

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

2. New Business

Lot Split / Replat: State Ave. NE/ Erie Street North

Description: Lots 9211, 9212, and part Lot 7825, located on the east side of Erie Street and the south side of State Ave. The request is to split Lot 9211 (vacant) in half and combine it with the lots next door. There are currently existing homes on both properties and the area is zoned R-1 Residential.

Applicant: Thomas Keller / F&C Schuster / Stark County Land Reutilization Corp.

Replat and Dedication Plat: 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 3.238 acres in size. Currently the property is vacant and is zoned I-1 Industrial. Also included is the dedication of the right of way for Finefrock Road / SR 241 area of 1.616 acres.

Applicant: Massillon Energy and Technology Park LLC

Lot Split and Replat: Millennium Blvd SE

Description: Part of Out Lot 765, located in the Neocom Industrial Park at the north end of Millennium Blvd SE, just south of Route 30. The request is to replat a portion of this large parcel into 2 new lots approximately 16 acres and 2.5 acres in size. Currently the property is vacant and is zoned I-2 Industrial. Also included is the dedication of temporary access easement until the formal dedication of Millennium Blvd. is completed.

Applicant: Massillon Development Foundation

Dedication of Highway Easements: 17th Street NE

Description: Part of Out Lot 374 and part of Lot 10502, located on the south side of Hankins Road NE at 17th Street bridge crossing over Sippo creek. The Ohio Department of Transportation is planning to replace this bridge structure and has requested the dedication of highway easements to accommodate the new location of the structure. Also included are temporary work easements for construction and grading work related to the bridge project. Both parcels are owned by the City of Massillon and are zoned R-3 and R-1 Residential.

Applicant: City of Massillon

3. *Old Business*

MASSILLON PLANNING COMMISSION

February 11, 2015

The Massillon Planning Commission met on February 11, 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
Ted Miller
Ted Schartiger
Bob Richards
Jaime Darr

Staff

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 January 14, 2015. Mr. Richards moved for approval, seconded by Mr. Miller, the motion unanimously passed.

The first item on the agenda was a lot split/replat on 1st Street/Elm Court NE, presented by Mr. Haines.

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

Mr. Haines stated that both lots have existing houses on them and that the applicant owns both properties. The house on Lot 9689 is addressed on Elm Court which is a private street. Mr. Haines presented an aerial photo which shows a long grassy area behind lot 9690. A survey has been completed by Buckeye Surveying showing the proposed lot split.

Chairman Locke asked if Elm Court was considered a public street. Mr. Haines answered, no; the survey shows that it is a driveway/utility easement known as Elm Court NE that is part of the recorded deed to give Lot 9689 access.

Chairman Locke asked if this request creates a buildable lot. Mr. Haines replied that houses already exist on each lot and that there will be no new construction, the replat is simply an adjustment to lot lines.

Mr. Daniel Popa, 5261 Sandy Circle NW, Canton, Ohio 44718 was present as the applicant. He stated that both houses are under land contract and that his request for the lot split is to provide a yard and parking area for Lot 9689.

Chairman Locked asked for a motion to approve. Mr. Schartiger moved for approval, seconded by Mayor Catazaro-Perry, the motion unanimously passed. Chairman Locke interjected that he had neglected to ask if there were any further questions or comments from the public in attendance. With no further questions or comments, Chairman Locke asked again for a motion to approve. Mr. Richards moved for approval, seconded by Mr. Miller, the motion unanimously carried.

The next item on the agenda was a lot split/replat on Nave Road SE, presented by Mr. Haines.

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

Mr. Haines explained that this lot split/replat is on a portion of the old State Hospital grounds located north of Nave Road and east of Erie Street South. Vista Avenue SE is used to access this property from the west and is currently used by Heartland Behavioral Healthcare. Delivery Drive is used for access from the south. Mr. Haines presented an aerial photo which shows the location of buildings and private roads. Heartland is proposing to split out a small parcel which has several existing buildings currently being used by Quest Recovery & Prevention Services.

Chairman Locke asked if Delivery Road was maintained by the City to which Mr. Haines answered that it is a private road but he is not sure who maintains it.

Mr. Haines stated that the State of Ohio had requested Hammontree & Associates to do a survey of this property and included a copy of the replat in his presentation. The newly created parcel will be owned by Quest Recovery & Prevention Services, and in order for that to happen an easement had to be dedicated to access the land-locked parcel, which is shown on the replat as being already recorded.

Chairman Locke asked if this was creating an island. Mr. Haines stated that this new lot will not have frontage on Nave or Erie, the only legal access to it will be by this easement on Delivery Road. Mr. Miller asked if that easement was existing, to which Mr. Haines replied that yes, it was. Chairman Locke stated that there would be frontage if Delivery was a road. Mr. Haines replied that at some point in the past this easement was created and recorded in order to provide access if and when the parcel was split.

