

A G E N D A
MASSILLON PLANNING COMMISSION
May 27, 2015 **4:30 P.M.**

Massillon City Council Chambers
1 James Duncan Plaza

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

1. Approval of the Minutes for the Commission Meeting of May 13, 2015.

2. New Business

Rezoning – Harsh Ave. SE

Property Description: Known as Out Lot 1135; located on the south side of Harsh Ave. SE between 20th Street SE and Kaylynn Street. The parcel is currently zoned I-1 Industrial. The request is to rezone the north portion of the parcel to RM-1 to allow the construction of an apartment building. The southern portion of the lot is unbuildable and will be rezoned to A-1 agricultural in preparation of being combined with the larger adjoining parcel to the south. The total area is 2.216 acres.

Zone Change From: I-1 Light Industrial

Zone Change To: RM-1 Multi Family and A-1 Agricultural

Applicant: Robin and Debby Warstler

Proposed Use: Apartments /multi family

Sanitary Sewer Easement Plat: Sherman Circle NE

Description: Out Lot 686, located on the east side of Sherman Circle NE, south of Hills and Dales Rd.. The request is to dedicate a 25 foot wide sanitary sewer easement to accommodate the relocation of sanitary sewer lines. This is the site of the existing Laurels facility and is zoned O-1 Office.

Applicant: Laurels of Massillon / Healthcare Property LLC

3. Old Business

MASSILLON PLANNING COMMISSION
May 13, 2015

The Massillon Planning Commission met on May 13, 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 Joel Smith
Ted Miller
Bob Richards
Ted Schartiger
Barb Schumacher

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 April 29, 2015. Mr. Miller moved for approval, seconded by Ms. Schumacher, the motion unanimously passed.

The first item on the agenda was a replat/dedication plat on 27th Street SE presented by Mr. Haines.

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

Mr. Haines described the location and presented a survey done by Diebel Surveying that showed the lots to be replatted and the 27th Street dedication. He noted that the roadway dedication will have to be approved by City Council. He also showed the area on a zoning map and stated that there would be no change in the current zoning. He presented an aerial map that showed most of the area is vacant and wooded.

Mr. Michael Mays, 2125 University Drive SE, Massillon, Ohio, was present as the applicant. He stated that the reason he is requesting the replat is that their plans to build a house crosses a lot line.

With no further questions or comments, Chairman Locke asked for a motion to approve. Mayor Catazaro-Perry moved for approval, seconded by Mr. Richards, the motion unanimously passed.

The next item on the agenda was a sanitary sewer easement plat on 27th Street SE requested by the same applicant, presented by Mr. Haines.

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

Mr. Haines stated that this request is from the same applicant as the previous agenda item. He said that there is currently no sewer available to serve the applicant's property on the west side of 27th Street, so he is requesting to extend the sanitary sewer from the Gray Ridge Estates allotment. He explained that an easement must be dedicated in order to tie into the existing sewer. Mr. Haines presented a survey drawing that showed a proposed 20' sewer easement, 10' foot on either side of Lots 17166 or 17167, which are also owned by the applicant.

Mr. Michael Mays, 2125 University Drive SE, Massillon, Ohio, the applicant, had nothing to add to Mr. Haines presentation.

Mayor Catazaro-Perry asked if there were houses on either of the lots, to which Mr. Mays answered no, they are vacant lots.

Director Smith asked if the sewer easement would prevent homes from being built on those lots in the future, to which Mr. Haines answered no.

With no further questions or comments, Chairman Locke asked for a motion to approve. Mayor Catazaro-Perry moved for approval, seconded by Mr. Richards, the motion unanimously passed.

The next item on the agenda was a preliminary plat for Westbrook Estates Phase 4, presented by Mr. Haines.

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

Mr. Haines described the location as being on the far west side of the City's corporation limit next to Tuscarawas Township, and said that this phase of Westbrook Estates would tie into Mill Race Street NW and Alpha Street NW. He presented an aerial map that showed the vacant land is farmland and woods. He also presented a zoning map to show the area is zoned R-2 Residential and stated that the applicant is proposing 52 new residential lots.

Mr. Haines pointed out that there are some wetland areas that cannot be developed. He presented a map to show the location of the creek and the wetland areas and stated that the lots to be developed are on higher, drier elevations. He explained that this is revision of the original layout plan that was submitted in 1998.

