A G E N D A

MASSILLON PLANNING COMMISSION
May 13, 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 April 29, 2015.***

2. ***New Business***

Replat and Dedication Plat: 27th Street SE

Description: Out Lots 464, 465, and 466 and part of Out Lots 315 and 316, located on the west side of 27th Street SE, south of Harsh Ave. The request is to combine all of these parcels together to create one lot of 13.206 acres. Also included is the dedication of the existing 27th Street right of way areas. The parcels are currently vacant and are zoned A-1 agricultural and R-1 Residential.

Applicant: Michael and Tamera Mays

Sanitary Sewer Easement Plat: 27th Street SE

Description: Lots 17166 and 17167, located on the east side of 27th Street SE, south of Gray Ridge Ave. The request is to dedicate a 20 foot wide sanitary sewer easement between these two lots to allow the extension of sanitary sewer to serve the property on the west side of 27th Street.

Applicant: Michael and Tamera Mays

Preliminary Plat : Westbrook Estates Phase 4

Description: Part of Out Lot 782, approximately 28 acres. This is located on the north side of Woodstone Ave NW; at the end of Alpha Street NW. The request is to develop the property with 52 new residential lots. Also included is the extension of Alpha Street NW and Millrace Street NW with two new streets to be added as well. Currently the property is vacant and is zoned R-2 Residential.

Applicant: Lockhart Development

Easement Plat: South Sippo Park and Kiwanis Park

Description: Out Lots 63 and 64 and Lot 13548, located in the park areas between Lincoln Way East and Hess Blvd. The request is to dedicate a 20 foot wide easement and several larger easements to accommodate existing and proposed underground gas lines. The area is zoned R-1 single family residential.

Applicant: Dominion East Ohio and City of Massillon

Preliminary Plat : Poets Glen Estates

Description: Out Lot 1103 and Lots 17367 through 17408, approximately 47 acres. This is located on the north side of Wooster Road NW; at the end 27th Street NW/Bison Ave intersection. The request is to develop the property with (164) new residential lots and (2) outlots. Also included is the dedication of 11 new streets with intersections at Wooster Road and Beaumont Avenue. Currently the area is vacant and is zoned R-1 Single Family Residential.

Applicant: WTJ Inc. / Crockett Homes

3. ***Old Business***

MASSILLON PLANNING COMMISSION
April 29, 2015

The Massillon Planning Commission met on April 29, 2015 at 4:30 p.m. in Massillon City Council Chambers. The following members were present:

Members	***Staff***
Todd Locke, Chairman	Larry Marcus
Mayor Kathy Catazaro-Perry	Jason Haines
Director Joel Smith	Linda Mikutel
Ted Miller	
Elaine Campbell	
Ted Schartiger	
Barb Schumacher	

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 March 11, 2015. Mr. Schartiger moved for approval, seconded by Mr. Miller, the motion unanimously passed.

Chairman Locke explained to the public in attendance the process to be followed during the meeting as follows: first Mr. Haines will explain the applicant's request, then the applicant will have an opportunity to speak, then the Commission will have an opportunity to ask questions of Mr. Haines and the applicant. The floor will then be opened to the public for questions and comments. Mr. Locke stated that the Commission's job is to listen to each side of the issue and then make a recommendation to City Council whether to approve or deny this applicant's request; that the Commission's sole responsibility is to serve as an advisory board to City Council. Finally, if there are no further questions or comments, the chairman will then ask for a motion to approve, deny or table the applicant's request.

Mr. Haines then made the presentation for the rezoning request.

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 Street 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. Haines described the area proposed for rezoning and presented a zoning map that showed the zoning of surrounding properties – the west boundary/Erie Street is I-1, Industrial and B-3, Business zoning; the north boundary/Shriver is R-1, Residential zoning; the east boundary/Shriver Park is R-1, Residential zoning; and the south boundary is R-1, Residential zoning. He stated that the property is now zoned RM-1, Multi-Family and it is being proposed to change that zoning to I-1, Light Industrial.

Chairman Locke asked what the limitations were for the current RM-1 zoning. Mr. Haines answered that RM-1 Multi-Family zoning includes apartments, duplexes, group homes, multi-shared dwellings; single family homes or business are not permitted.

Ms. Campbell asked if I-1 zoned property needed to be buffered. Mr. Haines answered that a buffer of trees and/or fencing will be required when the structure is built.

Mr. Haines stated that the entire parcel Out Lot 153, was zoned I-1 Industrial and at one time a portion of that property was rezoned as multi-family because there were plans to build a group home but it never materialized. Director Smith asked how long ago that rezoning took place; Mr. Haines answered he thought it was around 2002-2003.

Mr. Haines then proceeded to describe Parcel 16784 which is included in the applicant's request. This parcel was created as part of an alley vacation that was done in 2003.

Mr. Haines presented an aerial map that shows the location of Shriver Park and Glenwood Street. He stated that he does not know when the road was built and that it may be considered a park road, but that portion of Glenwood located on Out Lot 153 is a private road, legally owned by the applicant.

A member of the public interjected and stated that there is lighting on that private portion of the street and asked if the utility company has an easement to maintain the lights. Mr. Haines answered that he has not researched that.

Mr. Haines noted on the aerial map that the property is flat on Erie Street where the buildings are located, but then there is a 40-50' cliff and the property is much more elevated on Glenwood. He also presented slides to show the applicant's rezoning request. A member of the public interjected and asked if there was a copy of the application that shows the date it was signed, to which Mr. Haines answered this was the original application and appears to not have been dated.

Mr. Haines stated that as part of the zoning process, the applicant is required to have a meeting and send out letters to notify the neighbors. He presented a copy of the letter that was sent out in January, a sign in sheet of those who attended the meeting which was held on February 19, 2015, the mailing list of the neighbors who were notified of that meeting, the Notice of the Planning Commission meeting to review the rezoning request that was posted on the site, a mailing list of the people who were notified of that meeting, and a copy of the site plan that was submitted by the owner. He explained that the site plan shows they plan to leave Glenwood and build four (4) buildings that would be accessed by a driveway, possibly on the south end of the property. There has not yet been a site plan review.

Mr. Miller asked if there were to be four (4) buildings; Mr. Haines replied yes, four buildings that will be 40' x 112' in size.

Ms. Schumacher asked if the buildings will be fenced in; Mr. Haines was not sure.

The applicant's representative, Timothy J. Putman, Mr. & Mrs. Draime's attorney, was asked if he had anything to add to Mr. Haines presentation.

Mr. Putman stated that the applicant does intend to use fencing around the buildings with some landscape pines to provide a barrier as show on the site plan. Chairman Locke stated that he was at the site yesterday and saw no fencing or landscaping that would protect the neighborhood. Mr. Putman pointed out that the little dots on the site plan represent pine trees that will be planted as a barrier. Chairman Locke asked if there were any plans to landscape the south side to which Mr. Putman answered, not at this time.

Mr. Miller asked if the entrance will be from Glenwood to the south and if the park road would still exist. Mr. Putman suggested that an easement be created to possibly give that park road to the City because the applicant does not want to own it as it becomes a liability issue. Mr. Putman then explained the history of how that road was created. The previous owner, Mr. Thomas of Massillon Washed Gravel, created the road to allow the School Board to bring busses into Jones School. There was never an easement created for public record. A member of the public interjected and stated that the road is paved and that the City does currently maintain the road. Chairman Locke then asked the public to please refrain from speaking at this time.

Ms. Campbell asked Mr. Putman when his client acquired this property. Mr. Draime answered that he has owned the property about 17 years. Mr. Putman explained the history of the property. He stated that it was previously a strip mine and then when Massillon Washed Gravel owned the property it was where they dumped their excess cement. Mr. Draime bought the property, graded, seeded and made the improvements as it is seen today. Mr. Putman stated that the property had always been zoned industrial up to the point two (2) years ago when a portion of the property was rezoned to RM-1. At that time Mr. Draime was approached to build a group home on the property, but that never happened. Mr. Putman feels that the zone change should have been contingent upon that group home being built.

Mr. Putman stated that mini storage buildings are a very low impact use of a property. Chairman Locke asked if any research was done to indicate that Massillon needs a mini storage facility. Mr. Putman answered that the vacancy rates around here are 10% or less and feels there would be an ample market for mini storage units.

Mr. Putman stated that they plan to build the first building as soon as it is approved. Chairman Locke asked if the rezoning is not approved, is there a possibility of a group home being built. Mr. Putman said that if it does not revert back to being zoned industrial, the applicant would have no choice but to use it for that purpose.

Mr. Haines said that he needed to clarify that prior to the rezoning the only part of the property that was zoned Commercial was on Erie Street, up the hill was zoned Residential. The problem was that it was used as a strip mine so the entire piece appeared as Industrial.

Ms. Schumacher asked if the owner currently mows and maintains the vacant land. Mr. Putman answered that yes, he does.

At this time, Chairman Locke opened the floor to the public.

Regina Willis, 212 Shriver Avenue SE, Massillon, Ohio, stated that she can see the park from where she lives and her mom has lived in the area for 45 years. She does not remember any commercial traffic, even with the strip mine, and at one time the area was all trees. She said the park is really nice and she takes her nieces and nephews there. She expressed concern over an increase in commercial traffic and the safety of the children using the park. She also stated that the proposed buildings look really big. She said that the park is used for baseball games and they are used to that traffic, but are concerned about any business traffic.

Joseph Martin, 138 Shriver Avenue SE, Massillon, Ohio, stated that he has lived there for 44 years. He was at the other meeting when the applicant wanted to build group homes. He doesn't know the reason why the homes weren't built, but is afraid that there is a hidden agenda. He expressed concern that the road might be closed. He stated that a fence was put up at one time to stop people using the park from parking there, but he took it down. He asked why the group homes weren't built. Mr. Putman answered because the purchase wasn't completed.

Chairman Locke stated that what he is hearing is that the residents are concerned that if this request is approved what assurance do they have that storage buildings will be built and the plan will not change again. Mr. Putman assured him that it they will be built. He feels that the prior rezoning ordinance wasn't done properly because the zoning should have reverted back to Industrial when the purchase wasn't completed.

Debra McGuire, 1358 Glenwood Street SE, Massillon, Ohio, expressed concern over all the traffic that will come by her house and the safety of children catching the school bus and walking to the park because there are no sidewalks, they must walk in the street.

Director Smith stated that he has heard two people express concerns over commercial truck traffic in the area and asked Mr. Putman if that was their intent. Mr. Putman answered that the average guy who would be using these storage units would be driving cars or maybe a pickup truck.

Director Smith stated that he is hearing that this will cause an adverse effect on this community if the street were closed, but this isn't a dedicated street, the owner could barricade and close it today, and there is nothing the City could do to prevent that, because he owns the property. Mr. Putman pointed out on the aerial map that the City's legal access to the park is from 3rd Street.

Chairman Locke asked if there would be security around the buildings; Mr. Putman answered there would be fencing and lighting. Chairman Locke asked if there would be cameras; Mr. Putman answered that it would be prudent, but hasn't been discussed.

Bernice Allen, 34 Shriver Avenue SE, Massillon, Ohio, has been living at that address for 38 years and sees this proposal as a danger to her grandchildren.

Garland Douglas, 17 Central Court SE, Massillon, Ohio, asked the applicant to consider the people in the area, consider their financial level - retired, living on fixed income – and realize that the most valuable thing to them is their homes. He asked if this proposal will lower their property values. Mr. Douglas serves as the secretary for the Southeast Neighborhood Association and stated that they have put a lot of money into improving the park and that it is the center of this neighborhood and gets a lot of use. He feels that should this pass and the storage units are built, there could be another access to the buildings so that the street doesn't need to be

closed. He stated that people use that street to park for baseball games; there isn't enough room off of 3rd Street for parking, and that the only people using the road are people who use the park and that it is very peaceful. He stated that he understands the applicant is a businessman and has the right to improve his property, but is asking for a compromise to benefit the neighborhood.

Chairman Locke reiterated that the road is located on private property and that access could be cut off tomorrow. He asked if the applicant would consider a different access to the storage buildings as a compromise to the neighborhood. Mr. Putman answered that there is a significant topographical difference between Erie Street and Glenwood that the grade would be very steep and it would be very difficult, especially in the winter, to get up that kind of a grade from Erie Street. Mr. Putman then addressed Mr. Douglas' concern about closing the road. He said that there is no intention to close off the private street (Glenwood) but ideally would like to create an easement and title it to the City Parks Department. The public using that road over the years has been a convenience, but it is private property and the applicant does not wish to have any liability issues of the public using this road on private property.

Chairman Locke asked Mr. Douglas if he would prefer to see a storage facility or a group home on this property. Mr. Douglas answered that he would prefer that the applicant do what he wants, but to come to a compromise where everybody benefits, to possibly come to the residents with some market value research. Mr. Putman stated that it shouldn't change the character or the valuation of the neighboring properties because historically this property has been a commercial for a long period of time.

Director Smith asked what type of fence would be installed, is it typical to install an 8-10 foot chain link fence with barb wire on the top to keep people out. Mr. Putman answered, yes.

Director Smith asked that if the applicant was willing to deed this portion of the property that contains the private roadway to the City, could it be done? Mr. Putman answered, yes.