Mr. Keith Hochadel, President of Quest Recovery & Prevention Services, 708 Peerless Circle SW, Canton, Ohio 44706, was there to represent this request. Chairman Locke asked Mr. Hochadel to expand on what is Delivery Road. Mr. Hochadel answered that Delivery Road is a private street and that the easement occurred when Quest obtained a lease through the State of Ohio to renovate those properties into a residential treatment campus in 2002. The addresses used for those buildings are 1660 & 1680 Nave Road SE.

Chairman Locke expressed his concern about frontage and asked Mr. Haines if that was considered frontage. Mr. Haines replied that since there is no way to get frontage unless one of the private streets are dedicated as a highway, this is the only way to do it legally.

Chairman Locke then asked if there was room for safety services. Mr. Hochadel replied that there had been some experience in that area; there was a fire in 2007 when the Chapel burned down. There are fire hydrants and access for safety services.

Chairman Locke reiterated that he does not have a problem dividing the property, but does not want to set a precedence that a lot split could be done if you don't have the required frontage. Mr. Haines explained that because this is an existing situation, there is no other alternative.

Mayor Catazaro-Perry stated that there are three (3) ways to enter the Quest facilities, from Erie Street, McKinley Drive and Delivery Road, and she is confident there is sufficient access for safety services and is very comfortable with this proposal.

Chairman Locke stated that the way he understands it, the existing easement acts as frontage. Mr. Haines stated that in this situation, because these buildings have existed for over 100 years, it is the only way it can be done.

Mr. Haines then asked if there will be additional requests to split this lot. The reason being this is a two-part process, first the lot is split by deed, and then a replat will create the lots, so if anything needs to be reconfigured, now is the time to do it. Mr. Hochadel said that there have been multiple attempts with the State of Ohio and they have finally agreed to the terms of this sale.

Chairman Locke then asked if there were any questions or comments from the public. There being no questions or comments, Chairman Locke asked for a motion to approve. Mayor Catazaro-Perry moved for approval, seconded by Mr. Schartiger, the motion unanimously passed.

With no further business, Mr. Miller moved to adjourn the meeting, seconded by Mr. Richards, the motion unanimously passed. The meeting adjourned at 5:00 p.m.

