

A G E N D A
MASSILLON PLANNING COMMISSION
January 14, 2015 **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 November 19, 2014.

2. New Business

Replat / Renumbering Plat: Woodruff Avenue NW

Description: Platted lots 4905 and 4506, located on the north side of Woodruff Avenue NW, just east of 20th Street NW. The request is to combine the parcels into one new lot with a total of 0.365 acres. There are no buildings on the property. The area is zoned B-1 Local Business.

Applicant: Habitat for Humanity

Street Vacation Plat: Healthcare Way SW

Description: Roadway known as Healthcare Way SW (formerly Cleveland St. SW) which is located on the south side of Finefrock Road / Route 241, just west of the Tuscarawas river. The request is to vacate that section beginning at the south line of Route 241 and continuing approximately 300 feet to the south. This was the longtime entrance to the Republic Steel facility on Oberlin Road.

Applicant: First Street Development LLC / Massillon Energy and Technology Park LLC

Replat: Finefrock Road SW

Description: Parts of Out Lots 294 and 773, including vacated sections of old Oberlin Road; located on the south side of Finefrock Road SW and east of Cleveland Street SW. This request is to replat several smaller parcels into one lot approximately 3.9 acres in size. Currently the property is vacant and is zoned I-1 Industrial.

Applicant: Massillon Energy and Technology Park LLC

3. Old Business

MASSILLON PLANNING COMMISSION

November 19, 2014

The Massillon Planning Commission met on November 19, 2014 at 4:30 p.m. in Massillon City Council Chambers. The following members were present:

Members

Todd Locke, Chairman
Director Al Hennon
Ted Miller
Elaine Campbell
Ted Schartiger
Bob Richards

Staff

Keith Dylewski
Larry Marcus
Jason Haines
Linda Mikutel

Chairman Locke called the meeting to order at 4:30 p.m. The first order of business was to approve the minutes of the Commission meetings of September 10 and September 25, 2014. Mr. Miller stated that he did not attend the September 25th meeting as indicated in the minutes and should be removed from the list of members who were present. Mr. Richards then moved to approve the amended minutes, seconded by Mr. Schartiger, the motion unanimously passed.

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

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

Mr. Haines described the location of the property and presented an aerial photograph that showed the building, loading docks and parking areas. He explained that there are currently two parcels and the applicant wishes to build an expansion on the north side of the building which will cross the property line, so a replat is required. He also noted that this survey includes the dedication of right-of-way areas for Richville Drive and Nave Road.

Mr. Dan Matthews of R J Matthews, 2780 Richville Drive SW, Massillon, Ohio, was present as the applicant and had nothing further to add to Mr. Haines presentation.

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 replat/dedication plat on 9th Street SW, presented by Mr. Haines.

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

Mr. Haines explained that this replat and dedication plat is part of the 9th Street Reconstruction Project which is currently under construction, and that a survey has not yet been submitted. The property owner has agreed to donate part of his property in order to widen 9th Street.

Mr. Dylewski represented the applicant and added that because there was limited right-of-way in this area for the project, the property owner has agreed to donate this strip of land in order to benefit the project.

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

The next item on the agenda was a variance request in Poets Glen Estates, presented by Mr. Haines.

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

Mr. Haines described the vacant property as being located north of Cherry Road NW. He explained the existing plat was approved by the Stark County Subdivision Committee when the property was located in Tuscarawas Township. The property was annexed to the City a few years ago and the current plat does not meet the City's minimum requirements for R-1 Residential zoning. He stated that the owner is in the process of reconfiguring the allotment.

Ms. Campbell asked if the City is obligated to honor the plat as recorded, to which Jason answered yes.

Mr. Locke asked if the reconfigured lots will be larger than what the County had approved. Mr. Haines presented a side by side comparison as follows:

	Existing R-1	Proposed
Lot Area	7,800 S.F.	7,000 S.F.
Lot Frontage	65'	60'
Structure Setbacks		
Front	25'	25'
Sides	6' 8'	5' 7'
Rear	30'	25'

Ms. Campbell asked if the new design can reflect some of the City's lot requirements.

Mr. David Hayes of Crockett Homes, 5060 Navarre Road SW, Canton, Ohio, was present as the applicant. He stated that it was originally discussed to bring the lots in as platted when the property was annexed. He explained that the 60' lot frontage is being proposed to accommodate cul-de-sac areas. He said that the County did not require sidewalks, but he is meeting the front setback requirement to provide sidewalks. He hopes to start construction in late Spring 2015.

Michelle Liebig, 205 Shriver Avenue SE, Massillon, Ohio stated that it looked like a nice area and asked in which school district it was located. Director Hennon answered it was located in the Tuslaw School District.

Mr. Haines stated that this was the beginning stages of a new subdivision and that a preliminary plat and each subsequent phase will be presented to the Commission for approval.