Chairman Locke asked if the lots meet the necessary requirements, to which Mr. Haines answered, yes.

Mr. Harry Matter and Mr. Bob Allison of Civil Design, 1760 Brightwood Road SE, New Philadelphia, Ohio, and Mr. Bob Lockhart of A.R. Lockhart Development, 800 West Waterloo Road, Akron, Ohio, were present as the applicants.

Mr. Matter stated that they are looking to possibly donate the wetlands to a school or organization and will be consulting the Army Corp of Engineers and the EPA to see what is acceptable. Chairman Locke asked Mr. Haines if this was acceptable, to which Mr. Haines replied yes, at this time, the lot with wetlands will need to be combined with another lot somewhere to obtain road frontage.

Director Smith expressed concern about the elevation changes from the creek to all the lots located to the east of the creek. Mr. Allison said that the elevation from the creek to the cul-de-sac is 10' above the wetland.

Director Smith asked about the creek's flow, to which Mr. Allison answered that it is not fast, but meandering.

Chairman Locke asked if there has been any research done on flooding. Mr. Matter answered that the area is outside the flood plain.

Chairman Locke then asked Mr. Dylewski if they are being overly cautious. Mr. Dylewski stated that this is just a preliminary plat, a concept, and that full drainage calculations will be done before any final approval.

With no further questions or comments, Chairman Locke asked for a motion to approve. Mr. Schartiger moved for approval, seconded by Mr. Miller, the motion unanimously passed.

The next item on the agenda was an easement plat in South Sippo and Kiwanis Park, presented by Mr. Haines.

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

Mr. Haines said the City has recently been informed of a high pressure gas line that runs through South Sippo Park and Kiwanis Park that needs replaced and there is no evidence of a recorded easement for those lines. He presented a map from Dominion East Ohio to show the location of the gas line. He stated the existing 6" line dates back to the 1960's and needs to be replaced with new plastic pipe and the old pipe would be abandoned. Dominion East Ohio needs an easement to make it legal.

Mr. Chris Bunch of Dominion East Ohio, 320 Springside Drive, Akron, Ohio, was present as the applicant. He stated that the work would commence in the Fall.

Director Smith asked how close the new pipe would be to the old pipe, to which Mr. Bunch answered 10 feet.

Mayor Catazaro-Perry asked how wide the easement will be, to which Mr. Bunch answered 20 feet, the pipe would be in the center of the easement.

Director Smith asked if it was possible to put the pipe in the roadway rather than the park. Mr. Bunch answered that construction and design costs would add time to the planned project, plus there would be a significant amount of restoration.

Ms. Schumacher asked if the old pipe stays underground and does it disintegrate. Mr. Bunch answered that it does remain underground but cannot be used again.

Mayor Catazaro-Perry asked if the old pipe could be removed, to which Mr. Bunch answered it depends on the job, but there is an advantage to leaving it because when removed it can do significant damage to the area.

Mr. Miller asked Mr. Dylewski about the safety standpoint, to which Mr. Dylewski answered it was safe.

Mr. Haines stated that this request will have to go to the law department and be approved by Council.

With no further questions or comments, Chairman Locke asked for a motion to approve. Mr. Richards moved for approval, seconded by Ms. Schumacher, the motion unanimously passed.

The next item on the agenda was a preliminary plat for Poets Glen Estates, presented by Mr. Haines.

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

Mr. Haines described the location as being north of the Sippo Valley Trail and presented an aerial map that shows the upper part of the parcel is farmland and the lower part is wooded. He also presented the annexation map that showed this parcel with platted roads and 38 lots. He explained that those lots were not built and the roadways have been vacated and is now being presented with a new layout containing 164 residential lots. He said the new layout is based on the variance that was passed in November 2014.

Mr. David Hayes of Crockett Homes, 5060 Navarre Road SW, Canton, Ohio, was present as the applicant. He stated that this development would be done in four (4) phases of 40 lots over the next five (5) years.

Chairman Locke asked if it was within all restrictions and requirements. Mr. Haines answered, yes; it is covered in the variance that was approved. Mr. Haines then stated that the applicant has asked for a variance to not be required to have sidewalks due the small size of the lots.

