarding lot sizes and setbacks. This subdivision has not begun construction and was recently vacated by City Council.

Applicant: WTJ Inc./ Crockett Homes

Rezoning – Glenwood Ave. SE

Property Description: Part of Out Lot 153 and part of Lot 16784; further described as the easterly 250 feet of Out Lot 153, and the easterly 200 feet of Lot 16784, located at the rear of 1300 Erie Avenue South. Total 3.30 acres to be rezoned.

Zone Change From: RM-1 Multi Family

Zone Change To: I-1 Light Industrial

Applicant: Russell and Margaret Draime / Timothy Putman

Proposed Use: Commercial Buildings

SPECIAL MEETING
MASSILLON PLANNING COMMISSION
Thursday, September 25, 2014 **2:00 P.M.**

The Massillon Planning Commission met for a special meeting on September 25, 2014 at 2:00 p.m. in the Getz building Meeting Room. The following members were present:

Members

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

Staff

Jason Haines
Larry Marcus
Linda Mikutel

Chairman Locke called the meeting to order at 2:00 p.m. The only item on the agenda was a replat and dedication plat on Vista Drive SE, presented by Mr. Haines.

1. Replat and Dedication Plat: Vista Drive SE

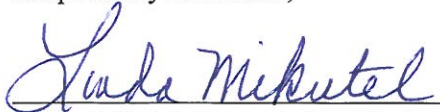
Description: Known as Out Lot 550 and part of Out Lots 560 and 710, located on the north side of Vista Avenue SE, east of Erie Street. The request is to replat the lots to gain frontage onto Vista Ave. Total approximately 36 acres vacant land. Also included is the dedication of additional 100 feet of Vista Avenue roadway. This is the site of the former Massillon State Hospital property. Applicant: Massillon Cemetery Association/State of Ohio

Mr. Haines described the location of the property and explained that Vista Avenue SE was used to access the former State Hospital property. He explained that Massillon Cemetery owns the 36 acre parcel and that it is currently landlocked. Mr. Haines presented an aerial photograph that shows the parcel is wooded and not developed and has no roadway for access.

Mr. Joel Dutton, 721 Lincoln Way East, Massillon Ohio was there to represent the Massillon Cemetery Association. He stated that the cemetery does not need or intend to use this parcel of land. Mr. Dutton said he has been working with the State of Ohio to obtain that portion of roadway the State owns in order to access the property. He said the parcel is a good piece of property with sewer and water available, and that he hopes to have this parcel ready to sell before the end of this year.

With no questions or comments, Director Hennon moved for approval, seconded by Mr. Richards, the motion unanimously passed. The meeting adjourned at 2:10 p.m.

Respectfully submitted,


Linda Mikutel, Commission Clerk

MASSILLON PLANNING COMMISSION

September 10, 2014

The Massillon Planning Commission met on September 10, 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
Director Al Hennon
Ted Miller
Bob Richards
Ted Schartiger

Staff

Jason Haines
Larry Marcus
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 August 13, 2014. Mr. Richards moved for approval, seconded by Mr. Miller, the motion unanimously passed.

The first item on the agenda was a replat and dedication plat on University Drive SE, presented by Mr. Haines.

Replat and Easement Dedication Plat: University Drive SE

Description: Known as Out Lot 737, located on the east side of University Drive SE, north of Nave Road. The request is to split the property into (3) new outlots; one with the existing building and two vacant lots. Also several storm sewer and sanitary easements to be dedicated. This is the site of the former Ashland University and proposed Danbury Nursing Facility.

Applicant: Massillon Senior Living LTD

Mr. Haines described Out Lot 737 as the former Ashland University property that has been sold and the new owner plans to build an assisted living/nursing home facility. Mr. Haines then presented a survey that shows the proposed split. The Out Lot with the existing building will be on 7.6 acres, the remaining two vacant Out Lots will be 3.5 acres and 8.6 acres.

Mr. Tony Perez of Lemmon & Lemmon, 1201 South Main Street, North Canton, Ohio, was there to represent the applicant. Mr. Perez stated that the reason for the lot split was to keep each parcel separate for bank financing. Phase 1 of the project will add 96 units to the existing building.

Mr. Bill Lemmon, 1201 South Main Street, North Canton, Ohio, was also present as the applicant. He stated that if all 96 units fill, he may add additional housing to the other parcels.

Mt. Hennon stated that a site plan would be required at that time.

Mr. Perez stated they may expand to the west and it is their intention to use the entire site for Senior housing.

Mr. Lemmon stated that this request is entirely about financing at this time as to not encumber the rest of the property.

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 and dedication plat on Vista Drive SE, presented by Mr. Haines.

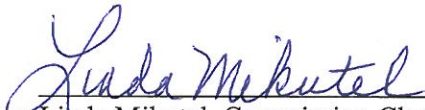
Replat and Dedication Plat: Vista Drive SE

Description: Known as Out Lot 550 and part of Out Lots 560 and 710, located on the north side of Vista Avenue SE, east of Erie Street. The request is to replat the lots to gain frontage onto Vista Ave. Total approximately 36 acres vacant land. Also included is the dedication of additional 100 feet of Vista Avenue roadway. This is the site of the former Massillon State Hospital property. Applicant: Massillon Cemetery Association/State of Ohio

There was no one in attendance to represent the applicant, so Chairman Locke stated that the Commission could not move forward on this item without a representative and that it should be tabled. Mr. Miller made the motion to table this item, seconded by Mr. Hennon, the motion unanimously passed.

With no further business, Mr. Richards moved to adjourn the meeting, seconded by Mayor Catazaro-Perry, the motion unanimously passed. The meeting adjourned at 4:35 p.m.