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

The final item on the agenda, a rezoning request on Glenwood Avenue SE, was withdrawn by the applicants and tabled indefinitely.

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

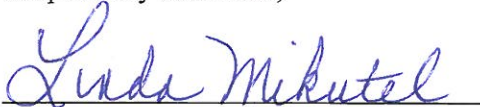
Applicant: Russell and Margaret Draime/Timothy Putman

Proposed Use: Commercial Buildings

Mr. Locke informed the residents in attendance for this item that they will be notified if this request comes before the Commission again.

With no further questions or comments, Mr. Miller moved to adjourn the meeting, seconded by Mr. Schartiger, the motion unanimously passed. The meeting adjourned at 4:50 p.m.

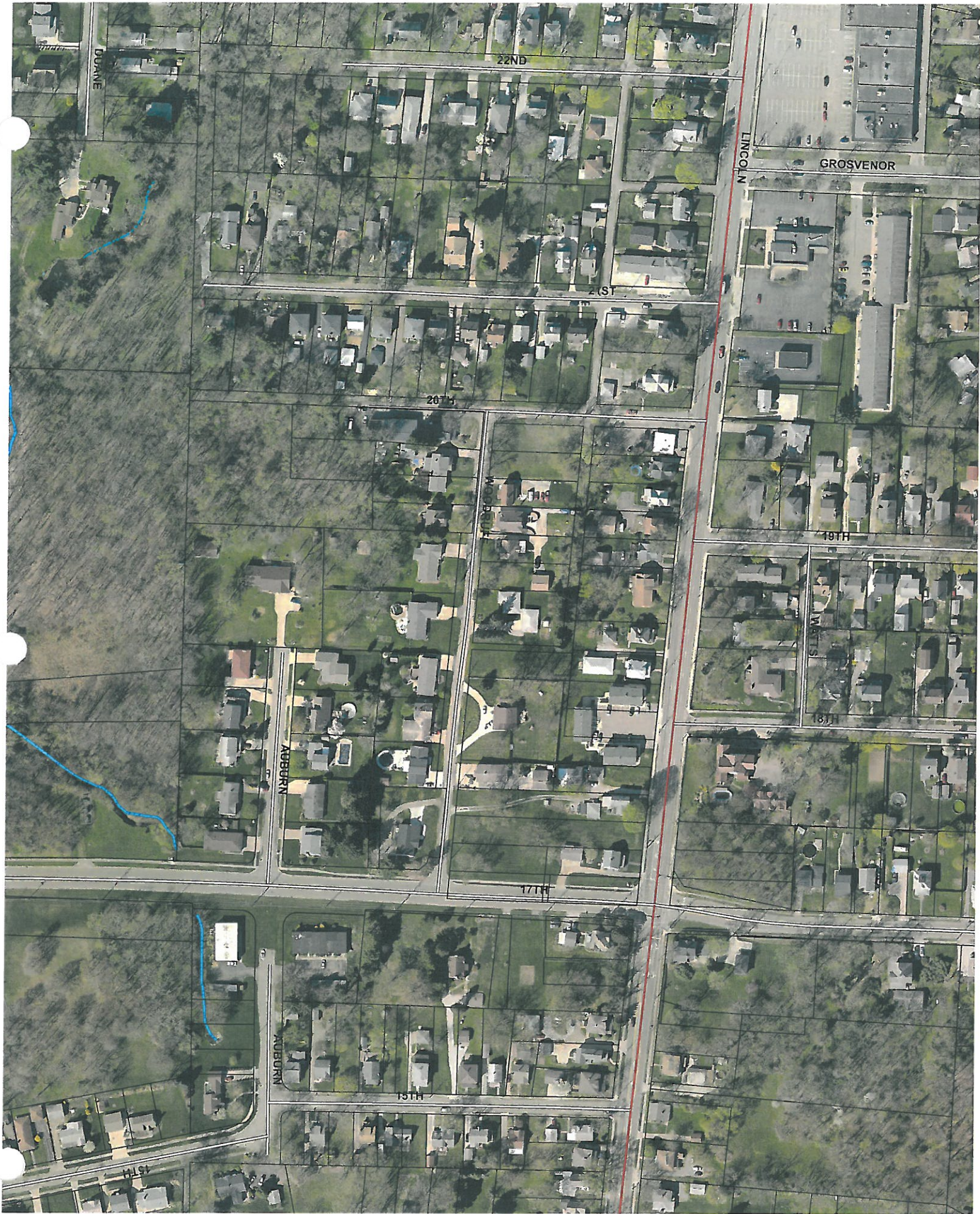
Respectfully submitted,



Linda Mikutel, Commission Clerk



Area to be
Replatted



REPLAT OF LOTS 4905 AND 4906

LOTS IN THE CITY OF MASSILLON (P.B. 5, P. 65), STARK COUNTY, STATE OF OHIO
BEING LANDS CONVERTED TO HABITAT FOR HUMANITY OF GREATER STARK AND
CARROLL COUNTIES, INC., AS DESCRIBED IN INSTRUMENT #20140630024198 OF
THE STARK COUNTY RECORDS