Respectfully submitted,



Linda Mikutel, Commission Clerk

SR 21

4988,4989

4990-4992

4993

4994

4995

4996

4997

4998

9723

9724

9725

SR 21

7821

7822

9205

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9208

9209

9210

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STATE

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9241

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7833

10457

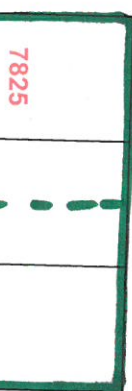
7839

7840

BURTON

ERIE

Area to be
Re platted



7825

9211

9212

9213

9214

9215

9216

9217

7826

7827

7828

9218

9219

9220

837834

7835

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7842

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9223

9224

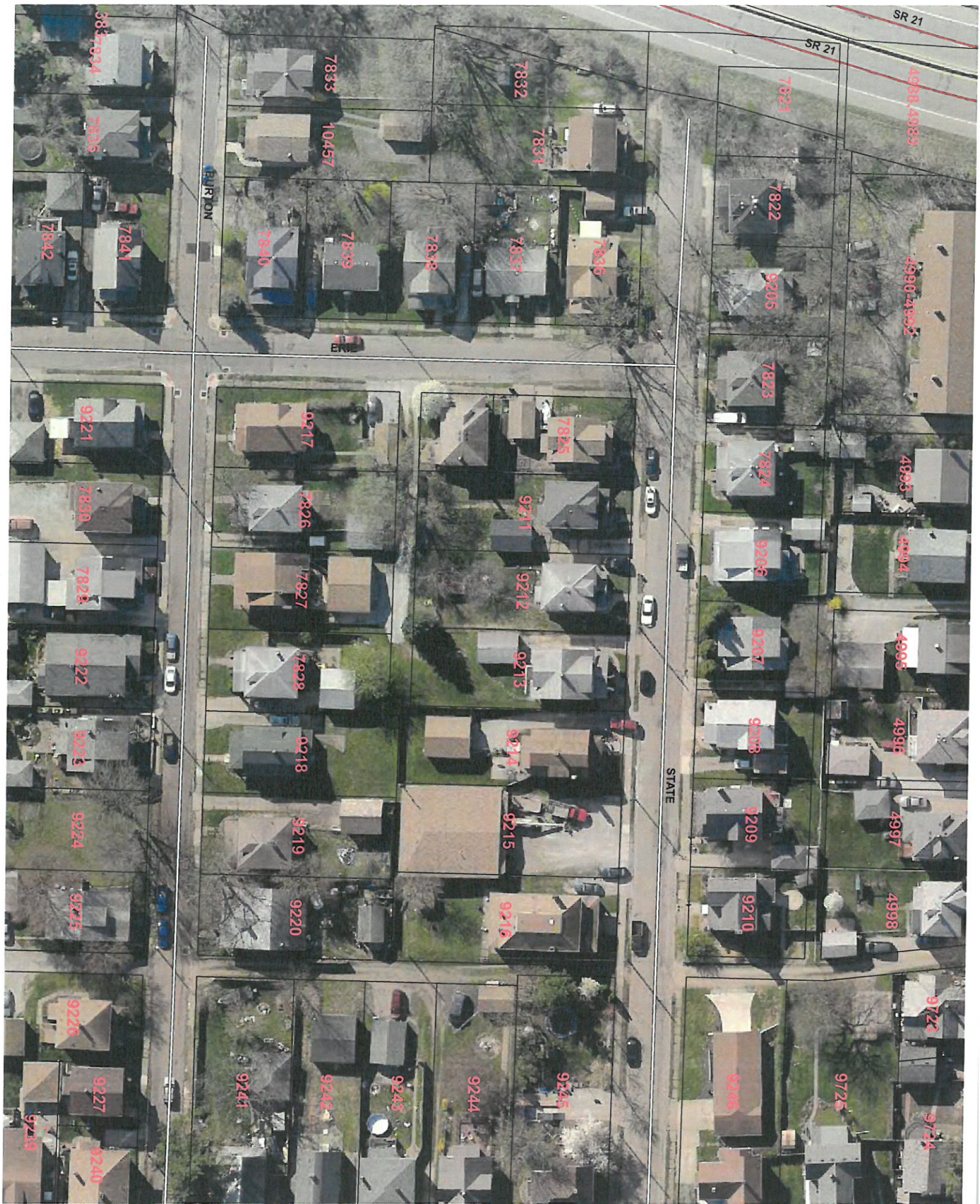
9225

9226

9227

9240

9239





BEARING BASIS

BEARINGS ARE FOR ANGLE DETERMINATION ONLY
ERIE ST. BEARING N 01°48'00" E, SCALED FROM
STARK COUNTY ENGINEER'S DIGITAL GIS.

PERTINENT DOCUMENTS

DEEDS AS SHOWN
CITY TAX MAP No 22
PLAT BOOK 16 PG. 82 (LOT 4079)
PLAT BOOK 58 PG. 60 (ALLEY VACATION)
SCHEDULE OF LOTS BOOK 3 PGS. 231 & 232-B

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

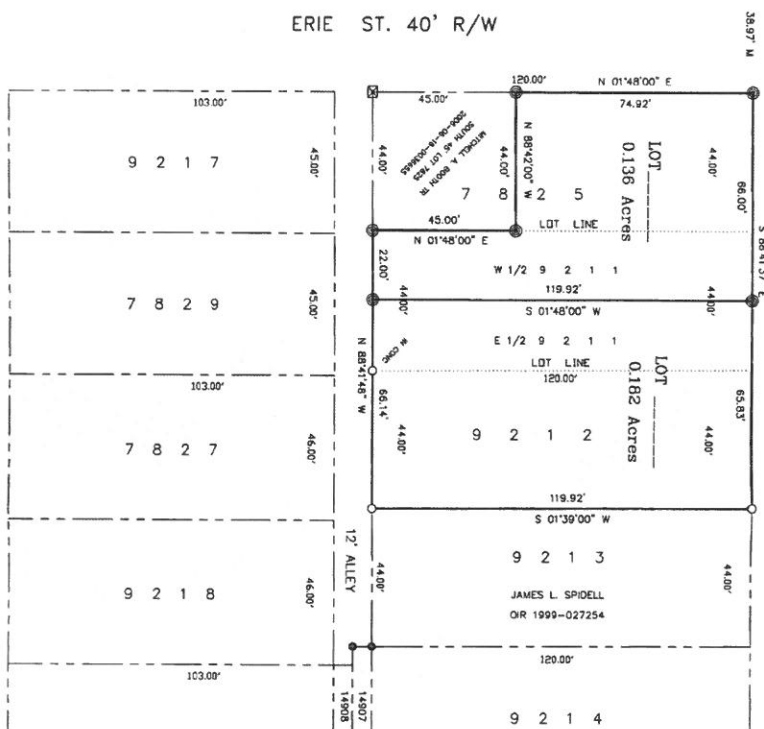
JERRY L. NICKS
REGISTERED PROFESSIONAL SURVEYOR # 7319