Respectfully Submitted,



Linda Mikutel, Commission Clerk

WITTENBERG

RICHVILLE

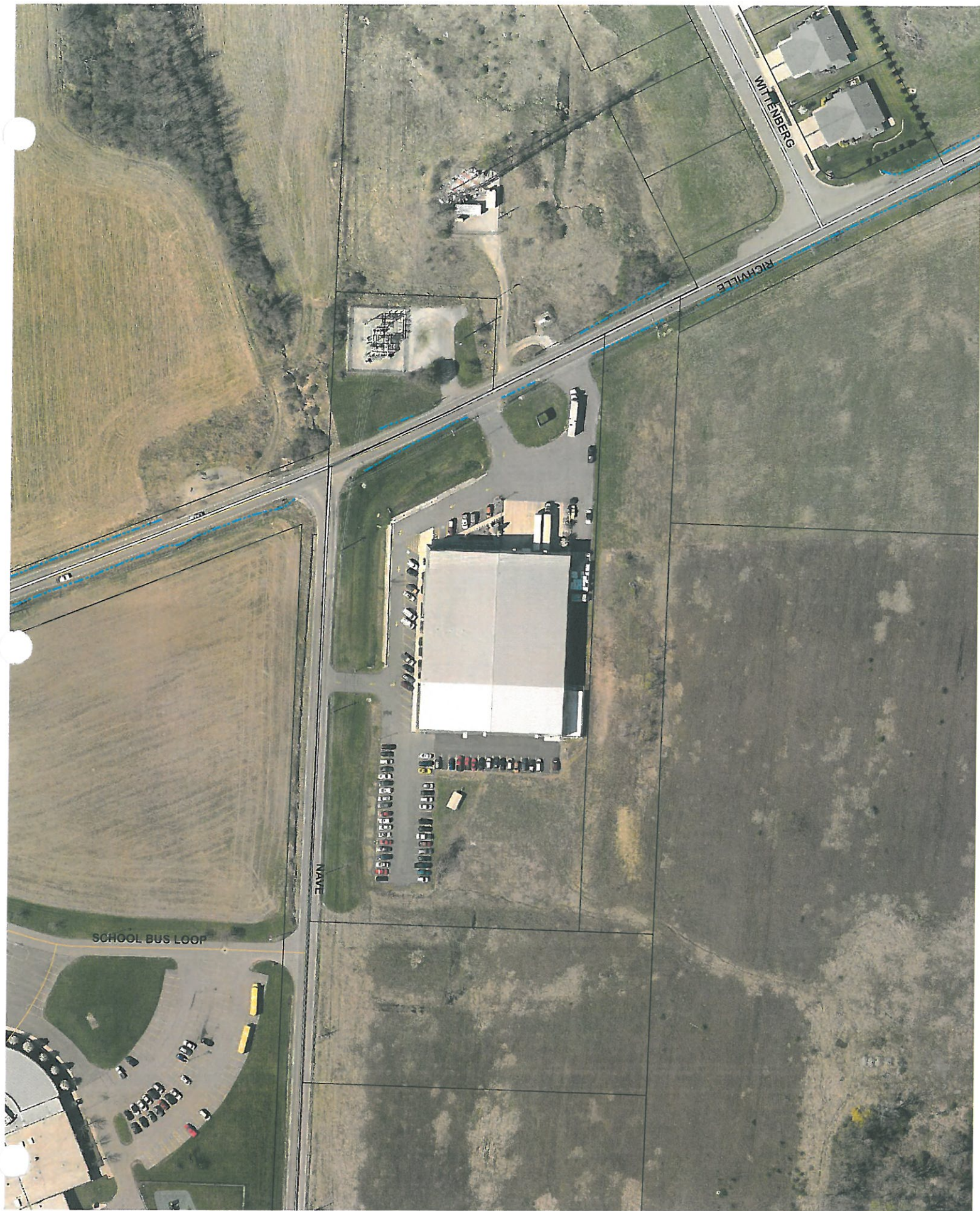
Area to be
re-platted

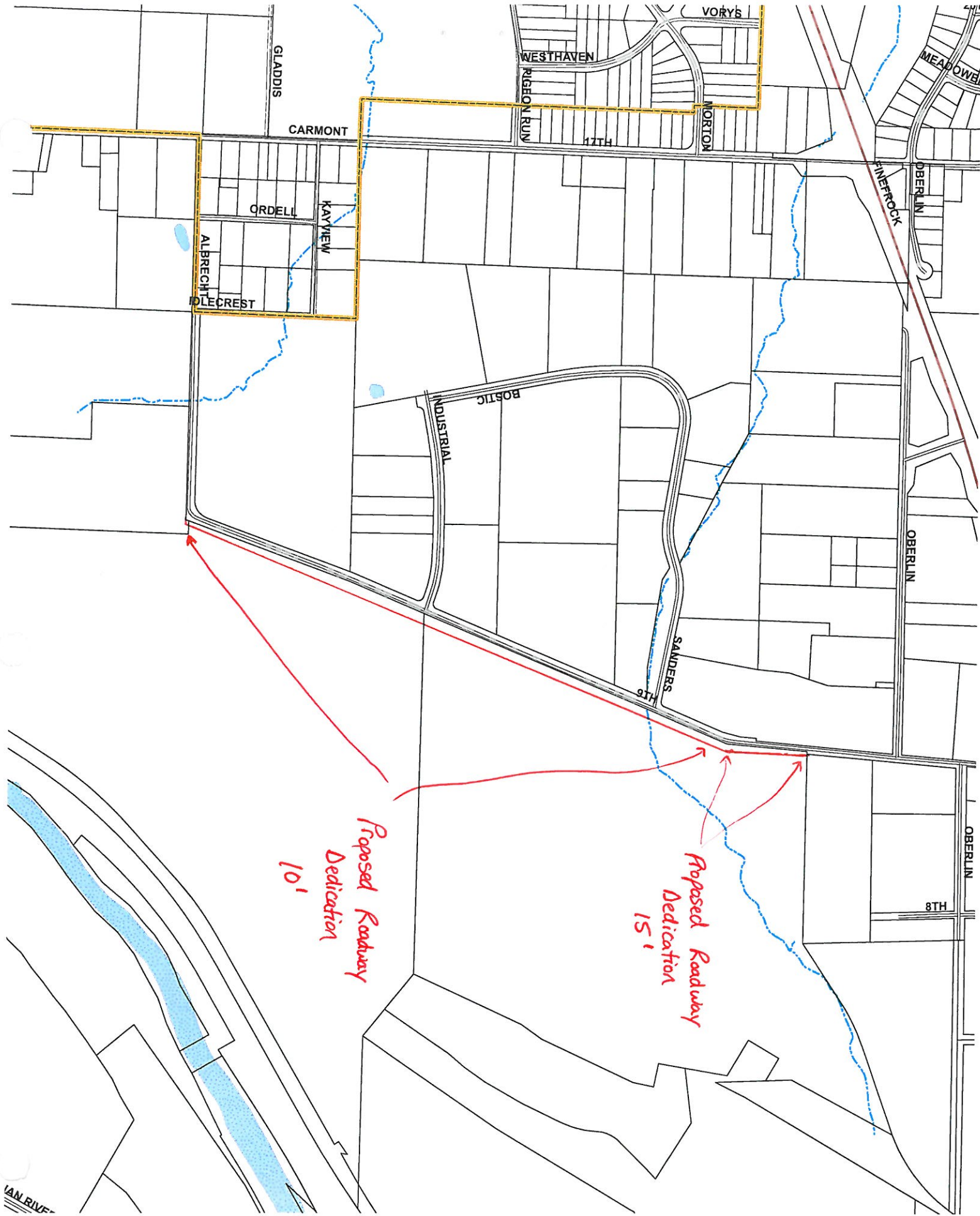
Out Lot 767

Out Lot 768

NAVE

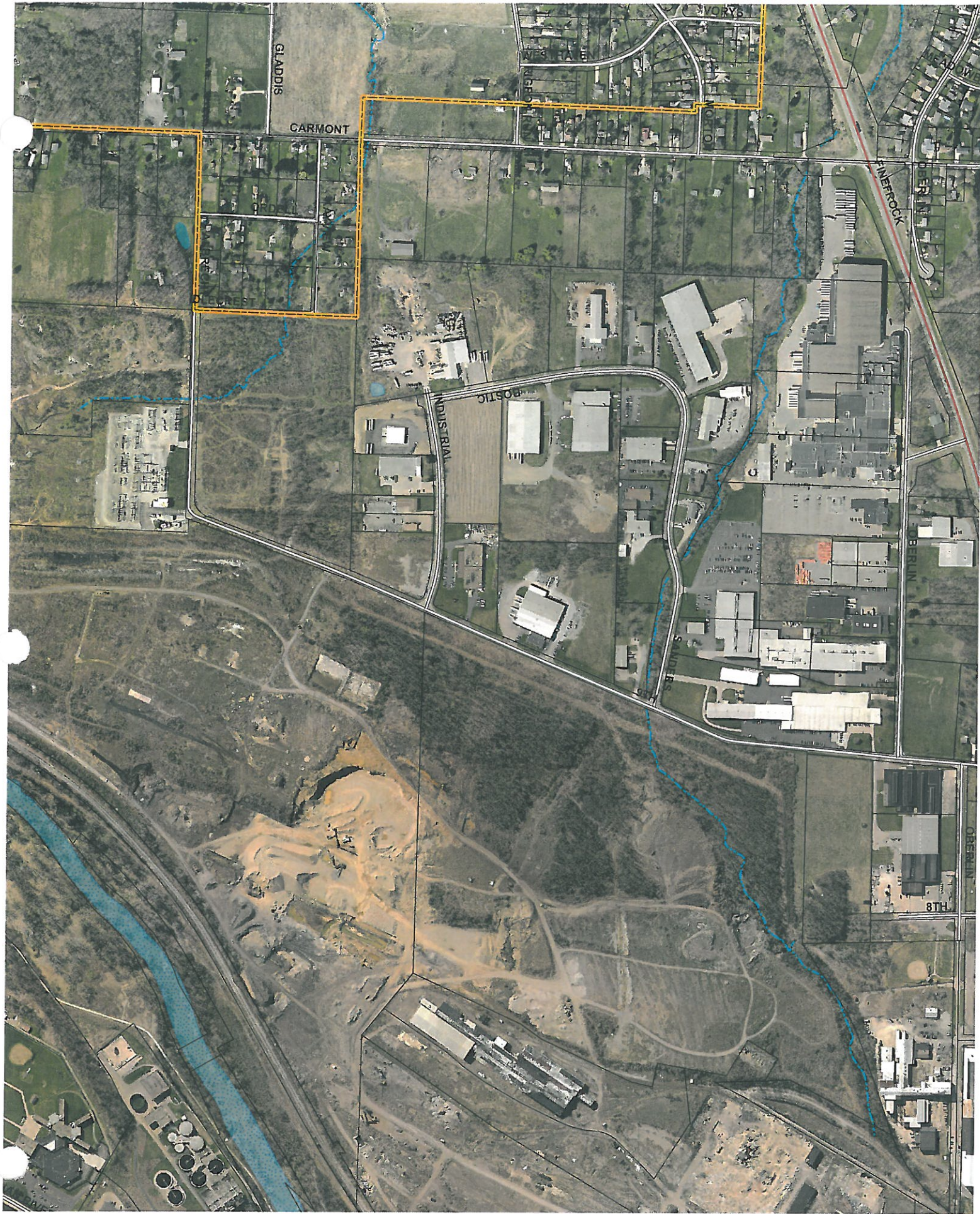
SCHOOL BUS LOOP





Proposed Roadway
Dedication
10'

Proposed Roadway
Dedication
15'





1177.01 HEIGHT, BULK, DENSITY AND AREA REGULATIONS.

2003 Replacement

	Minimum Lot Size Per Unit		Structure Maximum Height		Minimum Yard Setback (Per Lot in Feet)						
Zoning District	Area (sq. ft.)	Width (feet)	(stories)	(feet)	Front	Each Side		Rear	Minimum Floor Area Per Unit (sq. ft.)	Maximum of Lot Area Covered (By all Buildings)	Maximum Floor Area Ratio (per lot)
R-1 One- Family Residential	(a) 7,800	(a) 65	2	25	25(b)	1 story 6 (b, c)	2nd story 8 (b, c)	30(b)	600	30	----
R-2 One- Family Residential	(a) 9,600	(a) 80	2	25	30(b)	8(b, c)	10(b, c)	30(b)	800	25	----
R-3 One- Family Residential	(a) 12,000	(a) 90	2	25	30(b)	10(b, c)	12 (b, c)	35(b)	1,100	25	----
R-4 One- Family Residential	½ Acre	120	2-1/2	35	45	14	16	35	1500	25	-