Director Smith then asked if a barrier of trees to hide the buildings was under consideration. Mr. Putman answered that for now they only plan to put trees in the one corner shown on the site plan.

Director Smith asked how far the fence line would be from the non-dedicated roadway. Mr. Putman answered that the buildings would be set back 100' from the property line and that 100' includes the driveway.

Mr. Douglas stated that if anyone should see the property and to implement the plan as it is, there is a 30 degree drop off and the grade would have to be elevated in order to build the proposed structures in the location shown in the plans. He reiterated that the access to these buildings could be from Erie Street.

Michelle Liebig, 205 Shriver Avenue SE, Massillon, Ohio, stated that she has done petitions in 2011, 2013, and 2014. She said that the recent mailing was not done properly, the petitions are to include residents within 300' of the property and there are residents on Glenwood and on Johnson that did not receive a rezoning notification. She presented signed petitions of residents on Shriver, Glenwood, Johnson, and Erie Streets who oppose the rezoning change. Chairman Locke asked if she would submit said petitions for the public record.

Ms. Liebig stated that she is a 4th generation to live on Shriver and is aware of the local history. She presented photos of the structures the applicant owns on Erie Street which are the same type of buildings being proposed. She fears that if the zoning is changed to light industrial, all of what is on Erie Street will be brought into the neighborhood. She stated that the wrong sign (Notice of Planning Commission Meeting to Review Rezoning Request) was posted at the site by the City. Mr. Marcus said that the wrong sign was posted, but that it was corrected the next day. She presented photos of the park and neighborhood and thanked the COOL Project for helping to clean up their neighborhood. She stated that she has spent her own money on flowers and to have a downed tree removed in order to improve the park.

Chairman Locke asked Ms. Liebig if she was in favor of a group home to which she replied, yes.

Ms. Liebig then told the Commission that she is concerned about putting light industrial in the middle of a residential area because of the increase risk of fire. She said there was a natural buffer, but all the trees have been torn down. She would prefer multi-family homes be built. She is strongly opposed to storage facilities being in her neighborhood.

Betty Smith, 237 Shriver Avenue SE, Massillon, Ohio, has been a resident for 50 years and objects to this project because she feels it is unsafe to have strangers coming into her neighborhood.

Edward Hampton, 123 Shriver Avenue SE, Massillon, Ohio, not only feels that the structures will be an eyesore, but does not want his kids living next to a fence with barbed wire.

Bryan Gaynor, 217 Shriver Avenue SE, Massillon, Ohio, his parents live at 211 Shriver Avenue SE, is concerned for the safety of his kids because of the possible increase in traffic.

Pam Carpenter, 228 Shriver Avenue SE, Massillon, Ohio, has been a resident for 16 years and also speaks for her mother Kathleen Spencer who lives on 3rd Street. She is concerned that the whole dynamic of the neighborhood will change and does not want strangers coming to their neighborhood.

Chairman Locke reminded the audience that the Planning Commission serves as an advisory board to City Council. It doesn't mean that City Council will follow the Commission's recommendation and vote the same way.

Tiana Spencer, 1334 Glenwood Street SE, Massillon, Ohio, wanted to state that she is opposed to the zoning change.

Ms. Campbell asked if it is accurate that there were people not notified properly. Mr. Marcus explained that there have been two efforts for public meetings. The process used for mailings is a standard process using the Stark County Regional Planning mapping system. He said that is the same system that has been used in the past and he believes it picks up the parcels within the 300' requirement. He believes the notices were mailed in a timely manner. Ms. Campbell asked if the abutted property owners were not notified at which time Ms. Spencer stepped back up to the podium to say that she lives within that 300' area and did not receive a notice.

Mayor Catazaro-Perry left the meeting at 5:45 p.m.

Ms. Schumacher asked Mr. Putman if vinyl fencing with landscaping could be used that is more pleasing to the eye instead of barbed wire. Mr. Putman sighted the City's Zoning Code Section 1169.02 about fencing requirements. The applicant would be required to put up a chain link fence as a security measure, but not necessarily with barbed wire. He stated that some landscaping would be put in those areas that abut residential properties.

Chairman Locke asked if vinyl fencing would be allowed. Mr. Haines answered that would be decided by the site plan committee. It has been allowed in the past because you cannot see through them and shrubbery has been allowed in lieu of a fence, but storage buildings are usually surrounded by a fence for security.

Ms. Campbell asked what other types of businesses could go into a Light Industrial zoning. Mr. Haines answered everything but mining and heavy chemical plants. Ms. Campbell asked that if the zoning changes and the applicant does not follow through with this proposal, can anything else go into that property. Mr. Haines said that he's not sure if anything else could fit on that property, but zoning wise the answer is yes.

Mr. Haines wanted to add some engineering comments. In regard to the access, it is a possibility to build a road on the hillside, but because of the elevation and grade it could not go straight up, it would have to zigzag up the hill and that would be a lot of work to design and build. The other thing is with the screening, when I-1 Light Industrial is next to residential it is required to screen all sides. In this case the north, east and west sides would be screened with trees and fencing. There is also a 50' buffer requirement around all residential areas. Mr. Haines didn't think the screening indicated on the site plan was sufficient, but those are the things that are looked at in the site plan review.

Ms. Schmacher asked if the City would be willing to take over this street. Ms. Haines answered that if there was a proposal to dedicate it, City Council would have to approve it.

Mr. Miller asked if this application were denied, are there any other plans for that property. Mr. Putman answered that the applicant would probably try to find a residential developer.

Ms. Liebig asked if the City knows of anyone who could work with Mr. Draime to have small homes built at this site, possibly Habitat for Humanity. Mr. Haines answered that it would require another zoning change to R1 Single Family Residential and it would not be cost effective to the applicant for the number of homes that could be built to offset the expense of the road improvements that would be required. Chairman Locke reiterated that the zoning would not have to change to build multi-family homes.

Mr. Douglas stated that in his opinion there was enough space behind the existing commercial buildings on Erie Street to put these storage buildings.

Chairman Locke gave Mr. Putman the opportunity to summarize the applicant's request before the vote.

Mr. Putman stated that it is not the applicant's intent to create an eyesore or to increase traffic in the neighborhood by constructing mini storage warehouses. This request could be passed with conditions, which wasn't and should have been done when it was rezoned from I-1 Light Industrial to RM-1 Multi-Family. He stated that mini storage facilities create minimal traffic,

probably less traffic than when the school was operational, and that the facility would be open normal business hours. The applicant fully intends to comply with all barrier and landscaping requirements. He pointed out that this property was used as an industrial site for many years and became a legal non-conforming parcel zoned for light industrial because the use of the property preceded the zoning code.

Mr. Miller asked Ms. Liebig, as spokesman for the group, if there was any chance for a compromise, would she be willing to work with Mr. Draime on a compromise. Ms. Liebig answered that she would support an RM-1 zoning, but not the I-1 Light Industrial zoning.

At this time Chairman Locke closed the session to the public and asked the Commission for a motion to approve, a motion to deny or a motion to table the request.

Ms. Schumacher expressed a concern over how many people were not notified. Mr. Marcus assured her that there have been two meetings and the neighbors were aware.

Chairman Locke said that he was at the property yesterday and there is a posted sign and pamphlets outside of the property.

Ms. Campbell sited the Ohio Revised Code that Commission holds the obligation by law to notify adjacent property owners and said it was a major concern the she is hearing from the public that not all property owners were notified.

Director Smith made the motion to table the issue. He stated that as a new member to the Commission, he would like an opportunity to look at the property and be more familiar with the issues. Ms. Schumacher seconded the motion to table the request. A roll call vote was taken to table the rezoning request: Elaine Campbell, Ted Schartiger, Barb Schumacher, Ted Miller, Chairman Todd Locke and Director Joel Smith. 6 yes votes to table the rezoning request. The motion unanimously passed to table the rezoning request.

With no further business, Chairman Locke adjourned the meeting at 6:10 p.m.

Respectfully submitted,

Linda Mikutel

Linda Mikutel, Commission Clerk

WE THE NEIGHBOR AND RESIDENTS OF THE AREA ARE OPPOSING THE IDEA OF AREA LOCATED: A 3.3 ACRE PARCEL LOCATED ON GLENWOOD STREET SE BETWEEN SHRIVER AVE SE AND PEARL AVE SE FROM RM-1 MULTIPLE FAMILY RESIDENTIAL DISTRICT TO I-1LIGHT INDUSTRIAL DISTRICT

Name	Address	Date
Brandon A Benjamin	Shriver Ave SE	4/29/15
Michelle L Kelly	205 Shriver Ave SE	4/29/15
Bryan Gray	217 Shriver Ave SE	4/29/15
Tiana Spencer	1334 Glenwood SE	4/29/15

WE THE NEIGHBOR AND RESIDENTS OF THE AREA ARE OPPOSING THE IDEA OF AREA LOCATED: A 3.3 ACRE PARCEL LOCATED ON GLENWOOD STREET SE BETWEEN SHRIVER AVE SE AND PEARL AVE SE FROM RM-1 MULTIPLE FAMILY RESIDENTIAL DISTRICT TO I-1LIGHT INDUSTRIAL DISTRICT

Name	Address	Date	
Frederick W Nickels	1338 Glenwood SE	Apr. 23 2015	(607573)
CHUCK FUCHS	29 SHRIVER AVE S.E	APRIL 24, 2015	(607017)
Beth Patterson	28 Shriver Ave SE	April 26 2015	(607756)
Kevin Collins	1335 Johnson St.	4-27-15	(610672)
Billie Klemzy	100 Shriver Ave SE	44646	4/27/2015
Rico + Shelly Alvers	26 Pearl Ave SE, Massillon	44646	4/27/2015
Betty J. Smith	237 Shriver Ave S.E. Massillon, Oh		4-28-2015
William H. Smith	237 Shriver S.E. Massillon, Ohio		4/28/2015
John & Rachel	233 Shriver St SE Mass. Oh	44646	4-28-15
Neil D. Gaynor IV	211 SHRIVER SE - MASSILLON - OHIO - 44646		
[illegible]	123 SHRIVER AVE SE - MASSILLON, OHIO 44646		
[illegible]	123 SHRIVER AVE SE MASSILLON OHIO 44646		
Sherman Smith	730-14th St SE Massillon Oh.	44646	
Steve Gleza	211 SHRIVER Ave SE MASSILLON Ohio	44646	

WE THE NEIGHBOR AND RESIDENTS OF THE AREA ARE OPPOSING THE IDEA OF AREA LOCATED: A 3.3 ACRE PARCEL LOCATED ON GLENWOOD STREET SE BETWEEN SHRIVER AVE SE AND PEARL AVE SE FROM RM-1 MULTIPLE FAMILY RESIDENTIAL DISTRICT TO I-1LIGHT INDUSTRIAL DISTRICT