OWNERSHIP

Co. LAND IZATION CORP.	LOT 9211	2015-01-12-0001059
ROCK A. SCHUSTER	LOT 9212	OR 1996-021318
INA M. SCHUSTER		
S. KELLER	Pt. LOT 7825	2008-06-12-0026807

REPLAT OF
LOTS 9211, 9212 & PART OF 7825
located in
CITY OF MASSILLON
MAP No. 22
STARK COUNTY, OHIO

STATE ST. NE 40' R/W



ACKNOWLEDGEMENTS
KNOWN AS BEING ALL OF LOT 9211, 9212 & PART LOT 7825 CITY OF MASSILLON, OHIO

KNOW ALL MEN BY THESE PRESENTS, THAT WE THE UNDERSIGNED OWNERS
OF THE LAND SHOWN ON THIS PLAT DO HEREBY REPEAT OUR LANDS AND
THAT THE SAME WAS BY/OUR FREE ACT AND DEED INDIVIDUALLY.
OWNER: _____ DATE _____

THOMAS KELLER _____
FREDERICK A. SCHUSTER _____
CHRISTINA M. SCHUSTER _____

STATE OF OHIO
COUNTY OF STARK
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY
APPEARED _____, NONE SIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT, WHO
ACKNOWLEDGED THAT THEY DO SO, THE FOREGOING INSTRUMENT AND THAT IT WAS
THEIR FREE ACT AND DEED ACCORDING TO LAW, IN TESTIMONY WHEREOF I HAVE
HEREunto subscribed my hand and AFFIXED MY OFFICIAL SEAL
THIS _____ DAY OF _____, 201__.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNER OF THE LAND
SHOWN ON THIS PLAT, STARK COUNTY LAND REUTILIZATION CORP. DO HEREBY REPEAT
OUR LANDS AND THAT THE SAME WAS BY/OUR FREE ACT AND DEED AS AN OFFICER,
STARK COUNTY LAND REUTILIZATION CORP.
DATE _____

ALEXANDER ZUMBAS, CHAIRMAN

LEWEL GREEN, DIRECTOR

STATE OF OHIO
COUNTY OF STARK

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY
APPEARED THE ABOVE SIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT, WHO
ACKNOWLEDGED THAT THEY DO SO, THE FOREGOING INSTRUMENT AND THAT IT WAS
THEIR FREE ACT AND DEED ACCORDING TO LAW, IN TESTIMONY WHEREOF I HAVE
HEREunto subscribed my hand and AFFIXED MY OFFICIAL SEAL
THIS _____ DAY OF _____, 201__.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

CITY PLANNING COMMISSION
APPROVED BY THE PLANNING COMMISSION OF THE CITY OF MASSILLON AT A
MEETING HELD _____, 201__.

SECRETARY _____ CHAIRMAN _____

MASSILLON CITY COUNCIL
ACCEPTED BY THE CITY COUNCIL OF MASSILLON, OHIO, BY ORDINANCE No. _____
PASSED THIS _____ DAY OF _____, 201__.

CLERK _____ COUNCIL PRESIDENT _____

CITY ENGINEER
I HEREBY APPROVE THIS PLAT AND ASSIGN LOT NUMBERS SHOWN HEREON.