RT Two- Family Residential	(a) 4,800	(a) 40	2	25	25(b)	10(b, c)		35(c)	600	25	-----
RM-1 Multiple Family Res.	d	d	2 ½	25	25(e)	15(e)		35 (e)	1 Br-500 2 Br-700 3 Br-900 4 Br-1100	25	0.5
RM-2 Multiple Family Res.	d	d		60	25(e)	30(e)	30(e)	35(e)	1 Br-500 2 Br-700 3 Br-900 4 Br-1100	-----	1.5

5060 Navarre Rd. S.W.
Canton, Ohio 44706



Phone: (330) 479-8944
Fax: (330) 479-8942

Ohio License No. 28019
Plumbing · Heating · Electrical

November 3, 2014

Massillon City Planning Commission
Attention: Keith Dylewski, City Engineer

RE: Design Work for Poets Glen

Dear Keith,

Crockett Homes respectfully requests that the square footage for the lots being designed for Poets Glen be a minimum of 7,000 square feet per lot. The side sets for a single story home would have a minimum of 5 feet on each side and the back set would be a minimum of 25 feet from the back of the property line. The side sets for a two story home would have a minimum of 7 feet on each side and the back set would be a minimum of 25 feet from the back of the property line. The minimum frontage for all lots will have a minimum of 60 feet frontage.