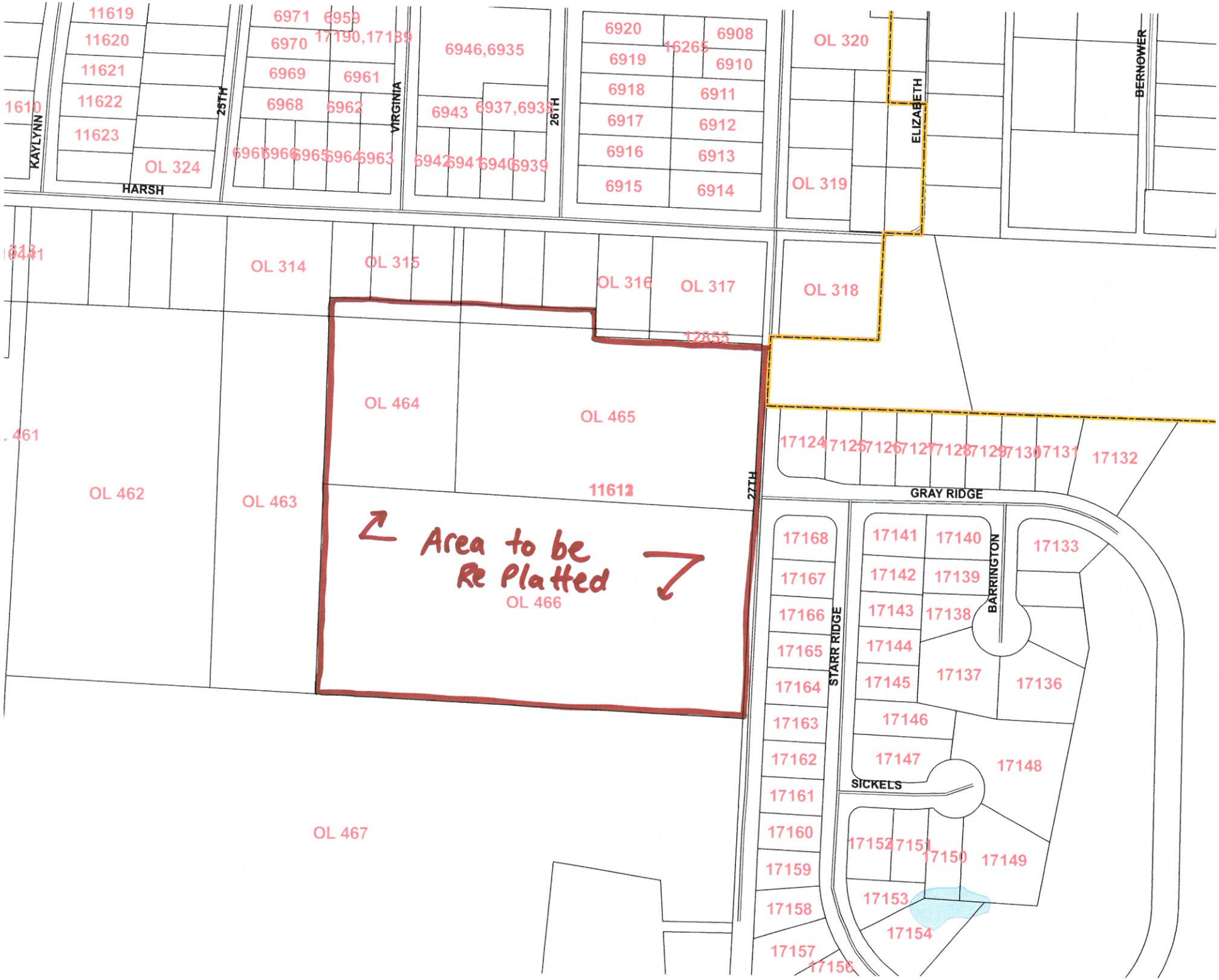
Name	Address	Date	
[illegible]	118-120 SHRIVER AVE SE	11/18/14	607211
[illegible]	35 SHRIVER AVE	11/18/14	602735
Betty Smith	237 Shriver Ave. S.E.	11-18-14	611006
RYAN Coyne	217 SHRIVER AVE S.E.	11-18-14	(606429)
~~Barbara Marsh~~	~~1330 Glenwood Ave SE~~	~~no date~~	
Mary L. Williams	220 Shriver St. SE	3/31/15	(609102)
Barbara Marsh	1330 Glenwood Ave SE	4-26-15	(601671)
Deborah McGuire	1358 Glenwood St SE	4-26-15	(607222)
Jay M McGuire	1358 Glenwood St SE	4.26.15	(duplicate)
Agatha J. Nye	101 Shriver Ave SE	4.27.15	(606145)
Mary Kirby	13B 12TH SW Massillon Ohio	4-27-0	
134 Shriver Ave SE		4-27-15	607050
Richard A Kirby	134 Shriver Ave SE	4-28-15	

WE THE NEIGHBOR AND RESIDENTS OF THE AREA ARE OPPOSING THE IDEA OF AREA LOCATED: A 3.3 ACRE PARCEL LOCATED ON GLENWOOD STREET SE BETWEEN SHRIVER AVE SE AND PEARL AVE SE FROM RM-1 MULTIPLE FAMILY RESIDENTIAL DISTRICT TO I-1LIGHT INDUSTRIAL DISTRICT

Ismael A. Rios	1311 JOHNSON ST SE MASSILLON OH.	4/23/15	60728
[illegible]	1327 JOHNSON ST SE MASSILLON	4-23-15	610751
Betty Johnson	22 Shriver Ave SE	4/23/15	600815
Mae Crable	1352 N Glenwood St S.E.	4-23-15	
Robert L May	1343 Johnson St SE.	4/25/15	(601773)
Nancy Melhorn	1339 Johnson St SE	4.23.15	
GARY Gober	1206 ERIE ST	SE 4-23-15	occupation
Mark Smedley	1206 ERIE ST	SE 4-23-15	(600365)
Gerald L Evans	1320 Johnson ST	4-23-15	(600303)
Jenifer Pfaff	4683 Alabama Ave SW	4-23-15	604399
Greg Pfaff	4683 Alabama Ave SW	4-23-15	
Brenda Pillerin	19 Shriver SE	4-25-15	(600907)
Carolyn E. Runcie	1331 JOHNSON ST S.E.	4/25/15	601222
Della Brown	138 Shriver SE	4/25/15	(601251)
Joseph Martin	138 SHRIVER AVE, SE.	4/25/15	SON
Vincent Arrington	128 SHRIVER AVE	4/26/15	(606118)
Eulette Arrington	128 Shriver ave	4/26/15	
Paul Mauro	107 Shriver	4/26/15	(602933)
Joseph Jones	1123 Cleveland ave SW Glenwood	4/28/15	( )

WE THE NEIGHBOR AND RESIDENTS OF THE AREA ARE OPPOSING THE IDEA OF AREA LOCATED: A 3.3 ACRE PARCEL LOCATED ON GLENWOOD STREET SE BETWEEN SHRIVER AVE SE AND PEARL AVE SE FROM RM-1 MULTIPLE FAMILY RESIDENTIAL DISTRICT TO I-1LIGHT INDUSTRIAL DISTRICT

Thomas & Thelma & Spencer	111 pearl ave SE Mass oh	11/64
Mae Pearl Crable	1352 Glenwood St SE.	11-18-20
Deborah McGuire	1358 Glenwood St. SE.	11-18-14
Betsy Ramsey	22 Shriver Ave SE Massillon Ohio 44646	11-18-14
Gary J Gobeen	occupant 1206 ERIE ST MASSILLON OH 44646	11-18-14
Bernice V. Allen	34 Shriver St Mass OH 44646	11-19-1
Tiana Spencer	1334 Glenwood Mass OH 44646	
Edward Hoyte	occupant 123 SHRIVER AVE SE MASSILLON OH 44646	11-19-14
Leland Bayles	17 Central Court S.E. Massillon OH. 44646	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ELIZABETH
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BERNOWER
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12855
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OL 463
OL 466
OL 467
22TH
Area to be
Re Platted
GRAY RIDGE
17124
17125
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17163
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STARR RIDGE
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17147
17136
17133
BARRINGTON
17148
SICKELS
17152
17151
17150
17149
17153
17154

REPLAT & DEDICATION PLAT

PART OF OUT LOTS 315 & 316 AND ALL OF OUT LOTS 464, 465 & 466 OF THE CITY OF MASSILLON, COUNTY OF STARK, STATE OF OHIO

ACKNOWLEDGMENT

KNOW ALL MEN BY THESE PRESENTS, THAT WE THE UNDERSIGNED OWNERS OF THE LAND DELINEATED HEREON, DO HEREBY ACKNOWLEDGE THE MAKING AND SIGNING OF THIS PLAT TO BE THEIR FREE ACT AND DEED, AND DO HEREBY DEDICATE THE STREET HEREON TO PUBLIC USE FOREVER.

DATE & PRINT NAMES BELOW OWNERS

STATE OF OHIO }
STARK COUNTY }

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT, AND THAT THE SAME IS THEIR FREE ACT AND DEED. I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT _____, OHIO THIS_____ DAY OF_____,2015.

NOTARY PUBLIC MY COMMISSION EXPIRES

PLANNING COMMISSION

APPROVED BY THE MASSILLON PLANNING COMMISSION AT A MEETING HELD THIS_____DAY OF_____, 2015.

CHAIRMAN SECRETARY

PRINT NAME PRINT NAME

MASSILLON CITY

OUTLOT NUMBER_____ASSIGNED BY MASSILLON CITY ENGINEER.

MASSILLON CITY ENGINEER, KEITH A DYLEWSKI P.E., P.S.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT NO EMCUMBRANCES EXIST ON THE LANDS HEREIN OFFERED FOR PUBLIC USE, THIS_____DAY OF_____, 2015.

MASSILLON CITY LAW DIRECTOR

ACCEPTED BY THE COUNCIL OF THE CITY OF MASSILLON BY ORDINANCE NO. _____ PASSED THIS_____DAY OF_____, 2015.

PRESIDENT CLERK OF COUNCIL

STARK COUNTY RECORDER

RECEIVED FOR RECORD THIS_____DAY OF_____, 2015.
RECORDED IN INSTRUMENT #_____
THIS_____DAY OF_____, 2015.

RICK CAMPBELL, STARK COUNTY RECORDER

STARK COUNTY AUDITOR

ENTER FOR TRANSFER THIS_____DAY OF_____, 2015.

ALAN HAROLD, STARK COUNTY AUDITOR

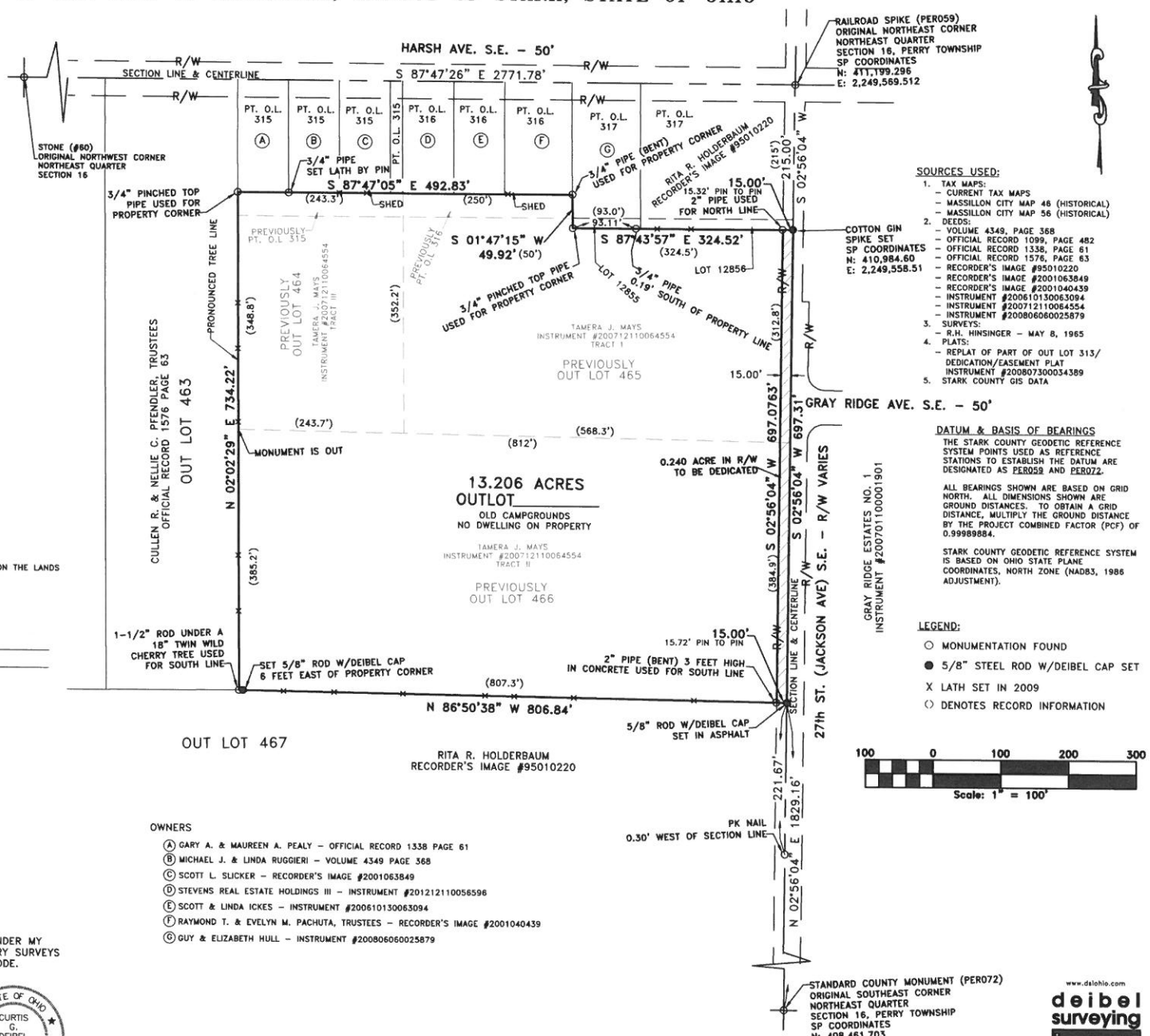
CERTIFICATION

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

9/15/2009
REVISED 5/06/2015

CURTIS G. DEIBEL DATE
REGISTERED PROFESSIONAL SURVEYOR #6673

STATE OF OHIO · CURTIS G. DEIBEL · 6673 · REGISTERED PROFESSIONAL SURVEYOR



OWNERS

- (A) GARY A. & MAUREEN A. PEALY – OFFICIAL RECORD 1338 PAGE 61
- (B) MICHAEL J. & LINDA RUGGIERI – VOLUME 4349 PAGE 368
- (C) SCOTT L. SLICKER – RECORDER'S IMAGE #2001063849
- (D) STEVENS REAL ESTATE HOLDINGS III – INSTRUMENT #201212110056596
- (E) SCOTT & LINDA ICKES – INSTRUMENT #200610130063094
- (F) RAYMOND T. & EVELYN M. PACHUTA, TRUSTEES – RECORDER'S IMAGE #2001040439
- (G) GUY & ELIZABETH HULL – INSTRUMENT #200806060025879

SOURCES USED:

1. TAX MAPS:
   - CURRENT TAX MAPS
   - MASSILLON CITY MAP 48 (HISTORICAL)
   - MASSILLON CITY MAP 56 (HISTORICAL)
2. DEEDS:
   - VOLUME 4349, PAGE 368
   - OFFICIAL RECORD 1099, PAGE 482
   - OFFICIAL RECORD 1338, PAGE 61
   - OFFICIAL RECORD 1576, PAGE 63
   - RECORDER'S IMAGE #95010220
   - RECORDER'S IMAGE #2001063849
   - RECORDER'S IMAGE #2001040439
   - INSTRUMENT #200610130063094
   - INSTRUMENT #200712110064554
   - INSTRUMENT #200806060025879
3. SURVEYS:
   - R.H. HINSINGER – MAY 8, 1965
4. PLATS:
   - REPLAT OF PART OF OUT LOT 313/ DEDICATION/EASEMENT PLAT INSTRUMENT #200807300034389
5. STARK COUNTY GIS DATA

DATUM & BASIS OF BEARINGS

THE STARK COUNTY GEODETIC REFERENCE SYSTEM POINTS USED AS REFERENCE STATIONS TO ESTABLISH THE DATUM ARE DESIGNATED AS PER059 AND PER072.