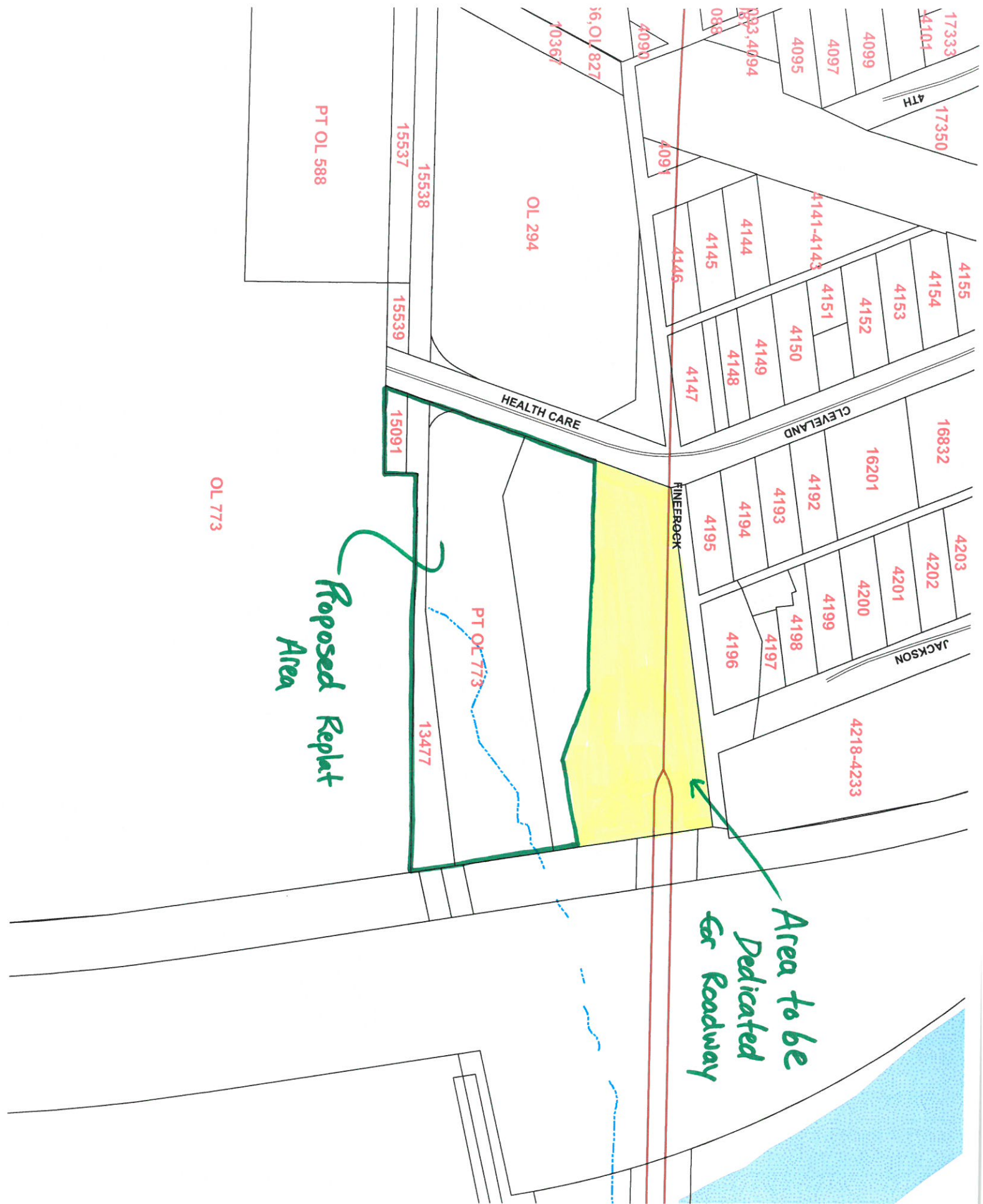
COUNTY AUDITOR
ENTITLED FOR TRANSFER THIS _____ DAY OF _____, 201__.

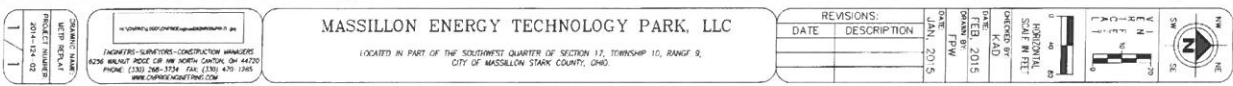
CITY ENGINEER
KEITH A. DITENSON, P.E., P.S.