Sincerely,

David Hayes, President-CEO
Crockett Homes, Inc.

Existing
R-1

Lot Area

7,800 s.f.

Lot Frontage

65'

Structure
Setbacks:

Front

25'

Sides

6'

8'

Rear

30'

Proposed

7,000 s.f.

60'

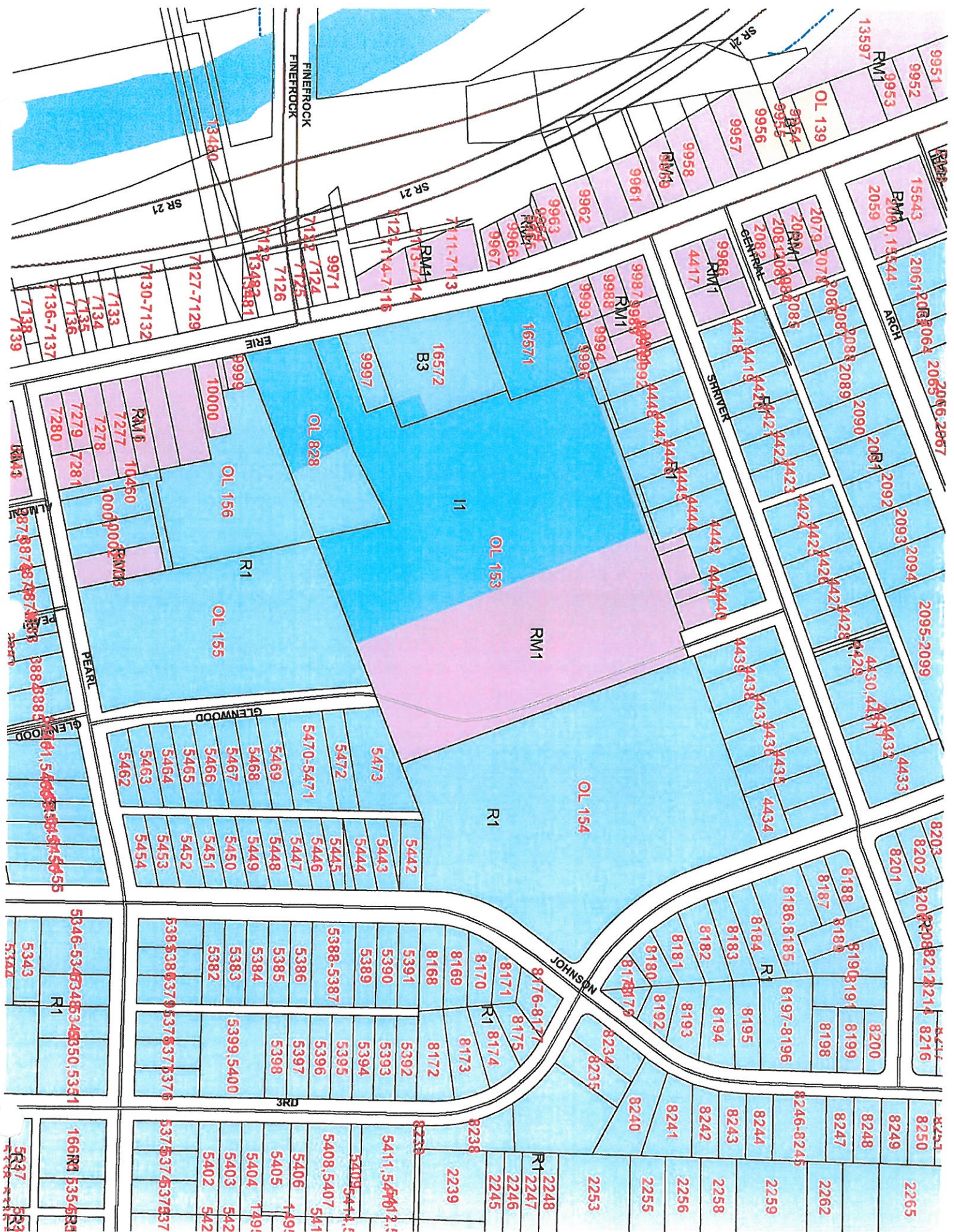
25'

5'

7'

25'







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
Glenwood St SE

between Shriver Ave SE Street and Pearl on the
West side of the street, and is known as Lot(s) Number 17257 & 16784

see attached plat & deed. The property to be rezoned has a frontage of 630.60
~~626.73~~ on Glenwood
feet and a depth of 564.94 feet.

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.)

See attached deeds

3. The property sought to be rezoned is owned by:

Name: Russell E Draime & Margaret M. Draime Trustees

Address: 1300 Erie St S

City/State/ZIP: Massillon, Ohio 44646

Owner's Signature: Russell E Draime

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

From: B-3

To: I-1

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

Mini storage and warehouse

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

1 to 6 - see attached drawing

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

- (i) A Petition for Zone Change signed by a majority of the owners of real estate lying within 300 feet of any part of the area sought to be changed.