ALL BEARINGS SHOWN ARE BASED ON GRID NORTH. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. TO OBTAIN A GRID DISTANCE, MULTIPLY THE GROUND DISTANCE BY THE PROJECT COMBINED FACTOR (PCF) OF 0.99989884.

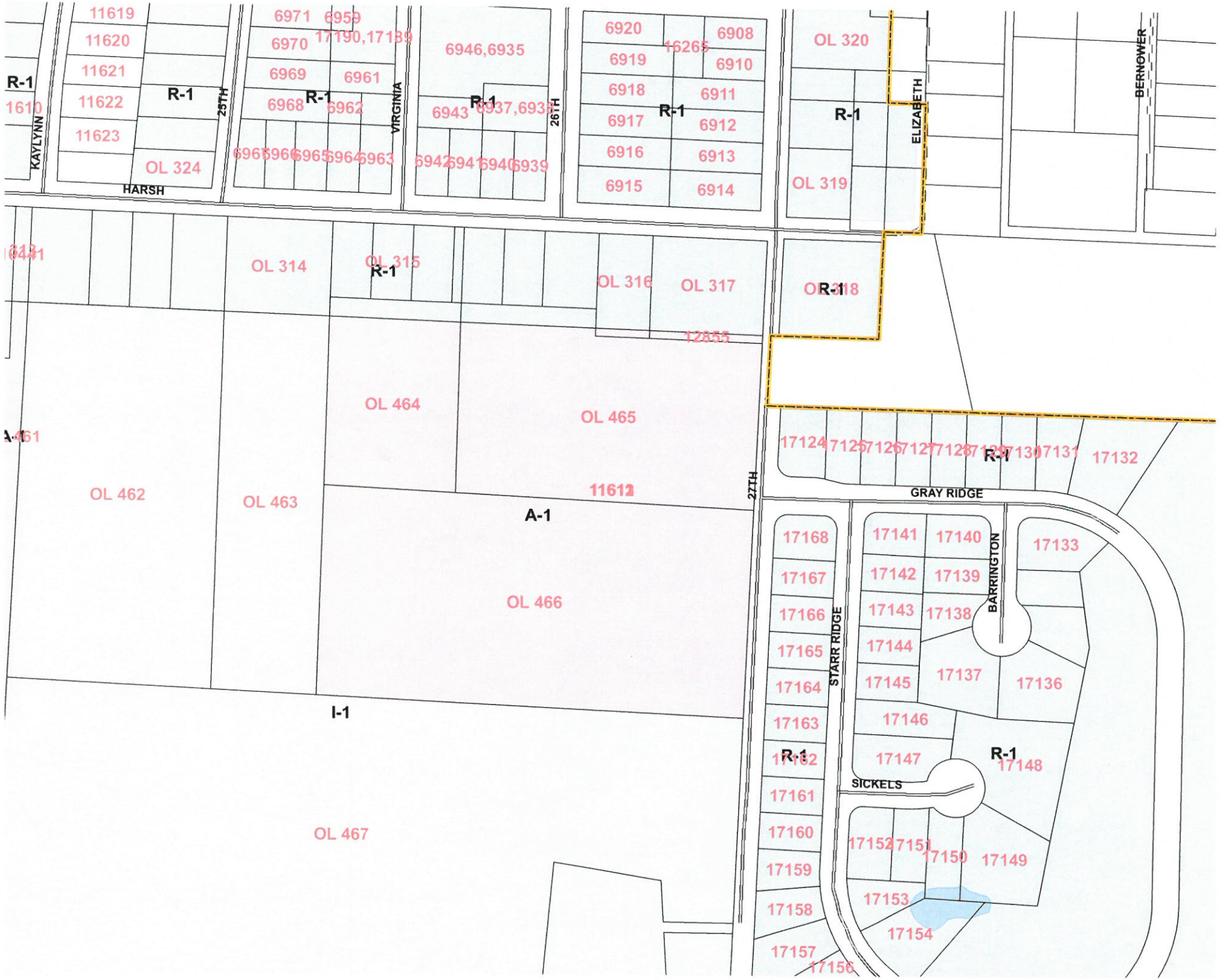
STARK COUNTY GEODETIC REFERENCE SYSTEM IS BASED ON OHIO STATE PLANE COORDINATES, NORTH ZONE (NAD83, 1986 ADJUSTMENT).

LEGEND:

- ○ MONUMENTATION FOUND
- ● 5/8" STEEL ROD W/DEIBEL CAP SET
- X LATH SET IN 2009
- () DENOTES RECORD INFORMATION

100 0 100 200 300
Scale: 1" = 100'

www.dslohio.com
deibel surveying inc
1850 KIMBALL RD., E.E.
CANTON, OHIO 44708
OFFICE: (330) 455-2999
FAX: (330) 455-3299
E-mail: info@dslohio.com


R-1
11619
11620
11621
11622
11623
OL 324
KAYLYNN
25TH
HARSH
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6959
17190,17189
6970
6969
6961
6968
6962
VIRGINIA
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ELIZABETH
BERNOWER
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OL 467
27TH
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BARRINGTON
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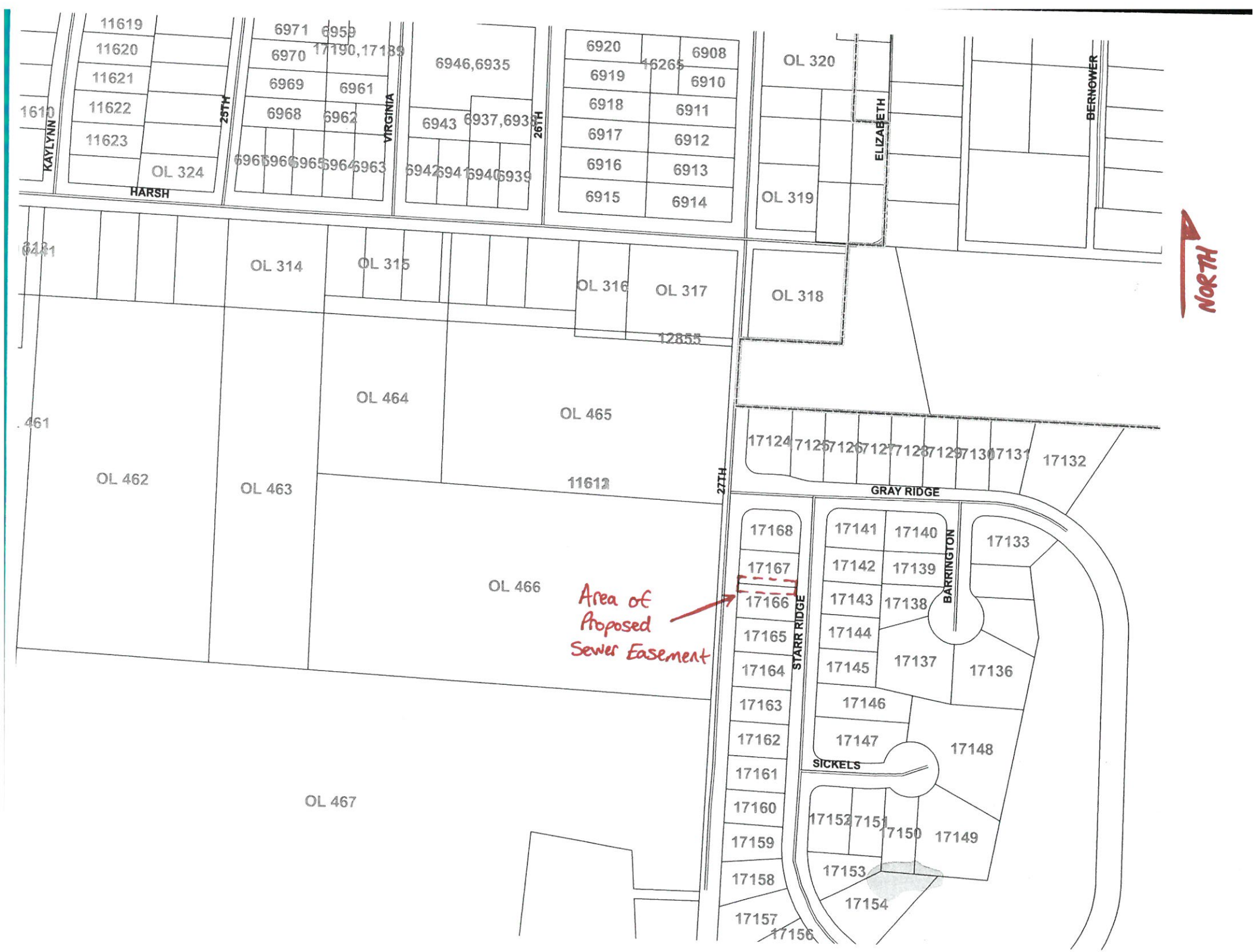
KAYLYNN
HARSH
29TH
VIRGINIA
28TH
27TH
STARR RIDGE
SICKELS
GRAY RIDGE
BARRINGTON
ELIZABETH
BERNOWER


