

A G E N D A
MASSILLON PLANNING COMMISSION
February 11, 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 January 14, 2015.

2. New Business

Lot Split / Replat: 1st Street/Elm Court NE

Description: Lots 9689 and 9690, located on the east side of 1st Street NE, just north of Commonwealth Avenue. The request is to add a portion from the east end of Lot 9690 to Lot 9689 and replat both lots. There are currently existing homes on both properties and the area is zoned R-1 Residential.

Applicant: Daniel Popa

Lot Split / Replat: Nave Road SE

Description: Part of Out Lot 560, large area north of Nave Road and east of Erie Street. This is the State Hospital / Heartland Behavioral facility. The request is to split a 7.956 acre parcel out from the main property. This parcel will have access from Nave Road by utilizing an existing access easement. There are several existing buildings on the property and the area is zoned I-1 Industrial.

Applicant: State of Ohio

3. Old Business

MASSILLON PLANNING COMMISSION

January 14, 2015

The Massillon Planning Commission met on January 14, 2015 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
Elaine Campbell
Ted Miller
Bob Richards
Ted Schartiger

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 meeting held on November 19, 2014. Mr. Miller moved for approval, seconded by Mr. Hennon, the motion unanimously passed.

The first item on the agenda was a replat located on Woodruff Avenue NW, presented by Mr. Haines.

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

Mr. Haines described the location on the corner of Woodruff and 20th Street NW, and presented an aerial photograph to show that both parcels are vacant. He also pointed out that the parcels are currently zoned B-1 Local Business, and the Commission will likely see this request again to rezone the property to residential.

Mr. Bob Maurer of Habitat for Humanity, 1400 Raff Road SW, Canton, Ohio, was present as the applicant. He had nothing to add to Mr. Haines presentation other than to point out that due to the small size of the lots, Habitat has chosen to combine the lots and build only one house.

Ms. Campbell asked if rezoning would be a problem. Mr. Haines replied that it would not be a problem, but a process would have to be followed to get it rezoned.

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

The next item on the agenda was a street vacation plat for Healthcare Way SW, presented by Mr. Haines.

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

Mr. Haines explained that Healthcare Way, formerly known as Cleveland Street, is located south of Finefrock Road SW and was used as an entrance to the old Republic Steel facility. He presented an aerial photo that shows the area more clearly. He pointed out that Healthcare Way is still used as an entrance to the property and once vacated will become a private road.

Mr. David DiPietro, 411 Oberlin Road SW, Massillon, Ohio, was present as the applicant and had nothing to add to Mr. Haines presentation.

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

The next item on the agenda was a replat on Finefrock Road SW, presented by Mr. Haines.

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

Mr. Haines pointed out that this request is related to the last agenda item. The applicant is requesting to combine several small existing pieces of property into one lot that will be approximately 3.9 acres in size. He stated that these small parcels were likely created when 241 was constructed.

Mr. David DiPietro, the applicant, had nothing to add to Mr. Haines presentation.

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

With no further business, Ms. Campbell moved to adjourn the meeting, seconded by Mr. Hennon, the motion unanimously passed. The meeting adjourned at 4:40 p.m.

Respectfully submitted,


Linda Mikutel, Commission Clerk



ACKNOWLEDGEMENTS:

I HEREBY CERTIFY THAT THIS IS A CORRECT PLAT OF A SURVEY MADE BY ME, THE SURVEYOR, ON THE _____ DAY OF _____, 2015 AND THAT THE PLAT BALANCES AND CLOSES, THE MONUMENTS SHOWN HEREON ARE SET AS SHOWN AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

BRUCE D. CONERY, P.S. NO. 6499

KNOW ALL MEN BY THESE PRESENTS THAT DANIEL E. POPE, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS, DOES HEREBY REPEAT HIS LAND AND ACKNOWLEDGES THE MAKING OF THE SAME TO BE HIS FREE ACT AND DEED.

DANIEL E. POPE

STATE OF OHIO, COUNTY OF STARK, SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE DANIEL E. POPE WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT STARK COUNTY, OHIO THIS _____ DAY OF _____, 2015.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

APPROVED BY THE CITY OF MASSILLON PLANNING COMMISSION THIS _____ DAY OF _____, 2015.