Chairman Locke asked first for a vote on the present agenda item. With no further questions or comments, Chairman Locke asked for a motion to approve. Mr. Miller moved for approval, seconded by Ms. Schumacher, the motion unanimously passed.

The Commission then discussed the applicants request for a variance to not be required to have sidewalks due to the small size of the lots.

Mr. Haines stated that according to our code, R-1 Residential requires sidewalks. Mr. Hayes stated that because of the small size of the lots, the driveway length and size of parking areas are restricted by sidewalks.

Mayor Catazaro-Perry asked what the depth of the lots would be, to which Mr. Hayes answered 110'. Director Smith estimated the length of the driveway to be 40' from the curb to the house.

Chairman Locke stated that the Commission should not set precedence.

Mr. Haines cited Chapter 1111.09 of the zoning code: *Sidewalks of a minimum width of four feet in One and Two-Family Residential Districts and five feet in Multiple Family Residential Districts, Commercial Districts and along collector and arterial roadways shall be provided in the location shown by the typical cross sections. Sidewalks shall be constructed of concrete, four inches thick with the thickness increased to six inches where the sidewalk is crossed by a driveway. Sidewalks shall be required in areas zoned Commercial, Multi-Family, Duplex, R-1, Single Family and in R-2, R-3 Single Family areas within one-fourth of a mile of schools, parks, commercial areas and along all collector and arterial roadways.(Ord. 4-1978. Passed 3-6-78.)*

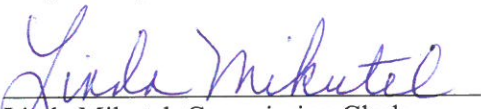
With no further questions, Chairman Locke asked for a motion to approve or deny the request - a "yes" vote signified sidewalks are not required; a "no" vote signified sidewalks are required. Mr. Richards made the motion, seconded by Mr. Schartiger for a roll call vote. A roll call vote was taken as follows:

Mayor Catazaro-Perry	-	No
Director Smith	-	No
Mr. Schartiger	-	Yes
Mr. Miller	-	No
Ms. Schumacher	-	No
Mr. Richards	-	No
Chairman Locke	-	No

Six (6) "no" and one (1) "yes", the motion for a variance to not be required to have sidewalks was denied.

With no further business, Chairman Locke adjourned the meeting at 5:16 p.m.

Respectfully submitted,


Linda Mikutel, Commission Clerk







20TH

HARSH

KAYMONT

PRIVATE

PRIVATE

HILL

Proposed Zoning
to RM-1

Proposed Zoning
to A-1



TO THE PLANNING COMMISSION:

We, the undersigned, do hereby respectfully make application and petition the City Council to amend the Zoning Ordinance and change the zoning map as hereinafter requested and in support of the Application, the following facts are shown: (Complete either 1 or 2)

1. The property is part of a recorded plat. The property sought to be rezoned is located at

Outlot 1135 Harsh Ave. S.E.
between 20TH ST. S.E. Street and 25TH ST. S.E. on the
South side of the street, and is known as Lot(s) Number 1135
The property to be rezoned has a frontage of 313.66'
feet and a depth of 170' feet.

2. The property is in acreage, and is not therefore, a part of a recorded plat. The property sought to be rezoned is located and described as follows: (Indicate total acreage also.)

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

Name: Robin & Debby Warstler
Address: 650 Kaymont Ave. S.E.
City/State/ZIP: Massillon, OH 44646
Owner's Signature: [Signature]

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

From: North Half of O.L. 1135 I-1 South Half I-1
To: North Half of O.L. 1135 RM1 South Half A-1

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

BUILDING SITE FOR A 12 UNIT APARTMENT.

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

A 12 UNIT APARTMENT

7. Attach a statement to indicate why, in your opinion, the change is necessary for the preservation and enjoyment of substantial property rights, and why such change will not be detrimental to the public welfare, nor to the property of other persons located in the vicinity thereof.
8. Attach two (2) prints of a parcel map drawn at a scale of not less than 1" = 100' showing the lot or parcel in question and all adjacent and abutting property lines, public right-of-ways and existing zoning.
9. The applicant shall submit and attach, as part of this application for zone change either one of the following submission requirements:
- (i) A Petition for Zone Change signed by a majority of the owners of real estate lying within 300 feet of any part of the area sought to be changed.