11619
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OL 324
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VIRGINIA
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NORTH
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Area of Proposed Sewer Easement
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GRAY RIDGE
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STARR RIDGE
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SICKELS
BARRINGTON
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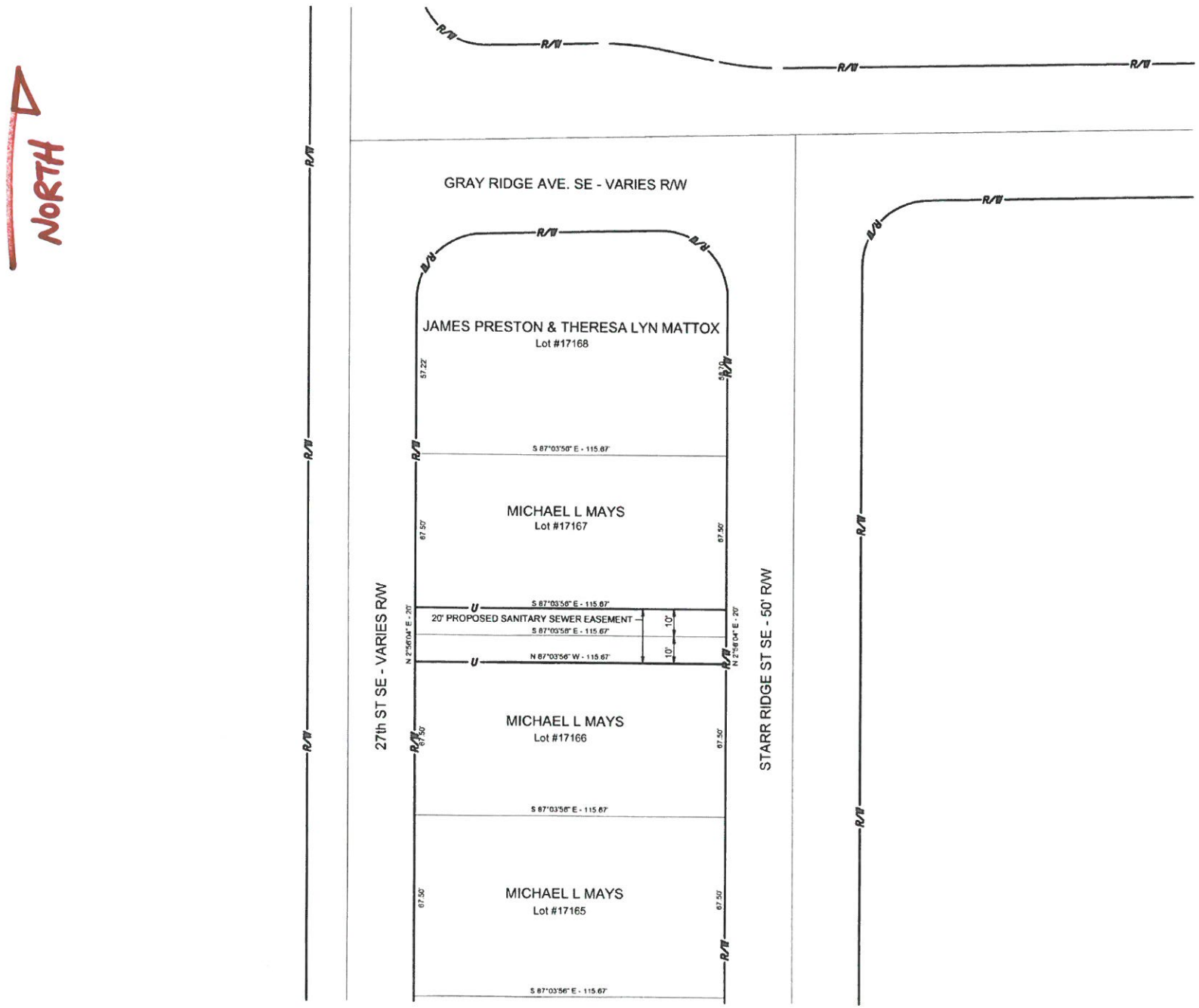
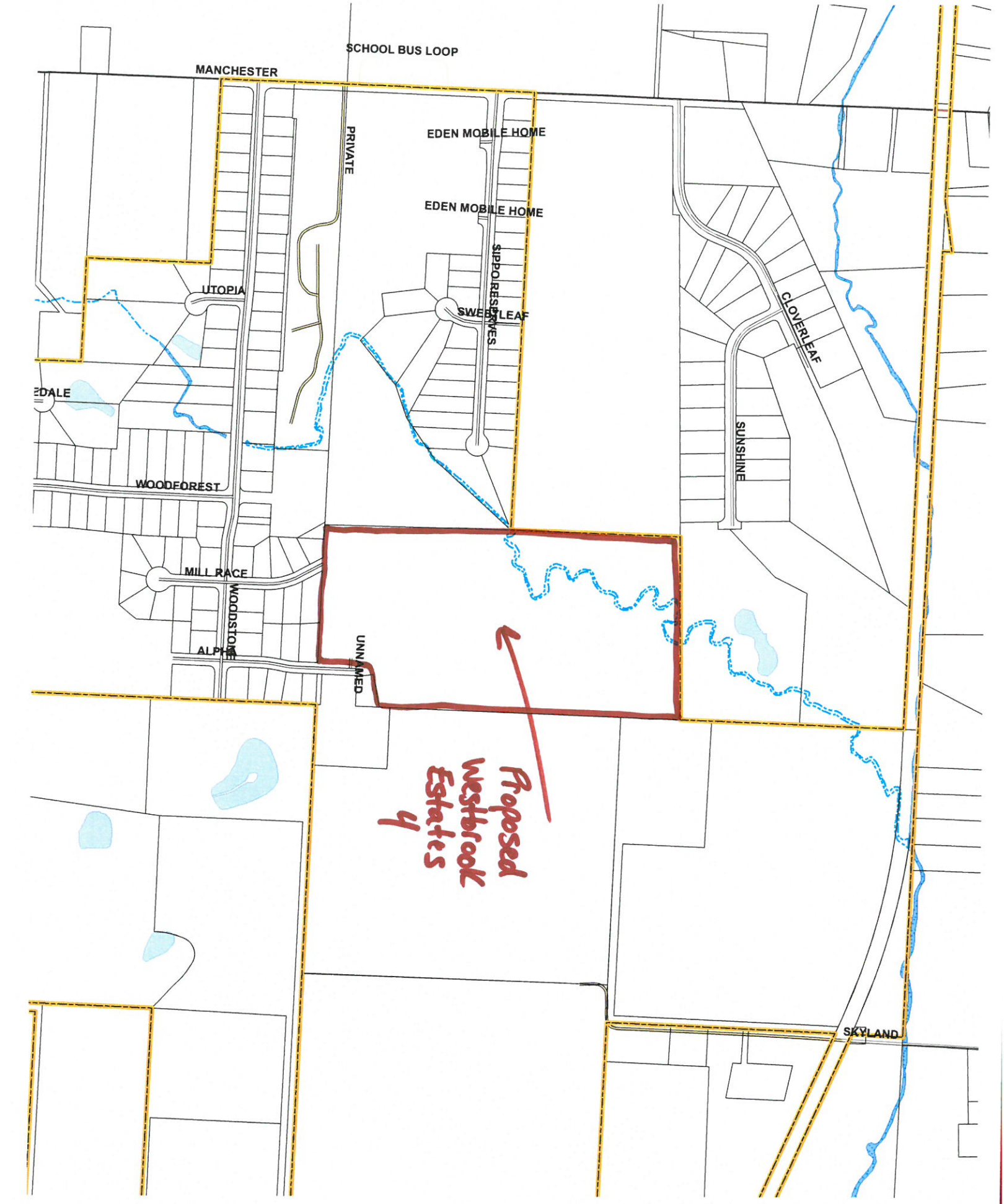
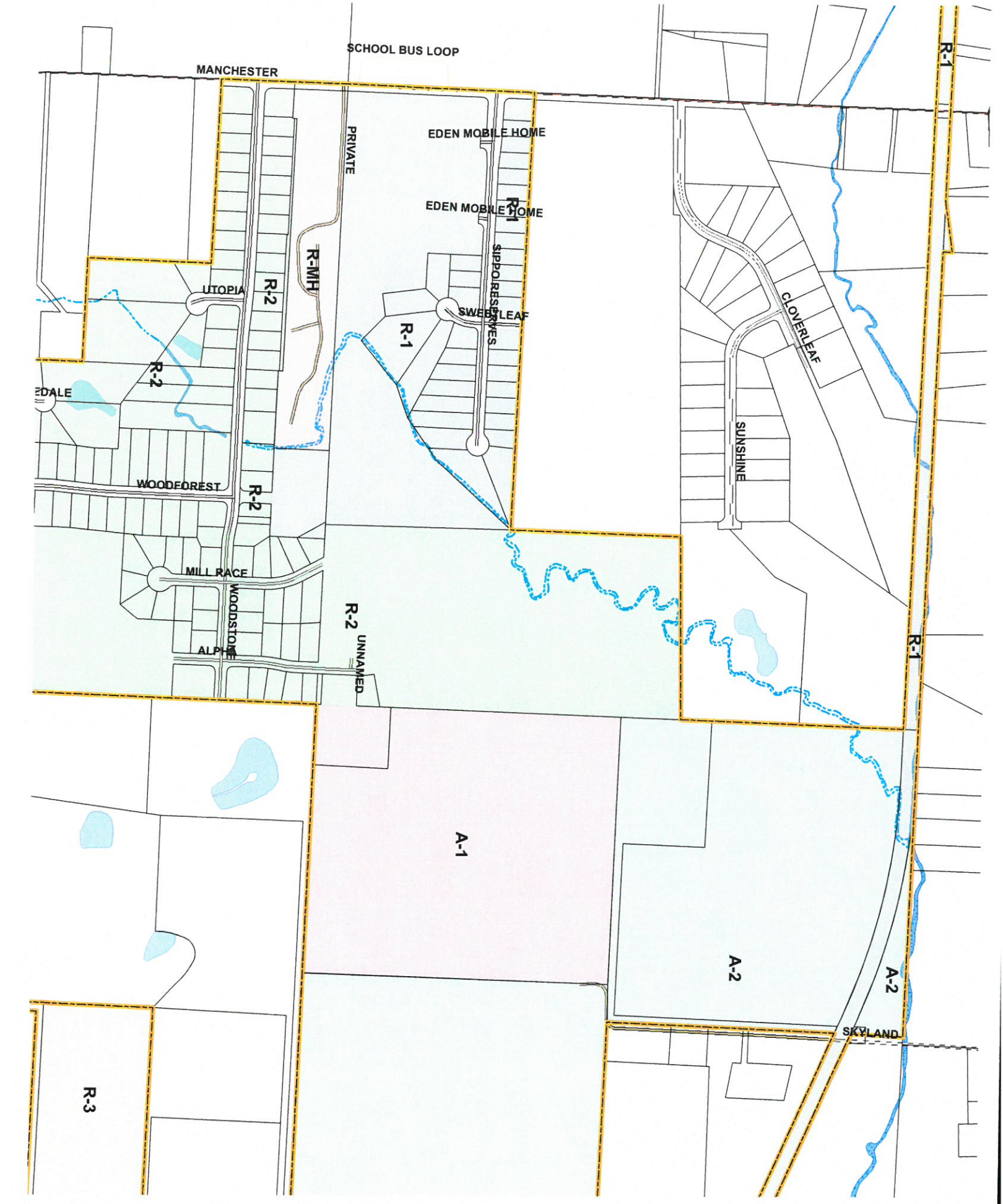

NORTH
GRAY RIDGE AVE. SE - VARIES R/W
27th ST SE - VARIES R/W
STARR RIDGE ST SE - 50' R/W
JAMES PRESTON & THERESA LYN MATTOX
Lot #17168
MICHAEL L MAYS
Lot #17167
MICHAEL L MAYS
Lot #17166
MICHAEL L MAYS
Lot #17165
S 87°03'56" E - 115.67'
20' PROPOSED SANITARY SEWER EASEMENT
N 87°03'56" W - 115.67'
N 2°56'04" E - 20'
10'
67.50'
57.22'
R/W


SCHOOL BUS LOOP
MANCHESTER
PRIVATE
EDEN MOBILE HOME
EDEN MOBILE HOME
SIPPORESSAWES
SWEETLEAF
UTOPIA
CLOVERLEAF
SUNSHINE
WOODFOREST
MILL RACE
WOODSTONE
ALPINE
UNNAMED
Proposed Westbrook Estates
SKYLAND
NORTH

SCHOOL BUS LOOP
MANCHESTER
EDEN MOBILE HOME
EDEN MOBILE HOME
UTOPIA
SWEETBRIAR
SUNSHINE
WOODCREST
MILL RACE
ALPHA
UNNAMED
SKYLAND
NORTH


SCHOOL BUS LOOP
MANCHESTER
PRIVATE
EDEN MOBILE HOME
EDEN MOBILE HOME
R-1
R-MH
R-2
UTOPIA
SWEETLEAF
SIPPORESSEKEE
CLOVERLEAF
SUNSHINE
R-1
R-2
EDALE
WOODFOREST
R-2
MILL RACE
WOODSTONE
ALPINE
R-2
UNNAMED
R-1
A-1
A-2
A-2
SKYLAND
R-3

PRELIMINARY PLAT

WEST BROOK ESTATES – PHASE 4

LOCATED IN OUT LOT 782

IN THE CITY OF MASSILLON
STARK COUNTY, OHIO

SCALE 1" = 100' 0 100' 200' MARCH, 2015

OWNER/DEVELOPER
LOCKHART DEVELOPMENT CO.
800 WEST WATERLOO ROAD
AKRON, OH 44314
Ph. 330-745-6520
FAX 330-745-5711

VICINITY MAP

NOTES:

1. ● INDICATES IRON PIN FOUND.
2. ▲ INDICATES RAILROAD SPIKE FOUND.
3. ○ INDICATES 5/8" SOLID IRON PIN SET WITH CAP "CIVIL DESIGN".
4. BEARINGS ARE REFERENCED TO OHIO NORTH STATE PLANE COORDINATE SYSTEM.
5. BOUNDARY LINES ARE BASED UPON A FIELD SURVEY.
6. CONTOUR INTERVAL = 2 FOOT.
7. ALL LOT AREAS AND DISTANCES ARE PRELIMINARY AND ARE SUBJECT TO MINOR CHANGES.
8. ALL LOTS ARE TO SERVICED BY GRAVITY SANITARY SEWER.
9. RADII AT STREET INTERSECTIONS ARE 25 FEET AND RADII OF CUL-DE-SACS IS 55 FEET.

CURRENT ZONING = R-2

MINIMUM LOT SIZE – 9,600 S.F.
MINIMUM LOT WIDTH AT BUILDING LINE – 80 FEET
MINIMUM FRONT YARD SETBACK – 30 FEET
MINIMUM REAR YARD SETBACK – 30 FEET
MINIMUM SIDE YARD SETBACK – ONE STORY – 8 FEET
– TWO STORY – 10 FEET

SITE DATA:

1. TOTAL AREA = 28.091 ACRES
2. TOTAL NUMBER OF LOTS – 52
3. TYPICAL LOT SIZE VARIES.
4. SEWAGE DISPOSAL IS TO BE GRAVITY SANITARY SEWER, INTO THE CITY OF MASSILLON SYSTEM.
5. WATER IS SUPPLIED BY AUQUA OHIO WATER COMPANY.
6. STORM WATER DRAINAGE IS TO BE SERVED BY A PROPOSED STORM SEWER AND DETENTION BASIN.
7. PROPOSED PAVEMENT IS ASPHALT CONCRETE WITH CONCRETE CURB AND GUTTER.