C. TODD LOCKE, CHAIRMAN

KEITH A. DYLEWSKI, P.E., PS., SECRETARY

LOT NUMBERS _____ ASSIGNED BY MASSILLON CITY ENGINEER

KEITH A. DYLEWSKI, P.E., PS., ENGINEER

ENTERED FOR TRANSFER THIS _____ DAY OF _____, 2015.

ALAN HAROLD, STARK COUNTY AUDITOR

RECEIVED FOR RECORD THIS _____ DAY OF _____, 2015.

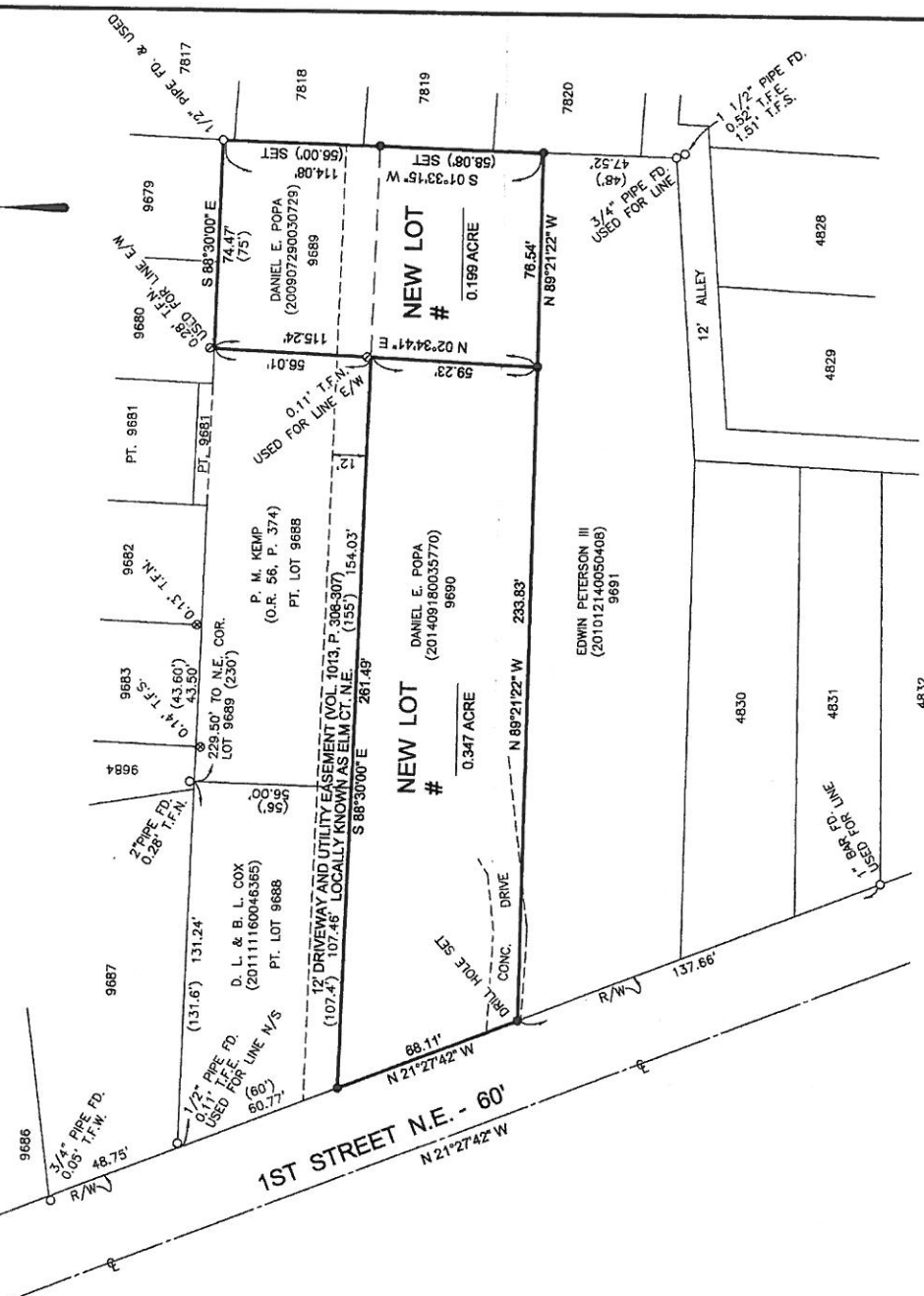
RECORDED IN OFFICIAL RECORD IMAGING NO. _____