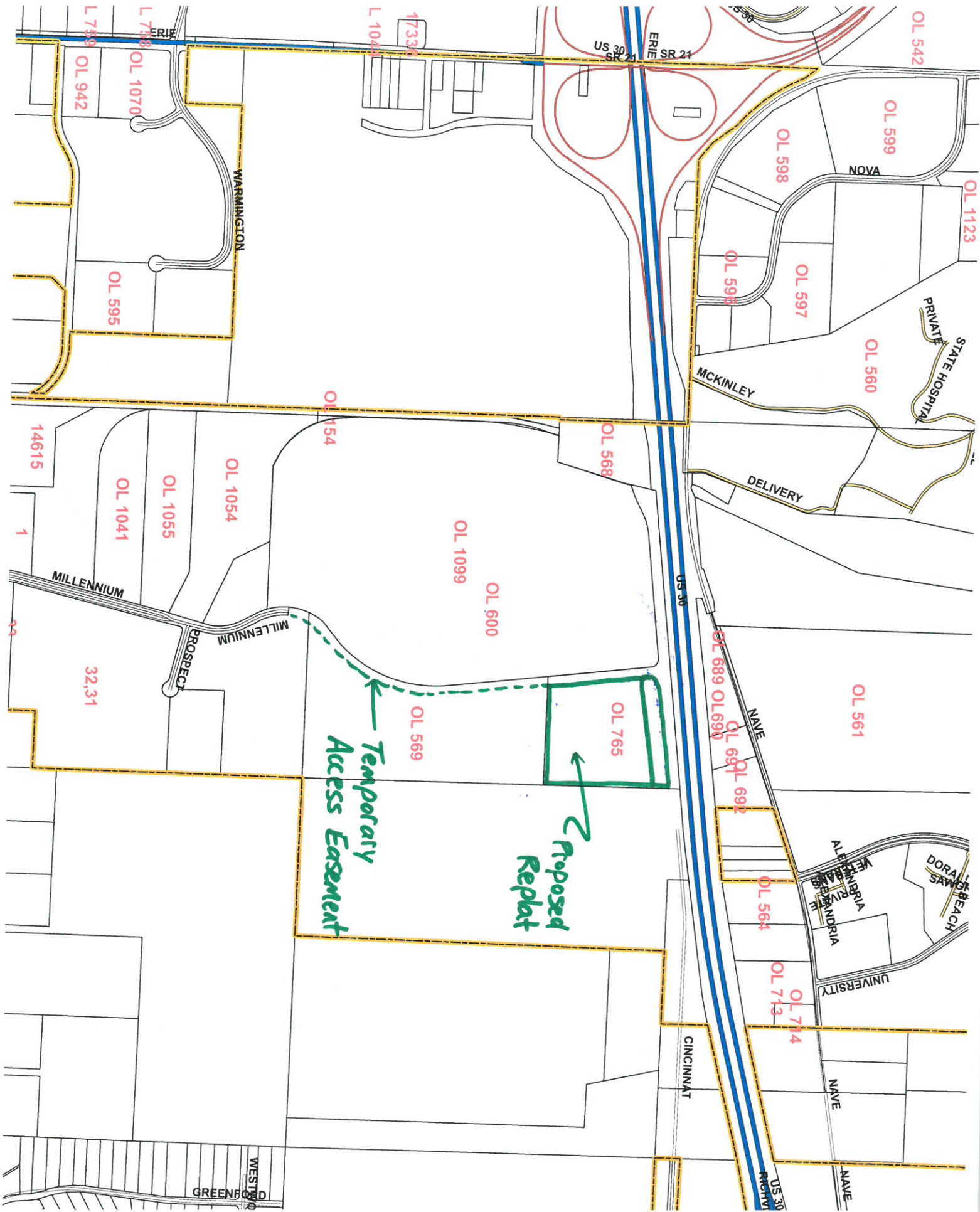
COUNTY AUDITOR _____

COUNTY RECORDER
RECEIVED FOR RECORD THIS _____ DAY OF _____, 201__.
RECORDED IN MC _____ THIS _____ DAY OF _____, 201__.