CURVE DATA

NO.	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	325.00'	04°01'35"	26.00'	N 00°01'35" E	26.00'
C2	25.00'	94°32'18"	41.25'	S 45°00'12" W	36.73'
C3	75.00'	90°02'31"	39.25'	S 42°42'24" E	35.37'

LINE DATA

NO.	BEARING	DISTANCE
L1	S 87°44'03" W	50.00'
L2	S 02°16'20" W	25.00'
L3	S 87°43'40" E	0.72'
L4	S 02°16'20" W	25.00'

3/25/15
ROBERT D. ALLISON, REGISTERED SURVEYOR 6589

STATE OF OHIO · ROBERT DUANE ALLISON · 6589 · REGISTERED · PROFESSIONAL SURVEYOR

PHASE 4A
PHASE 4B
WOODFOREST STREET N.W. 50'
MILLVALE STREET N.W. 50'
MILLRACE STREET N.W. 50'
WOODFOREST AVENUE N.W. 50'
MAY ARBOR AVENUE N.W. 50'
ALPHA STREET N.W. 50'
SUNSHINE CIRCLE 50'
WEST SIPPO CREEK
O.L. 1019
O.L. 783
O.L. 782
O.L. 636
O.L. 1074
O.L. 1075
O.L. 1036
RICHARD G. ROHRER INST. NO. 200504040020551
RICHARD C. ROHRER INST. NO. 200504040020551
CITY OF MASSILLON
TUSLAW LOCAL SCHOOL DISTRICT BOARD OF EDUCATION INST. NO. 200701050008819 30.000 ACRES
S.W. QUARTER SECTION 3 TUSCARAWAS TOWNSHIP
N.E. QUARTER SECTION 10 TUSCARAWAS TOWNSHIP
TRUDY A. LAFFERTY
ALEXANDER R. LOCKHART, ETAL LR. 199704615
RICHARD A. SMEYRES, ETAL. LR. 88016314 36.543 ACRES
CITY OF MASSILLON LR. 200801110001435
TUSLAW HEIGHTS PLAT BOOK 30, PAGE 83 PLAT NO. 2
6.5± ACRES OPEN SPACE
PROPOSED DETENTION BASIN
EXISTING DET. BASIN
WETLAND A (7.953 AC.)
WETLAND B (0.036 AC.)
WETLAND C (0.078 AC.)
WETLAND D (0.183 AC.)
WETLAND E (0.048 AC.)
WETLAND F (0.267 AC.)
WETLAND G (0.019 AC.)
WETLAND H (0.067 AC.)
WETLAND A (0.854 AC.)
WETLAND A (7.953 AC.)
STREAM 1 (209 L.F.)
STREAM 2 (78 L.F.)
STREAM 3 (114 L.F.)
STREAM 4 (211 L.F.)
STREAM 5 (48 L.F.)

NORTH

Civil Design Associates, Inc.
Consulting Engineers • Surveyors
NEW PHILADELPHIA, OHIO 44663
(330) 339-4242

PRELIMINARY PLAT
WEST BROOK ESTATES PHASE 4
PART OF OUT LOT 782
IN THE CITY OF MASSILLON
STARK COUNTY, OHIO

REVISIONS			
DESCRIPTION	DATE	BY	CHKD
REVISED LOTS & DELETED CUL-DE-SAC	12/17/14	RDA	
REVISED STREET NAMES	12/22/14	RDA	
REVISED LOTS	3/9/15	RDA	

PROJECT No. 9063
SHEET No. 1 OF 1
DATE: MARCH, 2015
DRAWN BY: RDA
9063_PREL

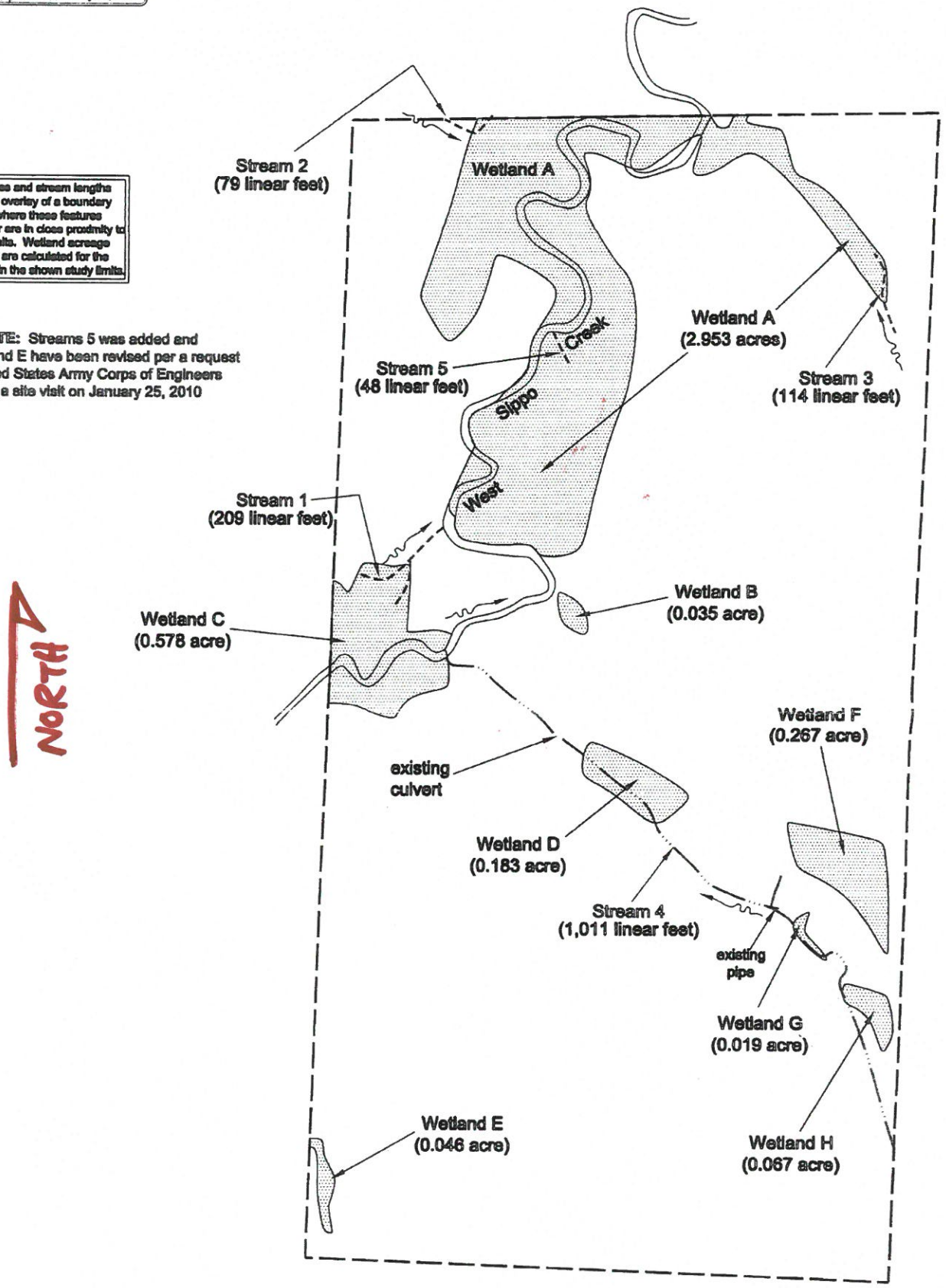
Massillon, Ohio

Prepared by DAVEY RESOURCE GROUP

Data used to produce this map were collected on September 8, 2004 Revised, January 25, 2010

NOTE: Wetland sizes and stream lengths could change upon overlay of a boundary survey, especially where these features extend outside of or are in close proximity to the shown study limits. Wetland acreage and stream lengths are calculated for the portion that occurs in the shown study limits.

\pt829.99;NOTE: Streams 5 was added and Wetlands C and E have been revised per a request fromThe United States Army Corps of Engineers (USACE) and a site visit on January 25, 2010



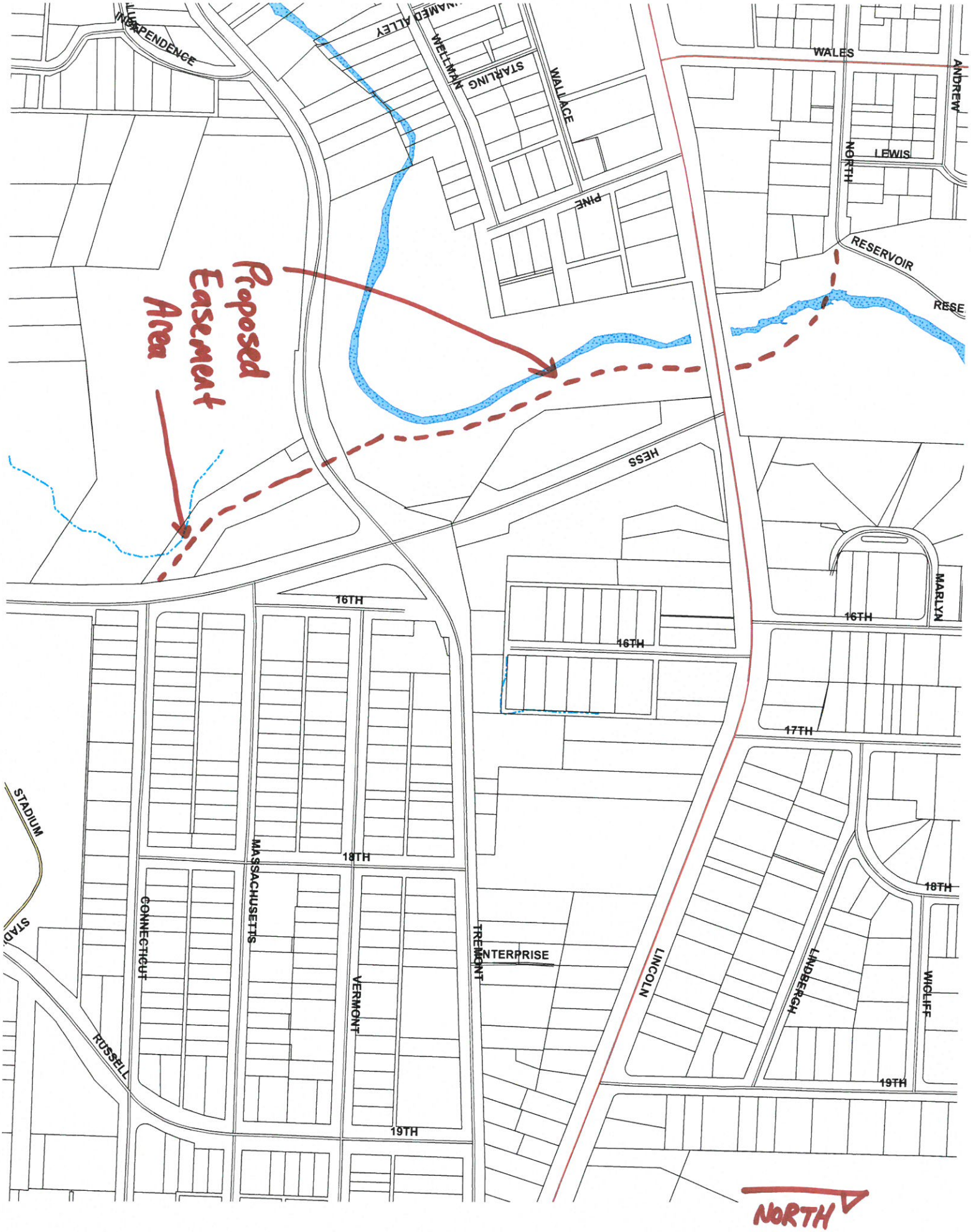
= Study area

= Drainageway (1,703 linear feet of West Sippo Creek and 1,011 linear feet of unnamed drainageway)