--OR--

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

10. Applicant's Name: Timothy J. Putman, Attorney for Russell Draime

Address: 3978 Fulton Dr NW

City/State/ZIP: Canton, Ohio 44718

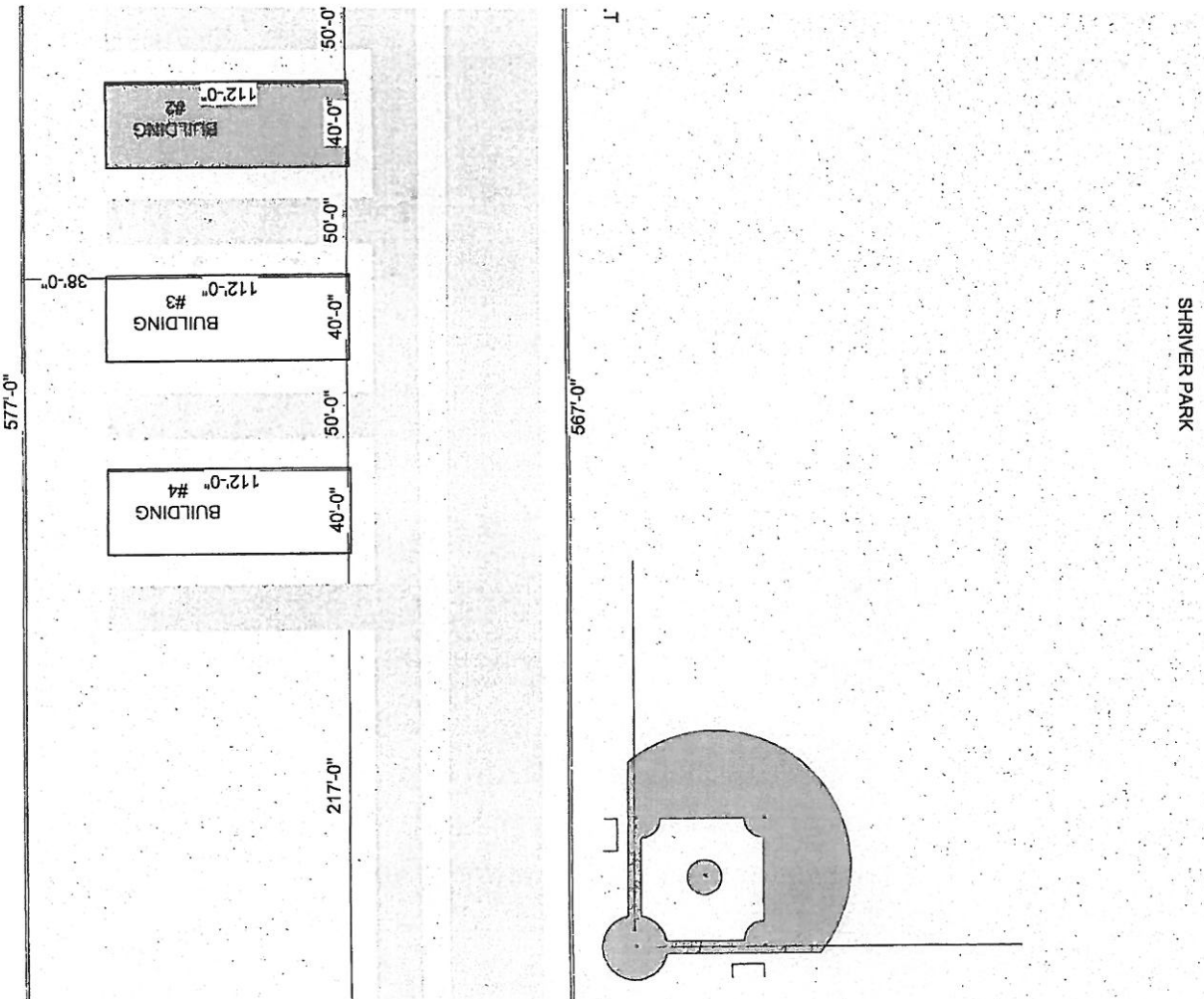
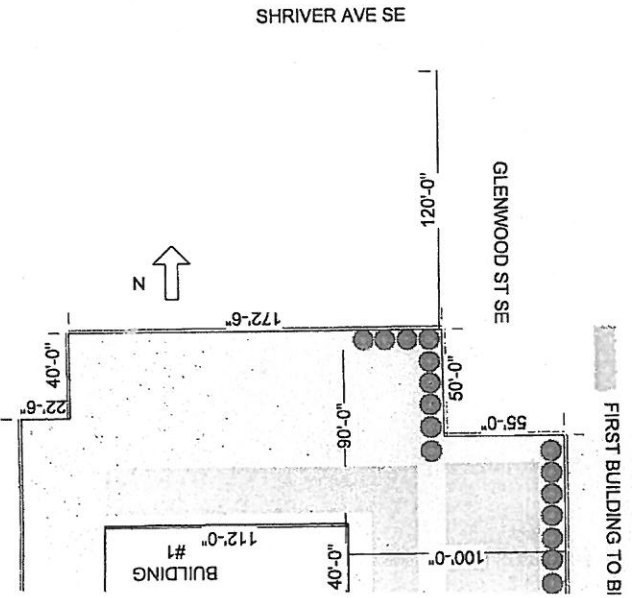
Telephone Number: 330-495-0600

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)

3.5 ACRES
GLENWOOD ST SE
MASSILLON, OHIO 44646

PROPOSED ZONING CHANGE FROM RM1
TO I-1



NOTICE OF PLANNING COMMISSION MEETING
TO REVIEW REZONING REQUEST

Notice is hereby given that the Massillon City Planning Commission is scheduled to meet in public session on Wednesday, November 19, 2014 at 4:30 P.M., in the City of Massillon Council Chambers, 1 James Duncan Plaza, Massillon, Ohio 44646, to review the following rezoning request:

Applicant: Russell Draime

Location: A 3.3 acre parcel located on Glenwood Street SE between Shriver Ave. SE and Pearl Ave. SE.

Zone Change: From: RM -1 Multiple Family Residential District

To: I-1 Light Industrial District

Proposed Use: The owner proposes to build storage units.

Any person interested in commenting upon the zone change request is invited to attend the Planning Commission meeting. The purpose of the Planning Commission meeting is to review the proposed rezoning request and make a recommendation to City Council.

Once it receives the Planning Commission recommendation, either for approval or disapproval of the zone change, City Council will then schedule its own public hearing, with separate notice given, to review the proposed zone change. City Council has the final decision regarding whether or not the zone change is approved. The Planning Commission's role in zone change requests is advisory only.