RICK CAMPBELL, STARK COUNTY RECORDER

FOR: POPE

REPLAT

BEING ALL OF LOTS 9689 & 9690
IN THE CITY OF MASSILLON,
STARK COUNTY, OHIO



LEGEND:

- INDICATES 5/8" IRON BAR W/CONCRETE CAP SET UNLESS NOTED OTHERWISE
- ⊗ INDICATES 5/8" IRON BAR W/DEBOS CAP FOUND
- ⊙ INDICATES 1/2" IRON PIPE IN CONCRETE FOUND
- INDICATES IRON PIN FOUND AS NOTED
- () INDICATES RECORD DATA
- T.F.N. INDICATES TOO FAR NORTH (SOUTH, EAST, WEST)

DATA USED:
TAX MAP-MASSILLON CITY 13
TAX MAP-HISTORIC AS PROVIDED BY CITY ENGINEERING
DEEDS AS SHOWN
ADDITIONAL DEED(S): VOL. 415, P. 441.
REPLAT, LOT NO. 16442 (200205200040477)

BASIS OF BEARINGS:

N88°30'00"W ON THE NORTH LINE OF LOT 9690 AS PER DEED VOL. 415, P. 441.

BUCKEYE SURVEYING SERVICES, INC.
1050 LIBERTY LANE N.W.
NORTH CANTON, OHIO 44720
(330)966-5259 FAX 966-5260



C:\SURVEYS\WORK\MCI1308

SCALE: 1"=30'

DATE: JAN., 2015



7790 7791 7792 7793 7794 7795 7796 7797 7798 7799 7800 7801 7802 7803 7804 7805 7806 7807 7808 7809 7810 7811 7812 7813 7814 7815 7816 7817 7818 7819 7820 7821 7822 7823 7824 7825 7826 7827 7828 7829 7830 7831 7832 7833 7834 7835 7836 7837 7838 7839 7840 7841 7842 7843 7844 7845 7846 7847 7848 7849 7850 7851 7852 7853 7854 7855 7856 7857 7858 7859 7860 7861 7862 7863 7864 7865 7866 7867 7868 7869 7870 7871 7872 7873 7874 7875 7876 7877 7878 7879 7880 7881 7882 7883 7884 7885 7886 7887 7888 7889 7890 7891 7892 7893 7894 7895 7896 7897 7898 7899 7900 7901 7902 7903 7904 7905 7906 7907 7908 7909 7910 7911 7912 7913 7914 7915 7916 7917 7918 7919 7920 7921 7922 7923 7924 7925 7926 7927 7928 7929 7930 7931 7932 7933 7934 7935 7936 7937 7938 7939 7940 7941 7942 7943 7944 7945 7946 7947 7948 7949 7950 7951 7952 7953 7954 7955 7956 7957 7958 7959 7960 7961 7962 7963 7964 7965 7966 7967 7968 7969 7970 7971 7972 7973 7974 7975 7976 7977 7978 7979 7980 7981 7982 7983 7984 7985 7986 7987 7988 7989 7990 7991 7992 7993 7994 7995 7996 7997 7998 7999 8000