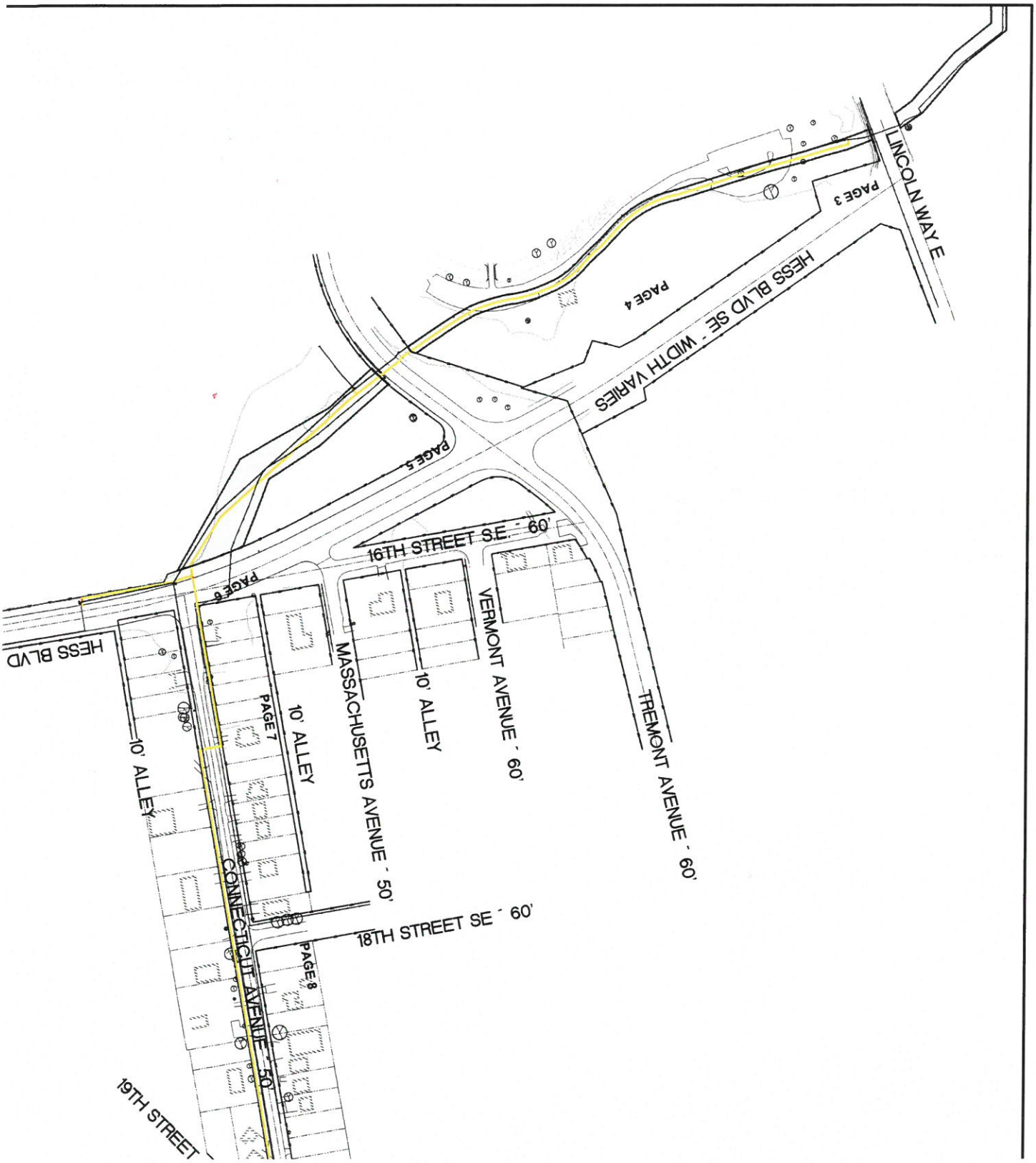
= Ephemeral drainageway (450 linear feet)

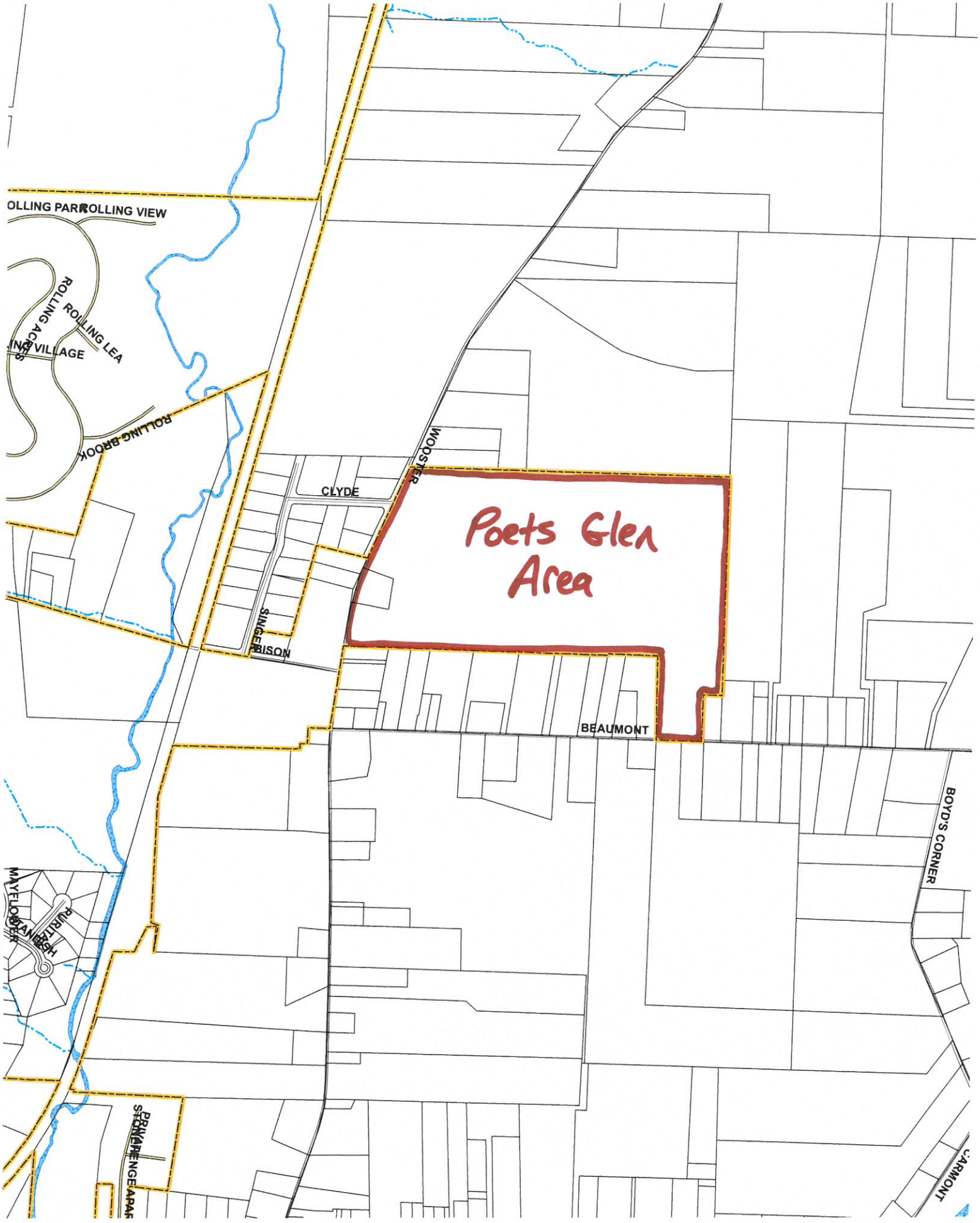
= Direction of flow

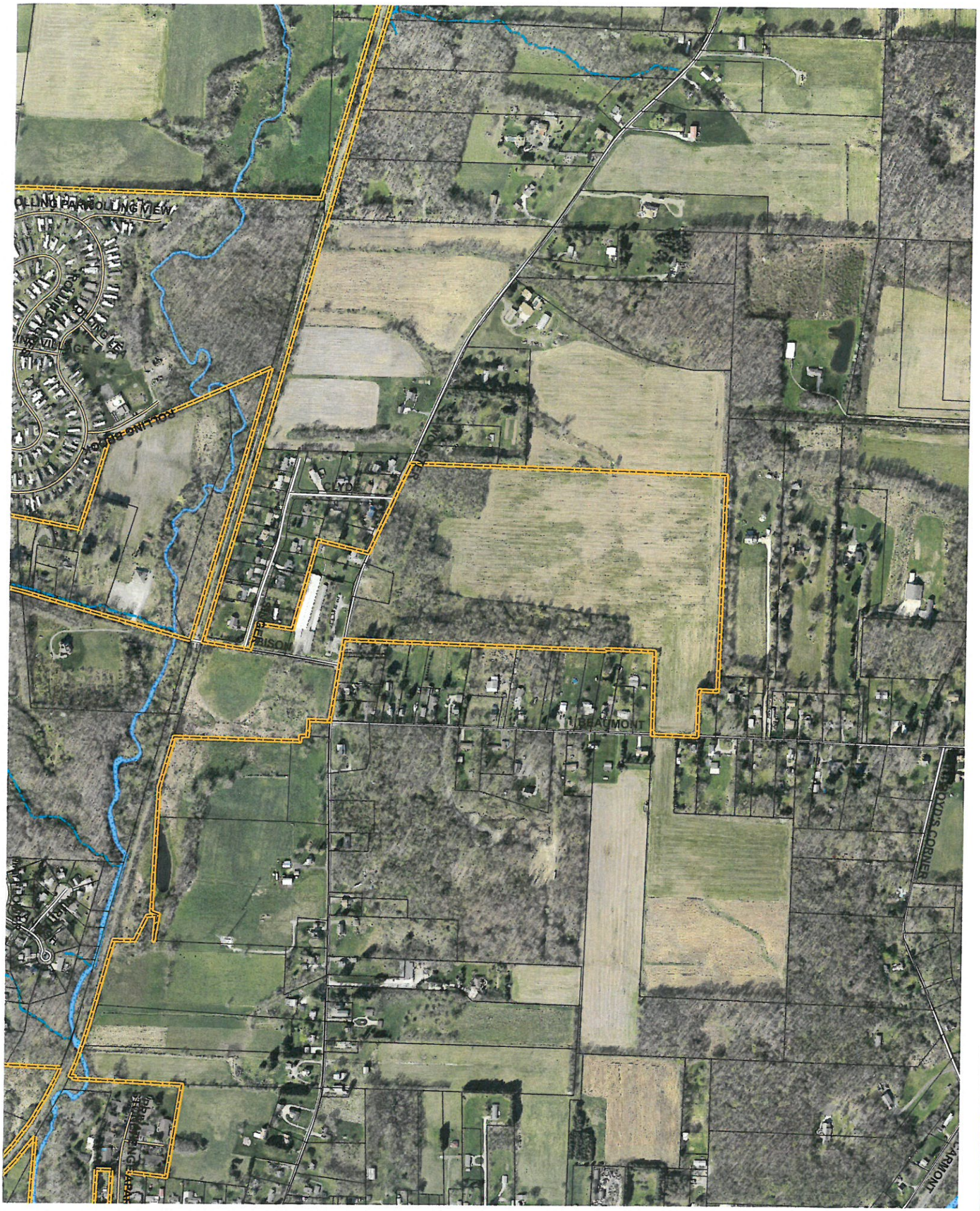
N
W E

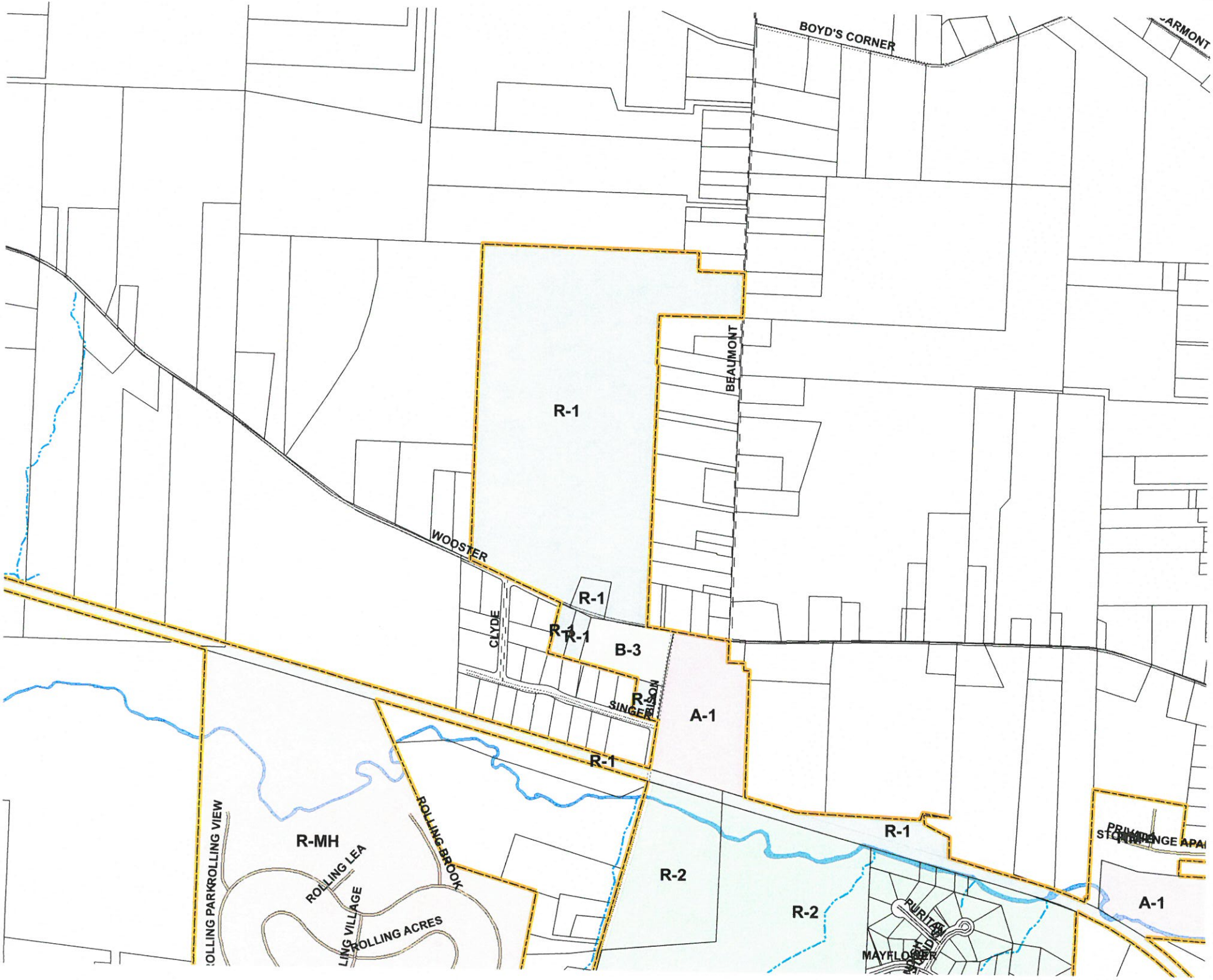

Proposed Easement Area
INDEPENDENCE
UNNAMED ALLEY
WELLMAN
STARLING
WALLACE
PINE
WALES
ANDREW
NORTH
LEWIS
RESERVOIR
RESE
HESS
MARLYN
16TH
16TH
16TH
17TH
18TH
18TH
19TH
19TH
STADIUM
STAD
MASSACHUSETTS
CONNECTICUT
VERMONT
TREMONT
ENTERPRISE
LINCOLN
LINDBERGH
WICLIFF
RUSSELL
NORTH

SUFFICIENCY, OR COMPLETENESS OF THIS DRAWING OR MAP FOR ANY PURPOSE, AND RELIANCE HEREON AND USE HEREOF IS AT THE RISK OF THE USER, WHO AGREES TO HOLD HARMLESS AND INDEMNIFY THE OWNER AGAINST ANY AND ALL LIABILITY IN CONNECTION WITH ITS USE.