A copy of the Application for Zone Change is open for public inspection in the office of Community and Economic Development Department, located on the Mezzanine Level of the Municipal Government Annex, 151 Lincoln Way East, Massillon, Ohio 44646. Office hours are Monday – Friday, 8:30 A.M. to 4:30 P.M., Telephone No. 330-830-1721, Fax No. 330-830-1778.

Memorandum

To: Jason Haines – Planning Commission
From: Larry Marcus – Community Development Director
Date: 11/12/2014
Re: Russell Draime Zoning Application

Attached is mailing list and letter sent by Attorney Tim Putman for the 5/22/14 public meeting. Mr. Draime and Mr. Putman indicate that meeting was attended by five people – themselves, Councilman Shaddrick Stinson and two other neighbors who did not sign the sign-in sheet.

May 14, 2014

«First_Name» «Last_Name»
«Address»

Dear «First_Name»,

I represent Russell Draime, who is the owner of the property located at Glenwood St. SE, Massillon, OH 44646. I must apologize if we inconvenienced you; we had our date wrong for the day of the meeting in our prior letter.

We will be requesting The City of Massillon to re-zone this property back to its original zoning I-1. That was the zoning on the property for the prior twenty (20) years my client owned the property until it was rezoned for a potential user who failed to complete the sale/purchase of the property.

We hope you agree this will be a useful service for the residents of Massillon. Enclosed is a drawing which shows the proposed layout.

The City requires that we hold a meeting with the residents within 300 ft. of the property to allow nearby residents to meet with the owner to discuss their concerns about the zoning changes.

We are planning to hold that meeting at 6 p.m. on Thursday May 22nd at the Massillon Recreation Center located at 505 Erie St. N., Massillon, OH 44646.

If you have any questions please feel free to contact me at 330-495-0600.

Thank You. Again I apologize for the mix up and any inconvenience.

Respectfully yours,

A handwritten signature in black ink, appearing to read "Timothy J. Putman". The signature is fluid and cursive, with the first name "Timothy" being more prominent than the last name "Putman".

Timothy J. Putman
Attorney at Law

Enclosure

Larry Marcus

From: Tim Putman <TPutman@putmanproperties.com>
Sent: Friday, November 07, 2014 2:03 PM
To: Larry Marcus
Subject: Emailing: Letter to residents within 300 ft. 4-28-14
Attachments: Letter to residents within 300 ft. 4-28-14.docx

Sincerely,

Timothy J. Putman, Esq.
Attorney At Law
3978 Fulton Drive, NW
Canton, Ohio 44718
Phone 330-495-0600
Fax: 330-498-3800
Email: tim@t-j-putmanatlaw.com

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Parcel (Click to view Data)	Owner	Address
680445	STATE OF OHIO-[DEPT OF TRANSPORTATION]	SR 21 MASSILLON OH 44646
602756	RACHEL JOHN A	233 SHRIVER AVE SE MASSILLON OH 44646-8074
602735	MILLER GERALD L & ROBERT A	118 SHRIVER AVE SE MASSILLON OH 44646-8073
606429	GAYNOR BRYON S	217 SHRIVER AVE SE MASSILLON OH 44646-8074
610672	AYERS BILLIE A	100 SHRIVER AVE SE MASSILLON OH 44646-8073
609102	WILLIAMS MARY L	220 SHRIVER AVE SE MASSILLON OH 44646-8075
600365	SMEDLEY MARK J	1206 ERIE ST S MASSILLON OH 44646-7904
601263	HURD THOMAS W	227 SHRIVER AVE SE MASSILLON OH 44646-8074
600907	PELLERIN BRENDA L	19 SHRIVER AVE SE MASSILLON OH 44646-8070
611017	FUCHS CHARLES D	29 SHRIVER AVE SE MASSILLON OH 44646-8070
606145	NYE JONATHAN	101 SHRIVER AVE SE MASSILLON OH 44646-8072
609294	EVERBANK	1122 ERIE ST S MASSILLON OH 44646-7939
606849	ALBRIGHT ERIN R	113 SHRIVER AVE SE MASSILLON OH 44646-8072
607756	PATTERSON DAVID L & BETH A	28 SHRIVER AVE SE MASSILLON OH 44646-8071
605815	VANSCOY BETSY L & SHAW KATHERINE E	22 SHRIVER AVE SE MASSILLON OH 44646-8071

<u>611802</u> KING MICHELLE R	205 SHRIVER AVE SE MASSILLON OH 44646-8074
<u>601251</u> MARTIN JOSEPH W JR & BROWN WILLA M	138 SHRIVER AVE SE MASSILLON OH 44646-8073
<u>612557</u> MCKINLEY JEREMY A & TAMI L	32 PEARL DR SE MASSILLON OH 44646-8006
<u>604710</u> CCG PROPERTIES LLC	1342 GLENWOOD AVE SE MASSILLON OH 44646-8002
<u>601222</u> OLIVER ROBERT E SR & CAROLYN E	1331 JOHNSON ST SE MASSILLON OH 44646-8003
<u>607295</u> SPENCER TIANA L	1334 GLENWOOD AVE SE MASSILLON OH 44646-8002
<u>610751</u> FRASER THEODORE J & GWENDOLYN	1327 JOHNSON ST SE MASSILLON OH 44646-8003
<u>607278</u> ROSS SAMUEL I & SHIRLEY J	1311 JOHNSON ST SE MASSILLON OH 44646-8003
<u>606979</u> ADVANCED INDUSTRIAL ROOFING INC	1318 ERIE ST S MASSILLON OH 44646-7906
<u>611941</u> WASIK HENRY A & TINA L	1307 JOHNSON ST SE MASSILLON OH 44646-8003
<u>615200</u> WASIK MICHAEL P	1303 JOHNSON ST SE MASSILLON OH 44646-8003
<u>602571</u> CATALDO TODD & ERNESTINA	1216 ERIE ST S MASSILLON OH 44646-7904
<u>604253</u> WISE KENNETH R	1205 ERIE ST S MASSILLON OH 44646-7903
<u>608870</u> ANDERSON CYNTHIA R	1215 ERIE ST S MASSILLON OH 44646-7903
<u>600368</u> BACH HERMAN J JR	1225 ERIE ST S MASSILLON OH 44646-7903
<u>609000</u> MILLER SCOTT R & NECOLE A	1221 ERIE ST S MASSILLON OH 44646-7903