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

Edward C Metzger 12/6/2014
EDWARD C. METZGER, OHIO PROFESSIONAL SURVEYOR #7090 DATE

PLANNING COMMISSION
APPROVED BY THE MASSILLON PLANNING COMMISSION AT A MEETING

HELD



20' ALLEY

TODD LOCKE
CHAIRMAN
MASSILLON CITY ENGINEER
KEITH A. DYLEWSKI, P.E., P.S.
SECRETARY

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 AGENTS OF THE OWNER
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.

BETH LECHNER
EXECUTIVE DIRECTOR
ROBERT MAURER
PROPERTY COORDINATOR

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 HEREBY SET MY

HAND AND SEAL THIS DAY OF 2011
MY COMMISSION EXPIRES

NOTARY PUBLIC

STARK COUNTY AUDITOR

ENTERED FOR TRANSFER THIS DAY OF 20

ALAN HAROLD
STARK COUNTY AUDITOR

STARK COUNTY RECORDER

RECEIVED FOR RECORD THIS DAY OF 20
RECORDED IN INSTRUMENT NUMBER

RICK CAMPBELL
STARK COUNTY RECORDER

WOODRUFF AVE. NW-VARIABLE R/W

20TH ST. NW-40'

0.365 ACRES

LOT #

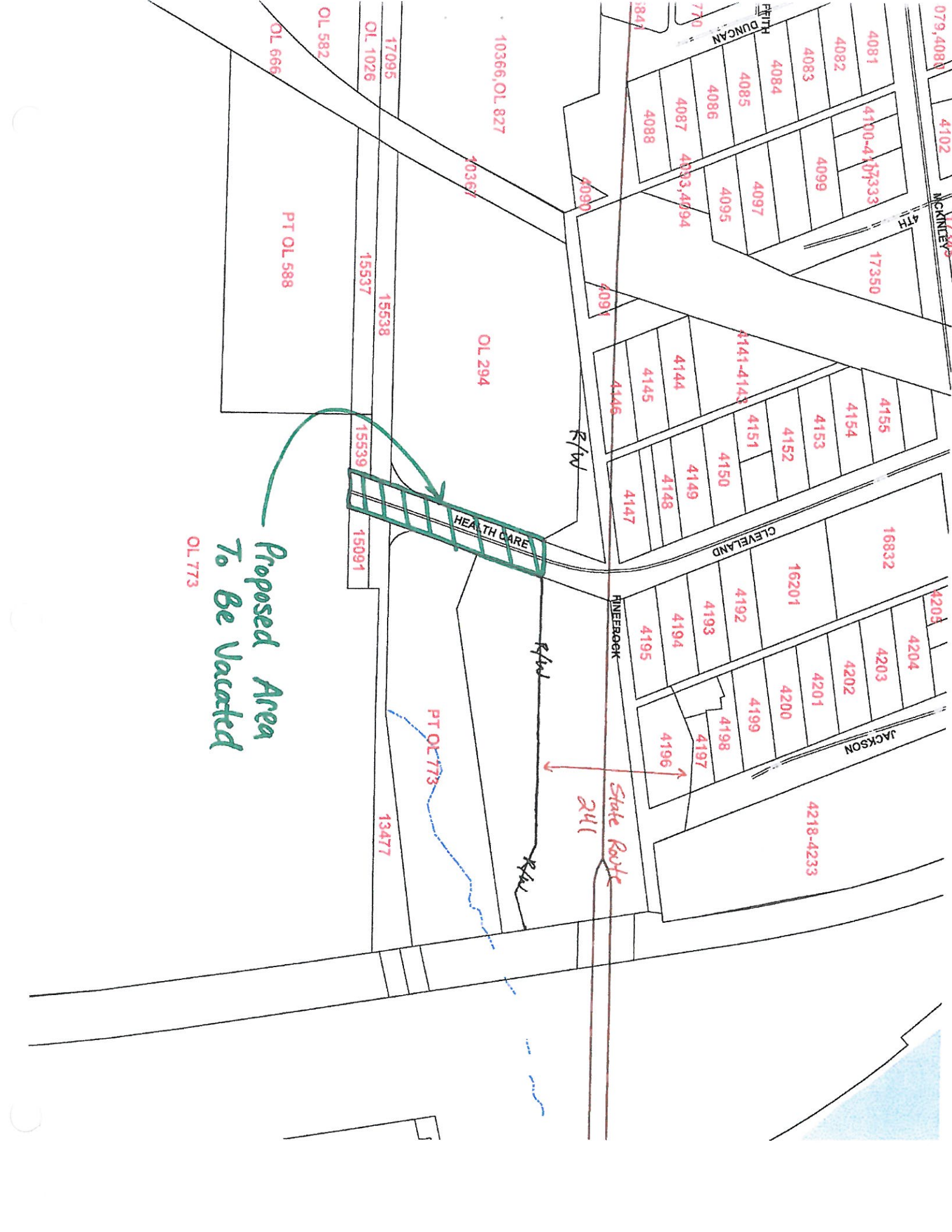
- NOTES:
- O - INDICATES IRON PIN FOUND AS NOTED
 - M - INDICATES 5/8" IRON BAR WITH "E C METZGER 7090" CAP SET
 - R - INDICATES RECORD DISTANCE
 - BASIS OF BUSINESS: RECORD DISTANCE
 - N 81°57'00" W 159.79' M 160.00' R
 - TAKEN FROM P.B. 5, P. 65 OF THE STARK COUNTY RECORDS.
 - DEED AND PLAT RECORDS AS NOTED HEREON.
 - P.B. 65, P. 76;
 - SURVEY BY R.C. SCHNEIDER DATED 11/20/1965
 - LANDS DEPICTED ARE SUBJECT TO ANY EASEMENTS THAT MAY BE OF
RECORD.
 - VISIBLE EVIDENCE OF OCCUPATION OBSERVED ON SURVEYED LINES AT
TIME OF SURVEY IS AS NOTED HEREON.