--OR--

- (ii) Evidence that the applicant has held a meeting with neighboring property owners and/or residents to review and discuss the proposed zone change. Items to be submitted as documentation for such meeting(s) shall include the following:
- A copy of the meeting notice listing the date, time, place, and purpose of the meeting.
 - A listing of those persons, businesses, and organizations, receiving notice of said meeting.
 - A copy of the sign-in sheet from said meeting.
 - Copies of any documents, hand-outs, and other materials distributed at said meeting.

10. Applicant's Name: ROBIN AND DEBRA WARSTLER

Address: 650 KAYMONT AVE. S.E.

City/State/ZIP: MASSILLON, OHIO 44646

Telephone Number: 330 479 8000

Applicant's Signature: Robin Warstler Debra Warstler

Applicant's basis of representation regarding the property for which rezoning is being requested (e.g., owner, legal representative, holder of valid option or purchase agreement)

OWNER

PETITION FOR ZONING CHANGE
 CITY OF MASSILLON, OHIO

I, ROBIN HARSTER, intend to make application to the City of Massillon to change the zoning of the following described property from

I-1 zone to MULTI-FAMILY zone.

Address/Location:

Property Description / Lot Nos. PARCEL 10005024 ON HARTH S.C.

It is required that a petition filed in support of the zone change application be signed by the owners of a majority of the properties lying within 300 feet of any part of the area sought to be rezoned.

The following parcels of land, the owners and addresses thereof are as they appear on the Stark County Auditor's current tax list. The signatures contained below indicate support of this application for zone change.

[illegible]

Warstler Rezoning

#	PARCEL #	NAME	*	SITE ADDRESS	SITE CITY, ST, ZIP	MAILING
1	10005024	Robin C. & Debra Warstler	Yes	650 Kaymont Ave SE	Massillon, OH 44646	Same
2	10005022	Robin C. & Debra Warstler	Yes	650 Kaymont Ave SE	Massillon, OH 44646	Same
3	10005023	Robin C. & Debra Warstler	Yes	650 Kaymont Ave SE	Massillon, OH 44646	Same
4	700080	Robin C. & Debra Warstler	Yes	650 Kaymont Ave SE	Massillon, OH 44646	Same
5	10000764	William Greenberg	Yes	2237 Harsh Ave SE	Massillon, OH 44646	Same
6	10000949	R. E. Boley LLC	Yes	2025 Harsh Ave SE	Massillon, OH 44646	Same
7	10000950	Vaughn Freeman	Yes	Vacant Land	Massillon, OH 44646	Same
8	10000948	Vaughn Freeman	Yes	Vacant Land	Massillon, OH 44646	2008 Harsh Ave SE
9	10000947	Vaughn Freeman	Yes	Vacant Land	Massillon, OH 44646	2008 Harsh Ave SE
10	616075	Vaughn Freeman	Yes	Vacant Land	Massillon, OH 44646	2008 Harsh Ave SE
11	616057	Vaughn Freeman	Yes	Vacant Land	Massillon, OH 44646	2008 Harsh Ave SE
12	6111167	Vaughn Freeman	Yes	Vacant Land	Massillon, OH 44646	2008 Harsh Ave SE
13	10000521	Patrick Ryan Steward	NO	Vacant Land	Massillon, OH 44646	2008 Harsh Ave SE
14	10000481	Elsie Townsend	NO	2209 Harsh Ave SE	Massillon, OH 44646	737 Mathias Avenue, Mass44646
15	614291	NewYorkview Associates LLC	NO	2100 Harsh Ave SE	Massillon, OH 44646	P.O. Box 844 Mass. 44648
16	616325	William Z Christoff	NO	2240 Harsh Ave SE	Massillon, OH 44646	Same
17	699110	Blue Spruce Condominium	NO	Harsh Avenue	Massillon, OH 44646	26 Erie St, Massillon 44646
18	619417	City of Massillon	NO	1 Duncan Plaza	Massillon, OH 44646	Same
19	681096	City of Massillon	NO	1 Duncan Plaza	Massillon, OH 44646	Same

* Applicant meet with neighboring parcel owner, collected signed support as attached.

Robin Warstler
650 Kaymont St. SE Massillon, Ohio 44646
330 479 8000 robinwarstler@yahoo.com

5/4/15

To: Massillon City council

Re: Zoning petition for parcel 10005024 on Harsh Ave. SE

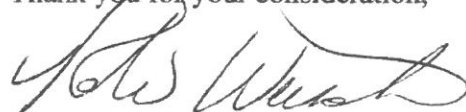
Dear Council,

Parcel # 10005024 is currently vacant and zoned for industrial use.