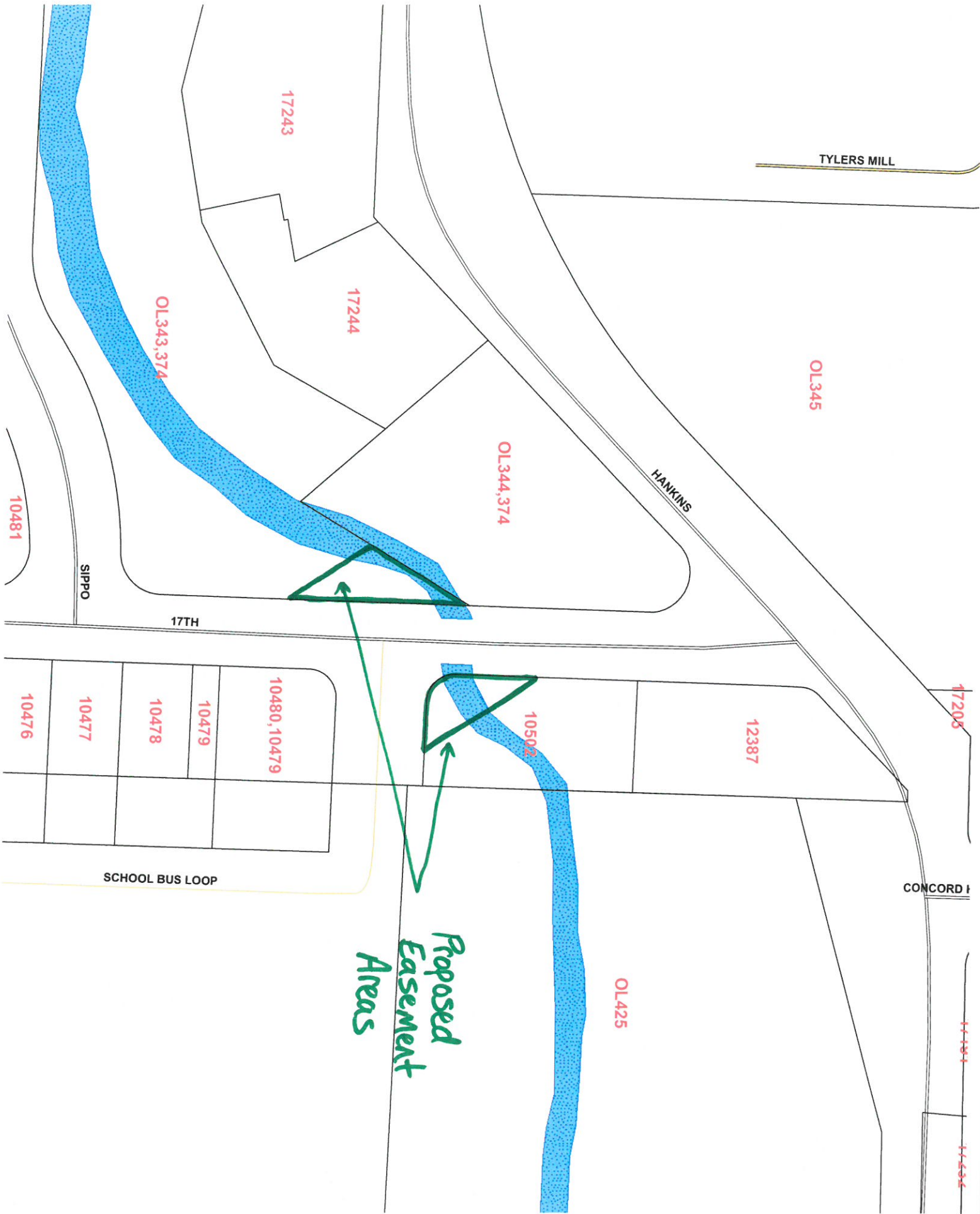
COUNTY RECORDER _____











TYLERS MILL

OL345

HANKINS

OL344,374

17244

17243

OL343,374

SIPPO

17TH

17208

12387

10502

OL425

CONCORD I

10480,10479

10479

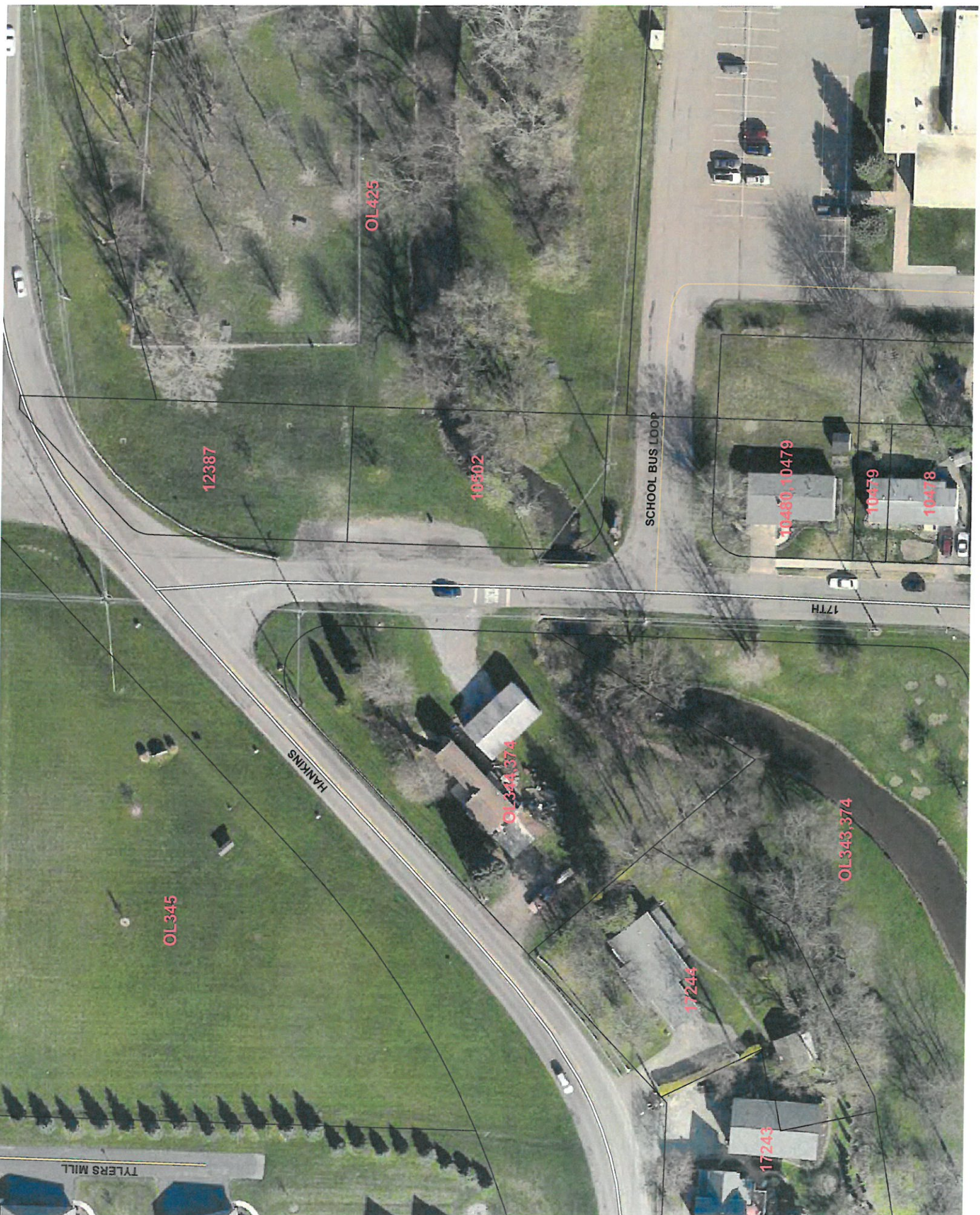
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10477