<u>606977</u>	LAMBERT MARK A & LORA F	1410 ERIE ST S MASSILLON OH 44646-7907
<u>680445</u>	STATE OF OHIO-[DEPT OF TRANSPORTATION]	SR 21 MASSILLON OH 44646
<u>606855</u>	GO INVEST WISELY LLC	ERIE ST S MASSILLON OH 44646
<u>680484</u>	STATE OF OHIO-[DEPT OF TRANSPORTATION]	SR 21 MASSILLON OH 44646
<u>619372</u>	SMITH SHERMAN W SR & QUENESSA N	123 SHRIVER AVE SE OH
<u>604880</u>	ALLEN BERNICE	34 SHRIVER AVE SE MASSILLON OH 44646-8071
<u>607050</u>	KING GARY F	134 SHRIVER AVE SE MASSILLON OH 44646-8073
<u>604399</u>	PROFFITT GREGORY G & JENNIFER L	212 SHRIVER AVE SE MASSILLON OH 44646-8075
<u>680484</u>	STATE OF OHIO-[DEPT OF TRANSPORTATION]	SR 21 MASSILLON OH 44646
<u>680483</u>	STATE OF OHIO-[DEPT OF TRANSPORTATION]	SR 21 MASSILLON OH 44646
<u>680444</u>	STATE OF OHIO-[DEPT OF TRANSPORTATION]	SR 21 MASSILLON OH 44646
<u>611859</u>	THAYER AARON	15 SHRIVER AVE SE MASSILLON OH 44646-8070
<u>680444</u>	STATE OF OHIO-[DEPT OF TRANSPORTATION]	SR 21 MASSILLON OH 44646
<u>606433</u>	HUNTER HARRY F JR	1220 ERIE ST S MASSILLON OH 44646-7904
<u>602933</u>	MORENO FRED III & ANGEL	107 SHRIVER AVE SE MASSILLON OH 44646-8072
<u>618888</u>	THE JESUS SPOT INC	50 PEARL AVE SE OH
<u>603132</u>	JONES JOSEPH TRUSTEE ETAL	1322 GLENWOOD AVE SE MASSILLON OH 44646-8002

<u>600054</u> MASSILLON HOMES LLC	1300 JOHNSON ST SE OH
<u>610900</u> DOUGLAS GARLAND P	17 CENTRAL CRT SE MASSILLON OH 44646-8042
<u>601178</u> MILLER DAVID W	106 SHRIVER AVE SE MASSILLON OH 44646-8073
<u>606118</u> ARRINGTON VINCENT K	128 SHRIVER AVE SE MASSILLON OH 44646-8073
<u>609350</u> SMEDLEY ROBERT L & ALMA J	JOHNSON ST SE OH
<u>680195</u> MASSILLON CITY	3RD ST SE OH
<u>607211</u> SEESE EVELYN	35 SHRIVER AVE SE MASSILLON OH 44646-8070
<u>612080</u> BOMSTEIN BRIAN E ETAL TRUSTEES / BAYVIEW FINANCIAL PROPERTY TRUST	1130 ERIE ST S MASSILLON OH 44646-7939
<u>604307</u> HINTON CAPITAL INVESTMENTS LLC	16 SHRIVER AVE SE MASSILLON OH 44646-8071
<u>610502</u> MITCHELL GEORGE F & LINDA S	119 SHRIVER AVE SE MASSILLON OH 44646-8072
<u>610959</u> GAYNOR WILLIAM D IV& TERRIL L	211 SHRIVER AVE SE MASSILLON OH 44646-8074
<u>609358</u> PUTNAM ROBERT B	1321 JOHNSON ST SE MASSILLON OH 44646-8003
<u>610235</u> BERDEL PAUL J & MARILYN K DIPIETRO STEVE TRUSTEE / 23 SHRIVER	38 PEARL DR SE MASSILLON OH 44646-8006
<u>601902</u> AVENUE LAND TRUST	23 SHRIVER AVE SE MASSILLON OH 44646-8093
<u>618115</u> ADVANCED INDUSTRIALROOFING INC	1332 ERIE ST S MASSILLON OH 44646-7906
<u>610912</u> MILLER ABE L & MARY	1233 ERIE ST S MASSILLON OH 44646-7903
<u>605531</u> RUSSMAN BEVERLY	1210 ERIE ST S MASSILLON OH 44646-7904
<u>601677</u> STURM MATTHEW C	1216 ERIE ST S OH

<u>601513</u>	NICKELS FREDERICK W & ROCKIE W	1338 GLENWOOD AVE SE MASSILLON OH 44646-8002
<u>601671</u>	MARSH WILLIAM & BARBARA	1330 GLENWOOD AVE SE MASSILLON OH 44646-8002
<u>600053</u>	MASSILLON HOMES LLC	1304 JOHNSON ST SE OH
<u>680450</u>	STATE OF OHIO-[DEPT OF TRANSPORTATION]	ERIE ST S OH
<u>680449</u>	STATE OF OHIO-[DEPT OF TRANSPORTATION]	ERIE ST S OH
<u>612558</u>	ADVANCED INDUSTRIALROOFING INC	PEARL AVE SE OH
<u>680448</u>	STATE OF OHIO-[DEPT OF TRANSPORTATION]	SR 21 MASSILLON OH 44646
<u>680447</u>	STATE OF OHIO-[DEPT OF TRANSPORTATION]	SR 21 MASSILLON OH 44646
<u>601547</u>	ADVANCED INDUSTRIALROOFING INC	ERIE ST S OH
<u>680446</u>	STATE OF OHIO-[DEPT OF TRANSPORTATION]	SR 21 MASSILLON OH 44646
<u>615199</u>	WASIK HENRY A & TINA L	JOHNSON ST SE OH
<u>1</u>		
<u>601516</u>	MILLER ABE L & MARY	ERIE ST S OH
<u>609343</u>	MASSILLON HOMES II LLC	GLENWOOD ST SE OH
<u>613464</u>	DRENTA VICTOR E ETAL	ERIE ST S OH
<u>606974</u>	LAMBERT MARK A & LORA F	ERIE ST S OH
<u>606976</u>	LAMBERT MARK A & LORA F	ERIE ST S OH
<u>680422</u>	STATE OF OHIO-[DEPT OF TRANSPORTATION]	ERIE ST S OH
<u>606975</u>	LAMBERT MARK A & LORA F	ERIE ST S OH
<u>608943</u>	HABITAT FOR HUMANITY OF GREATER STARK & CARROLL COUNTIES INC	JOHNSON ST SE OH
<u>680472</u>	STATE OF OHIO-[DEPT OF TRANSPORTATION]	SR 21 MASSILLON OH 44646