E.C. METZGER & ASSOCIATES, INC.

LAND SURVEYING SERVICES
P.O. BOX 357
WINDLEBACH, OH 44693-0357
(419) 875-4463 FAX - 4464
www.ecmetzgerandassociates.com

SCALE: 1" = 30'
DATE: 12/3/2014
FOR: HP/SC/CC, INC.
DRAWN BY: DM





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PETITION TO VACATE A PORTION OF HEALTH CARE WAY SW

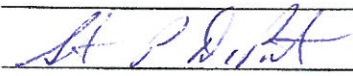
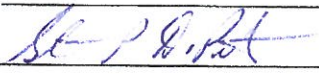
Date: January 05, 2015

Honorable City Council, Massillon, Ohio

Gentlepersons:

We, the undersigned, owners of those lots abutting Health Care Way SW, formerly known as a portion of Cleveland Street SW, do hereby petition your honorable body to vacate that portion beginning at the south right of way line of Finefrock Road SW (State Route 241) and continuing south approximately 300 feet to the end of the dedicated roadway. This area is 50' in width and totals approximately 0.35 acres.

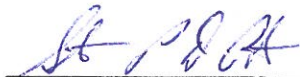
Upon approval of City Council, the applicant is required to hire a surveyor to prepare and submit a survey plat, which will be recorded at Stark County at the applicant's expense.

Owner(s)	Signature(s)	Parcel Numbers and Lot Numbers:
First Street Development LLC 2805 Midvale Road NW Canton, OH 44708		Parcel - 06 18895 Part Out Lot 294
Massillon Energy and Technology Park LLC PO Box 35427 Canton, OH 44735		Parcel - 06 19124 Parcel - 06 18972 Part Out Lot 294 Part Out Lot 773

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

11/8/15

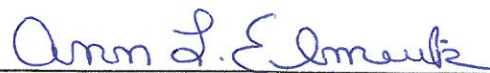
Date



Applicant

Subscribed and sworn to before me this 8th day of January A.D., 2015.

My commission expires 08/15, 2019.



Notary Public

Proposed Robot Area

Kathy Catazaro-Perry, Mayor

Massillon

City of Champions

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

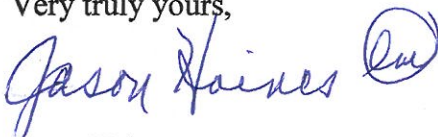
Date: January 12, 2014
To: Planning Commission Applicants
From: Jason Haines, Engineering Technician
Subject: January 14, 2015 Planning Commission Meeting

Attached is a copy of the Agenda for the upcoming January 14, 2015 Massillon City Planning Commission Meeting. This meeting will be held at 4:30 p.m. in the Getz Building Meeting Room, 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 330-830-1721 if you have any questions regarding this matter.

Very truly yours,



Jason Haines
Engineering Technician

Enclosure

*Massillon Planning Commission
Wednesday, January 14, 2015 at 4:30 p.m.
Getz Building Meeting Room*

Sign in Sheet

Name:

Address and/or organization

David DiPietro 411 Oberlin Rd SW M.E.T.P

Bob Maurer HABITAT FOR HUMANITY

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: ~~330-837-2720~~
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: Jan 14, 2015