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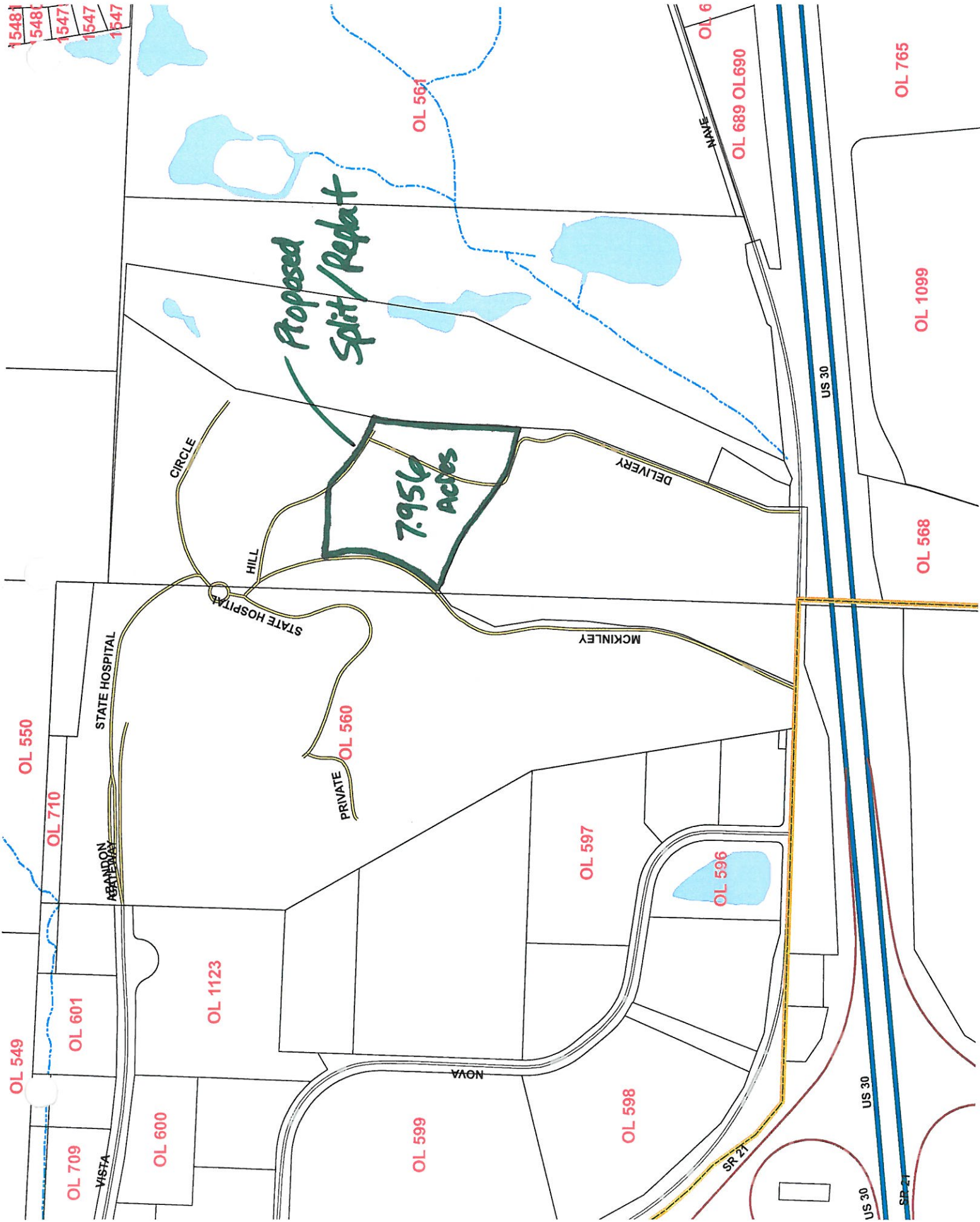
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SR 21 1ST 2ND COMMONWEALTH RUTH

PRIVATE OL 69 OL 70 OL 68

7790 7791 7792 7793 7794 7795 7796 7797 7798 7799 7800 7801 7802 7803 7804 7805 7806 7807 7808 7809 7810 7811 7812 7813 7814 7815 7816 7817 7818 7819 7820 7821 7822 7823 7824 7825 7826 7827 7828 7829 7830 7831 7832 7833 7834 7835 7836 7837 7838 7839 7840 7841 7842 7843 7844 7845 7846 7847 7848 7849 7850 7851 7852 7853 7854 7855 7856 7857 7858 7859 7860 7861 7862 7863 7864 7865 7866 7867 7868 7869 7870 7871 7872 7873 7874 7875 7876 7877 7878 7879 7880 7881 7882 7883 7884 7885 7886 7887 7888 7889 7890 7891 7892 7893 7894 7895 7896 7897 7898 7899 7900



1548
1548
1547
1547
1547

OL 549

OL 709

OL 710

OL 601

STATE HOSPITAL

ABANDON

OL 600

OL 1123

STATE HOSPITAL

HILL

CIRCLE

PRIVATE OL 560

7.956 Acres

Proposed Split/Repat

OL 599

NOVA

OL 597

OL 598

OL 596

DELIVERY

MCKINLEY

ANNE

OL 689 OL 690

US 30

US 30

US 30

OL 765

OL 1099

OL 568

SR 21

SR 21





CHARLES F. HAMMONTREE, P.E., P.S.
BARBARA H. BENNETT, P.E., P.S., CPESC,
CPSWQ, LEED-AP
JAMES G. BOLLIBON, P.E., P.S.
ROBERT J. HAMMONTREE, III
MICHAEL M. VALE, P.E., CPESC, CPSWQ