<u>608942</u>	STEWART VERNON	JOHNSON ST SE OH
<u>607279</u>	ROSS SAMUEL I & SHIRLEY J	JOHNSON ST SE OH
<u>603133</u>	JONES JOSEPH TRUSTEE ETAL	GLENWOOD ST SE OH
<u>1</u>		
<u>602365</u>	SMEDLEY MARK	JOHNSON ST SE OH
<u>618725</u>	MORENO FRED III & ANGEL	SHRIVER AVE SE OH
<u>607158</u>	WISE KENNETH R	ERIE ST S OH
<u>1</u>		
<u>600908</u>	PELLERIN BRENDA L	SHRIVER AVE SE OH
<u>619364</u>	DRAIME RUSSELL E	GLENWOOD ST SE OH
<u>618633</u>	DRAIME RUSSELL E & MARGARET M TRUSTEES	1224 ERIE ST S MASSILLON OH 44646
<u>611079</u>	SNYDER THEODORE G	SHRIVER AVE SE MASSILLON OH 44646
<u>618724</u>	FUCHS CHARLES D	SHRIVER AVE SE OH
<u>618726</u>	US BANK NA	SHRIVER AVE SE OH
<u>602757</u>	RACHEL JOHN A	3RD ST SE OH
<u>601264</u>	HURD THOMAS W	SHRIVER AVE SE OH
<u>601252</u>	MARTIN JOSEPH W JR & BROWN WILLA M	SHRIVER AVE SE OH
<u>604400</u>	PROFITT GREGORY G & JENNIFER L	SHRIVER AVE SE OH
<u>604459</u>	ARRINGTON VINCENT K	SHRIVER AVE SE OH
<u>602429</u>	SHANER PATRICIA L	1218 ERIE ST N OH
<u>9999</u>		
<u>680423</u>	STATE OF OHIO-[DEPT OF TRANSPORTATION]	ERIE ST S OH
<u>680481</u>	STATE OF OHIO-[DEPT OF TRANSPORTATION]	ERIE ST S OH
<u>680425</u>	STATE OF OHIO-[DEPT OF TRANSPORTATION]	ERIE ST S OH
<u>680424</u>	STATE OF OHIO-[DEPT OF TRANSPORTATION]	ERIE ST S OH
<u>9999</u>		
<u>9999</u>		
<u>9999</u>		
<u>602430</u>	SHANER PATRICIA L	ERIE ST N OH

600197 ADVANCED INDUSTRIALROOFING INC

1330 ERIE ST S MASSILLON OH 44646-7906

680480 STATE OF OHIO-[DEPT OF TRANSPORTATION]

ERIE ST S OH

610145 MITCHELL ANTHONY & FRANCES E

SHRIVER AVE SE MASSILLON OH 44646-8073

Kathy Catazaro-Perry, Mayor

Massillon

City of Champions

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

Date: November 14, 2014

To: Planning Commission Applicants

From: Jason Haines, Engineer Technician

Subject: November 19, 2014 Planning Commission Meeting

Attached is a copy of the Agenda for the upcoming November 19, 2014 Massillon City Planning Commission Meeting. **This meeting will be held at 4:30 P.M. in the City Council Chambers, 1 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
Engineer Technician

Encl.

A G E N D A
MASSILLON PLANNING COMMISSION
November 19, 2014 **4:30 P.M.**

Massillon City Council Chambers
1 James Duncan Plaza

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

1. *Approval of the Minutes for the Commission Meeting of September 25, 2014.*

2. *New Business:*

dmatthews @ rjmatthews.com ✓
bashman @ cooperllp.com ✓

Replat and Dedication Plat: Richville Drive SE

Description: Known as Out Lot 767 and 768, located on the east side of Richville Drive SE, and north of Nave Road. The request is to combine the (2) parcels into (1) new outlot totaling 5.82 acres. Also included is the dedication of the right of way areas for Richville Drive and Nave Road. This is the current site of the RJ Matthews facility.

Applicant: Filters, Inc / Cooper and Associates

Replat and Dedication Plat : 9th Street SW

Description: Part of Out Lot 582, located on 9th Street SW, just south of Oberlin Road. The request is to dedicate a small strip of additional land (15 foot wide and 10 foot wide) off the west side of the property to be used for roadway purposes as part of 9th Street SW. Total acreage is approximately 0.95 acres. The area is zoned I-1 Industrial.

Applicant: City of Massillon and PSR Development

Variance Request: Poets Glen Estates

Description: Vacant property located on Cherry Road NW formerly known as Poets Glen Estates No. 1; subdivision is being redesigned with new lot lines and roadway alignment. The developer is requesting a variance of Section 1177.01 of the zoning code regarding lot sizes and setbacks. This subdivision has not begun construction and was recently vacated by City Council.

Applicant: WTJ Inc./ Crockett Homes

Crocketthomesinc @ yahoo.com ✓

Rezoning – Glenwood Ave. SE

Property Description: Part of Out Lot 153 and part of Lot 16784; further described as the easterly 250 feet of Out Lot 153, and the easterly 200 feet of Lot 16784, located at the rear of 1300 Erie Avenue South. Total 3.30 acres to be rezoned.

Zone Change From: RM-1 Multi Family

Zone Change To: I-1 Light Industrial

Applicant: Russell and Margaret Draime / Timothy Putman

Proposed Use: Commercial Buildings

tim @ t-j-putman@law.com ✓

Massillon Planning Commission

Wednesday, November 19, 2014 at 4:30 p.m.

City Council Chambers

Sign in Sheet

Name:

Address and/or organization

Dan Matthews	RJ Matthews/Filters
Berice V. Allen	34 Shriver SE
Edward Hampton	123 Shriver Ave SE
Mr. Hys	Crockett Homes
Michelle Liebq	505 Shriver Ave. SE
Tiana Spencer	1334 Glenwood SE
Akan Castellanos	893 Walnut Rd SE
Garland Dayles	893 Walnut Rd SE

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: 330-704-8116
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: Nov 19, 2014

Sammy
Jason
Keith
Jinda
yes

5-Quorum

yes

yes

yes

yes

yes

no