10476

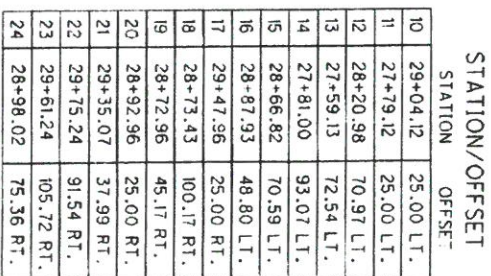
SCHOOL BUS LOOP

Proposed
Easement
Areas



**BASIS FOR BEARINGS,
NAD83(2011) EPOCH 2010.000
PROJECT DESCRIPTION,
REPLACEMENT OF BRIDGE STRUCTURE**

- BASIS FOR BEARINGS,
MAD83(2011) EPOCH 2010.000
PROJECT DESCRIPTION:
REPLACEMENT OF BRIDGE STRUCTURE**



STANDARD HIGHWAY EASEMENT
TEMPORARY EASEMENT
ACQUIRE IN NAME OF CITY OF MASSACHUSETTS

REACHMENT

GRANTEE, ALL RIGHT OF MAY ACQUIRED IN THE NAME OF THE STATE OF OHIO, DEPARTMENT OF TRANSPORTATION, UNLESS OTHERWISE SHOWN.		AS ACQUIRED IMAGE NUMBER
ED		
ED		
ED		
ED		

Kathy Catazaro-Perry, Mayor

Massillon

City of Champions

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

Date: March 6, 2015

To: Planning Commission Applicants

From: Jason Haines, Engineer Technician

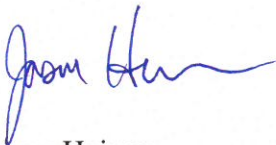
Subject: March 11, 2015 Planning Commission Meeting

Attached is a copy of the Agenda for the upcoming March 11, 2015 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.

A G E N D A
MASSILLON PLANNING COMMISSION
March 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 ****

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2. *New Business*

Jerry Nichols : nfsi2000@sbccglobal.net

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Steve Dipietro sdipietro@sbccglobal.net

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rhexamer@massillondevelopment.com

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City

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Applicant: City of Massillon

3. *Old Business*

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

Sign in Sheet

Name:

Address and/or organization

JERRY NICHOLS

SURVEYOR for T. KELLER

LARRY MARCUS

CITY OF MASSILLON

Zed Hill

Planning Commission

ba schumacher

Planning Commission

Patty [unclear]

mayor

Bob Richards

Commissioner

Todd Hake

Comm

St. [unclear]

METP

2015 PLANNING COMMISSION

Larry
Jason
Linda
Keith

Mayor Kathy Catazaro-Perry

900 Mill Ridge Path NE
Massillon, OH 44646
Work: 330-830-1700
Mobile: 330-418-7398

Al Hennon

Safety Service Director
3150 Castle West Circle NW
Massillon, OH 44647
Work: 330-830-1702
Home: 330-833-3413
Mobile: 330-353-1800

John Wolf

Chairman Recreation Board
881 Campbell Cr. NE
Massillon, OH 44646
Mobile: 330-830-2429
johnwolfiii@hotmail.com

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
Mobile: 330-704-8116
tmiller@imaging2000.com

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
*Mobile: 330-327-7530
elainem.campbell@cantonmercy.org

Ted Schartiger

337 Sandy Avenue NE
Massillon, OH 44646
Home: 330-837-2285
Mobile: 330-323-3247
tigergal65@aol.com

Bob Richards

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

Barb Schumacher

1532 Merino Cr. NE
Massillon, OH 44646
Work: 330-832-7411, Ext. 146
Mobile: 330-418-8971
BSchumacher@aahammersmith.com

City Council/ AGENDA only

Make 11 - 1 EXTRA for Clerk=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:

March 11, 2015