HAMMONTREE & ASSOCIATES, LIMITED

Engineers Planners Surveyors
5233 Stoneham Road
North Canton, Ohio 44720

Phone (330) 499-8817
Toll Free 1-800-394-8817
Fax (330) 499-0149
www.hammontree-engineers.com

KARL J. OPRISCH, P.E.
MARK E. FRANZEN, P.E.
PAUL V. McQUADE, MSCE, P.E.

Description of a 7.956 Acre Split Parcel

Situated in the City of Massillon, County of Stark, State of Ohio, formerly part of the Southwest Quarter of Section 21, Perry Township and being part of Out Lot 560 of said City, and being part of a parcel as conveyed to the State of Ohio by Deed Volume 293, Page 81 of the Stark County Records described as follows:

Beginning at a Stark County Monument disk (PER 113) found at the southwest corner of said Southwest Quarter;

Thence N 1°48'00" E, with the west line of said Quarter Section and through the bounds of a 19.201 acre parcel as conveyed to the City of Massillon by Official Record Imaging Number 200605150029143 of the Stark County Records, a distance of 1,388.75 feet to a nail found in concrete on a northwest line of said City of Massillon parcel and a southeast line of said State of Ohio parcel;

Thence N 51°31'15" E, with said northwest line of the City of Massillon parcel and southeast line of the State of Ohio parcel 16.00 feet to a nail in concrete found at the northwest corner of said City of Massillon parcel and the **True Point of Beginning**;

With new division lines through said State of Ohio parcel the following five courses:

1. Thence with a non-tangent curve turning to the left with an arc length of 492.47 feet, a radius of 493.27 feet, a delta angle of 57°12'10", a chord bearing of N 15°35'38" E, and a chord length of 472.27 feet to a MAG nail set;
2. Thence N 76°45'38" E, a distance of 203.26 feet to a rebar set at a point of curvature;
3. Thence with a curve turning to the right with an arc length of 50.49 feet, a radius of 59.00 feet, a delta angle of 49°02'19", a chord bearing of S 78°43'12" E, and with a chord length of 48.97 feet, to a rebar set at a point of tangency;
4. Thence S 54°12'21" E, a distance of 269.66 feet to a rebar set;

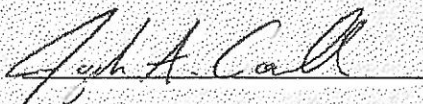
5. Thence S 47°55'12" E, a distance of 110.42 feet to a rebar set on the east line of said State of Ohio parcel;

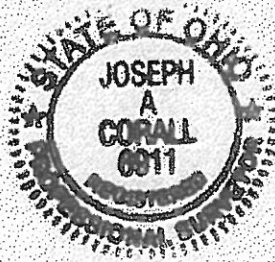
With the bounds of said State of Ohio parcel the following five courses:

6. Thence S 11°45'28" W, with the west line of Out Lot 1031 and an 18.322 acre parcel as conveyed to the City of Massillon by Official Records Imaging Number 200605150029143, a distance of 47.41 feet to a 5/8 inch rebar with cap inscribed "HINTON" found;
7. Thence S 03°11'52" W, continuing with the west line of said Out Lot 1031 and said 18.322 acre parcel so conveyed to the City of Massillon a distance of 529.90 feet to a 5/8 inch rebar found at the northeast corner of said 19.201 acre City of Massillon parcel and the southeast corner of said State of Ohio parcel.
8. Thence N 73°17'55" W, with the north line of said 19.201 acre City of Massillon parcel a distance of 201.68 feet to a MAG nail found;
9. Thence N 53°11'29" W, with the north line of said 19.201 acre City of Massillon parcel a distance of 265.96 feet to a 5/8 inch rebar with cap inscribed "HINTON" found;
10. Thence N 66°44'59" W, with the north line of said 19.201 acre City of Massillon parcel a distance of 248.35 feet to the point of beginning.