OLLING PARK
ROLLING VIEW
ROLLING ACRES
ROLLING LEA
VILLAGE
ROLLING BROOK
CLYDE
WOOSTER
Poets Glen Area
SINGER
BISON
BEAUMONT
BOYD'S CORNER
MAYFLOWER
PURITAN
PRIVATE
CARMONT
NORTH


ROLLING PARK DRIVE
ROLLING PARK MEWS
VILLAGE GATE
ROUTE ONE HUNDRED
CLYDE
PRISOM
J.J. BEAUMONT
ROYS CORNER
ARMONT


BOYD'S CORNER
BEAUMONT
R-1
WOOSTER
R-1
CLYDE
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B-3
R-1
SINGER
A-1
R-1
R-1
R-MH
ROLLING VIEW
ROLLING PARK
ROLLING LEA
ROLLING BROOK
ROLLING VILLAGE
ROLLING ACRES
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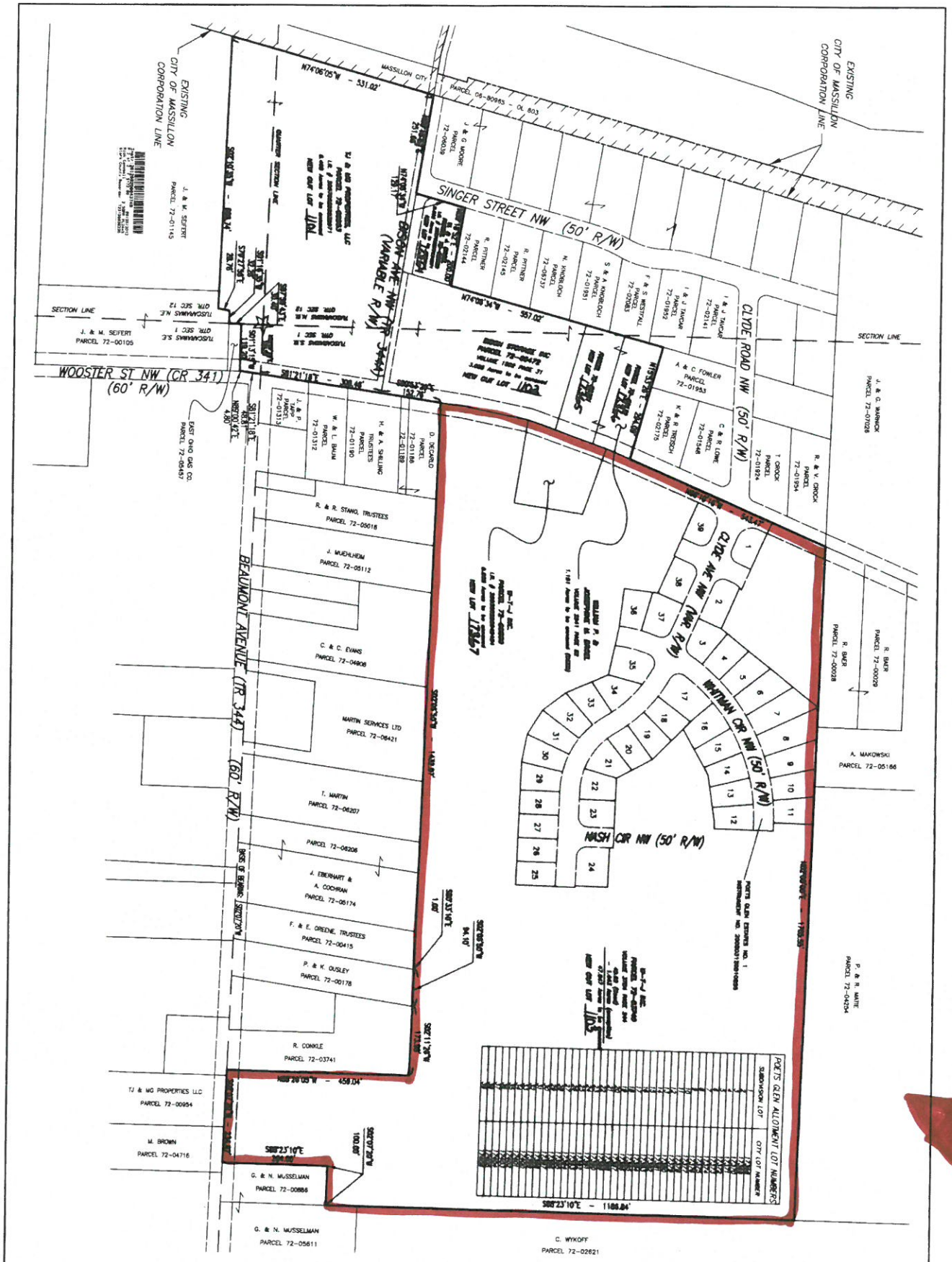
R-2
A-1
PURITAN
MAYFLOWER


EXISTING CITY OF MASSILLON CORPORATION LINE
MASSILLON CITY
PARCEL 08-80985 - OL 803
SINGER STREET NW (50' R/W)
CLYDE ROAD NW (50' R/W)
SECTION LINE
WOOSTER ST NW (CR 341) (60' R/W)
BEAUMONT AVENUE (TR 344) (60' R/W)
CLYDE AVE NW (50' R/W)
WHITMAN CIR NW (50' R/W)
NASH CIR NW (50' R/W)
POETS GLEN ESTATES NO. 1
POETS GLEN ALLOTMENT LOT NUMBERS
SUBDIVISION LOT
CITY LOT NUMBER
NORTH
J. & M. SEIFERT PARCEL 72-00105
J. & M. SEIFERT PARCEL 72-01145
J. & G. MOORE PARCEL 72-00038
R. PITTNER PARCEL 72-02144
R. PITTNER PARCEL 72-02145
M. KNOBLOCH PARCEL 72-00337
S. & A. KNOBLOCH PARCEL 72-01951
F. & S. MOSTOLL PARCEL 72-02083
I. & J. TAYLOR PARCEL 72-01952
I. & J. TAYLOR PARCEL 72-02141
A. & C. FOWLER PARCEL 72-01953
K. & R. FRITSCH PARCEL 72-02175
C. & R. LOWE PARCEL 72-01548
T. CROCK PARCEL 72-01924
R. & V. CROCK PARCEL 72-01934
J. & G. WARNOCK PARCEL 72-07028
R. BAER PARCEL 72-00029
R. BAER PARCEL 72-00028
A. MAKOWSKI PARCEL 72-05166
P. & R. MAITE PARCEL 72-04234
EAST OHIO GAS CO. PARCEL 72-05457
J. & D. LAPP PARCEL 72-01313
W. & L. BAUM PARCEL 72-01312
H. & A. SHELLING TRUSTEES PARCEL 72-01190
D. DECARLO PARCEL 72-01188
R. & R. STANO, TRUSTEES PARCEL 72-05018
J. MUEHLHEIM PARCEL 72-05112
C. & C. EVANS PARCEL 72-04906
MARTIN SERVICES LTD PARCEL 72-06421
T. MARTIN PARCEL 72-06207
PARCEL 72-06208
J. EBERHART & A. COCHRAN PARCEL 72-05174
F. & E. GREENE, TRUSTEES PARCEL 72-00415
P. & K. OUSLEY PARCEL 72-00178
R. CONKLE PARCEL 72-03741
TJ & MG PROPERTIES LLC PARCEL 72-00954
M. BROWN PARCEL 72-04716
G. & N. MUSSELMAN PARCEL 72-00886
G. & N. MUSSELMAN PARCEL 72-05611
C. WYKOFF PARCEL 72-02621
N74°06'05"W - 531.02'
N74°06'05"W - 557.02'
S88°12'10"E - 338.46'
S88°23'10"E - 1186.84'
S88°23'10"E - 459.04'
N00°36'50"E - 1158.65'
S00°36'50"W - 1158.65'
N00°36'50"E - 1158.65'
S88°23'10"E 100.00'
N00°36'50"E 100.00'
S88°23'10"E 94.10'
S00°36'50"W 94.10'
S88°23'10"E 1.00'
S00°36'50"W 1.00'
S01°12'10"E 4.00'
N01°12'10"W 4.00'
S01°12'10"E 338.46'
S01°12'10"E 1.00'
S01°12'10"E 1.00'
S01°12'10"E 1.00

Poets Glen Allotment

164 Lots

2 Out Lots

May 2015

NORTH

Massillon Planning Commission
Wednesday, May 13, 2015 at 4:30 p.m.
Getz Building Meeting Room

Sign in Sheet

Name:	Address and/or organization
Bob Cockhunt	AR Cockhunt Dev.
CHRIS BUNCH	DOMINION EAST OHIO
Harry D. Matteo	Civil Design Assoc
DAVID HAYES	CROCKETT HOMES
BOB ALLISON	CIVIL DESIGN ASSOC.
Michael Mays	27th St. SE

Keith Larry Joseph Linda (5)

2015 PLANNING COMMISSION

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

Joel Smith
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
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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
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*Mobile: 330-327-7530
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Mobile: 330-323-3247
tigergal65@aol.com

Bob Richards
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Massillon, OH 44647
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rprichards@sssnet.com

Barb Schumacher
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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: May 13 2015

Kathy Catazaro-Perry, Mayor

Massillon

City of Champions

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

Date: May 6, 2015

To: Planning Commission Applicants

From: Jason Haines, Engineer Technician

Subject: May 13, 2015 Planning Commission Meeting

Attached is a copy of the Agenda for the upcoming May 13, 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

Jason Haines
Engineer Technician

Encl.

A G E N D A

MASSILLON PLANNING COMMISSION
May 13, 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 April 29, 2015.***

2. ***New Business***

Replat and Dedication Plat: 27th Street SE

Description: Out Lots 464, 465, and 466 and part of Out Lots 315 and 316, located on the west side of 27th Street SE, south of Harsh Ave. The request is to combine all of these parcels together to create one lot of 13.206 acres. Also included is the dedication of the existing 27th Street right of way areas. The parcels are currently vacant and are zoned A-1 agricultural and R-1 Residential.

Applicant: Michael and Tamera Mays

Tamera Mays
2125 University Dr. SE ✓
Massillon 44646

Sanitary Sewer Easement Plat: 27th Street SE

Description: Lots 17166 and 17167, located on the east side of 27th Street SE, south of Gray Ridge Ave. The request is to dedicate a 20 foot wide sanitary sewer easement between these two lots to allow the extension of sanitary sewer to serve the property on the west side of 27th Street.

Applicant: Michael and Tamera Mays

Preliminary Plat : Westbrook Estates Phase 4

Description: Part of Out Lot 782, approximately 28 acres. This is located on the north side of Woodstone Ave NW; at the end of Alpha Street NW. The request is to develop the property with 52 new residential lots. Also included is the extension of Alpha Street NW and Millrace Street NW with two new streets to be added as well. Currently the property is vacant and is zoned R-2 Residential.

Applicant: Lockhart Development

① Bob Allisson rdallison@civil-design.us ✓

② Bob Lockhart
800 West Waterloo Road
Akron, OH 44314 ✓

Easement Plat: South Sippo Park and Kiwanis Park

Description: Out Lots 63 and 64 and Lot 13548, located in the park areas between Lincoln Way East and Hess Blvd. The request is to dedicate a 20 foot wide easement and several larger easements to accommodate existing and proposed underground gas lines. The area is zoned R-1 single family residential.

Applicant: Dominion East Ohio and City of Massillon christopher.t.burch@gmail.com

Preliminary Plat : Poets Glen Estates

Description: Out Lot 1103 and Lots 17367 through 17408, approximately 47 acres. This is located on the north side of Wooster Road NW; at the end 27th Street NW/Bison Ave intersection. The request is to develop the property with (164) new residential lots and (2) outlots. Also included is the dedication of 11 new streets with intersections at Wooster Road and Beaumont Avenue. Currently the area is vacant and is zoned R-1 Single Family Residential.

Applicant: WTJ Inc. / Crockett Homes

David Hayes

crockett homes inc @ yahoo.com

3. ***Old Business***