The above described parcel contains an area of 7.956 acres, which is 346,556 square feet, none of which is in the public right of way, as surveyed under the direction of Joseph A. Corall, Ohio P.S. 6911 of Hammontree & Associates, Limited, Engineers, Planners and Surveyors of North Canton, Ohio in October 2014.

The basis of bearings is The Ohio state Plane Coordinate System, North Zone (3401), NAD 83(1986). This tract is subject to all easements of record. All "rebar set" are 5/8 inch reinforcing bars with caps inscribed "H&A LTD".


Joseph A. Corall, Ohio P.S. 6911



1-20-2015

Date

OWNERS

1

KEON TO

OMNIBUS

1

NOTARY PUBLIC

—

MASSILLON CITY LAW DIRECTOR - PERCILES G. STERIOS

SECRET

CONCERN

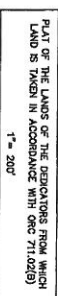
11

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2



ARE PRI

PPN 780086: 15.628 ACRES
+7.970 ACRES SPILT 8

1980: 1981

1 OF 2

REPLAT OF PART OF OUT LOT 560
FOR: QUEST RECOVERY SVCS
PART OF OUT LOT 560
CITY OF MASSILLON, STARK COUNTY, OHIO

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DESC.:
DESC.:
DESC.:
DESC.:
DESC.:

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HAMMONTREE & ASSOCIATES, LIMITED
ENGINEERS, PLANNERS, SURVEYORS
 5233 STONEHAW RD. NORTH CANTON, OH 44720
 PH: (330) 409-8817 FAX: (330) 409-0148
 TOLL FREE: 1-800-394-8817
www.hammontree-engineers.com

A G E N D A
MASSILLON PLANNING COMMISSION
February 11, 2015 **4:30 P.M.**

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54 City Hall Street SE

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1. *Approval of the Minutes for the Commission Meeting of January 14, 2015.*

2. *New Business*

Lot Split / Replat: 1st Street/Elm Court NE

Daniel Popa
5261 Sandy Circle NW, Canton 44718

Description: Lots 9689 and 9690, located on the east side of 1st Street NE, just north of Commonwealth Avenue. The request is to add a portion from the east end of Lot 9690 to Lot 9689 and replat both lots. There are currently existing homes on both properties and the area is zoned R-1 Residential.

Applicant: Daniel Popa

Lot Split / Replat: Nave Road SE

Description: Part of Out Lot 560, large area north of Nave Road and east of Erie Street. This is the State Hospital / Heartland Behavioral facility. The request is to split a 7.956 acre parcel out from the main property. This parcel will have access from Nave Road by utilizing an existing access easement. There are several existing buildings on the property and the area is zoned I-1 Industrial.

Applicant: State of Ohio

3. *Old Business*

Jeffrey. LeVally @ das.ohio.gov

mikeg @ questrs.org

Massillon Planning Commission
Wednesday, February 11, 2015 at 4:30 p.m.
Getz Building Meeting Room

Sign in Sheet

Name:

Address and/or organization

Mike Garcia

Quest Recovery

Shannon Hexamer

Quest Recovery

Ghera Rayh

" "

Daniel E. Pope

Self

PAUL K. MILLER

HAMMOND & ASSOC

X EITH Hochadel Hochadel Quest

Ivan Rosa

Quest Recovery & Prevention Services

KATY CATAZZO Mayor

Bel K. Kishner

2015
2014 PLANNING COMMISSION

Jason
Hilde
Jawey 5

⑥ **Mayor Kathy Catazaro-Perry**
900 Mill Ridge Path NE
Massillon, OH 44646
Work: 330-830-1700
Cell: 330-418-7398

yes

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

no

① **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

yes

④ **Ted Miller**
453 - 17th Street NE
Massillon, OH 44646
Home: 330-833-0034
Cell: 330-704-8116
tmiller@imaging2000.com

yes

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

no

② **Ted Schartiger**
337 Sandy Avenue NE
Massillon, OH 44646
Home: 330-837-2285
Cell: 330-323-3247
tigergal65@aol.com

yes

③ **Bob Richards**
1375 Benson Street SW
Massillon, OH 44647
Home: 330-832-9173
rprichards@sssnet.com

yes

② **Jaime Darr**
2350 Wilmington Avenue SE
Massillon, OH 44646
Home:
Cell: 330-806-3430
jaimeldarr@yahoo.com

yes

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: Feb 11, 2015