We would like it to be used for a 12 unit apartment building, which requires another zoning category.

We had planned to build several hundred self-storage units permitted under the current zoning. The new zoning will allow a very attractive apartment to replace an empty lot, and will have less impact than the traffic from the storage units.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read 'Robin Warstler', written in a cursive style.

Robin Warstler

May 14, 2015

RECEIVED MAY 19 2015

Doc

CERTIFIED MAIL RETURN RECEIPT REQUESTED

Ms. Diane Rolland, Clerk of Council
1 James Duncan Plaza, #4
Massillon, OH 44646

RE: Changing Destinies Housing for Young Adults

Dear Ms. Rolland,

5982 Rhodes Road
Kent, Ohio 44240
330-673-1347
800-673-1347
Fax 330-678-3677

The purpose of this letter is to apprise your office that Coleman Professional Services plans to develop and manage a residential rental development located in or within a one-half mile radius of your political jurisdiction, and has submitted an application to utilize the multifamily funding programs of the Ohio Housing Finance Agency (OHFA) for the development of this property.

Permanent housing with supports is an effective intervention for transitional age young adults who also experience homelessness. Many transitional age young adults have co-occurring disabilities including mental health, substance abuse, health or developmental disabilities, and often exhibit significant behavioral issues. The evidence based practice of permanent supportive housing combines affordable housing and available, flexible, and voluntary services to help people facing the most complex challenges find stability in a home of their own.

Coleman Professional Services plans to develop a 10-unit permanent, supportive housing facility for transitional age young adults in Massillon, providing a safe place for young adults to stabilize, set goals, and work towards independence. Participants will be provided with safe, decent and affordable housing, employment services, and an array of mental health services such as case management, psychiatry, counseling and group therapy. A house monitor will live onsite in an eleventh unit to provide 24/7 support. They will develop positive peer and adult relationships and learn how to integrate recovery, self-care, and self-sufficiency into their lives and move from crisis mode toward building a solid plan for the future, based on the evidence-based Transition to Independence model.

The proposed development will be financed with the assistance of the Ohio Department of Mental Health and Addiction Services, Mental Health and Recovery Services Board of Stark County, Coleman Foundation, and the Capital Funding to End Homelessness Initiative (Ohio Housing Finance Agency).

Development Contact:

Nelson W. Burns, President & CEO
Coleman Professional Services
5982 Rhodes Road
Kent, OH 44240
(330) 673-1347
nelson.burns@colemanservices.org

An Equal Opportunity
Employer and Service
Provider

Project Address:	Parcel 10005024 located on Harsh Ave SE between 20 th St SE and Kaylynn St. SE, Massillon (approximate address is 2139 Harsh Ave SE across from Yorkview Apartments)
Number of Units:	11 (10 permanent supportive housing units and 1 house monitor)
Program(s) Utilized in the Project:	Capital Funding to End Homelessness Initiative (Ohio Housing Finance Agency)

association with Allen,
Anglaize, Hardin,
Portage, Stark, Summit
and Trumbull Community
Mental Health Boards.

Accredited by CARF, the
Commission on
Accreditation of
Rehabilitation Facilities,
Ohio Department of
Mental Health, Ohio
Department of Health,
and Ohio Department of

Right to Submit
Comments:

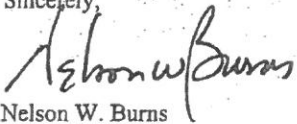
You have the right to submit comments to the agency regarding the proposed project's impact on the community and that objection to the project must be submitted in writing and signed by a majority of the voting members of the legislative body. Comments must be submitted within 30 days of this notice and received by the agency with 45 days of this notice.

The person to be notified at OHFA and their address is:

Mr. Douglas A. Garver, Executive Director
Ohio Housing Finance Agency
57 E. Main Street
Columbus, OH 43215

OHFA will provide a written response to any objections submitted under the terms outlined above.

Sincerely,

A handwritten signature in black ink, appearing to read "Nelson W. Burns". The signature is fluid and cursive, with the first name "Nelson" and last name "Burns" clearly distinguishable.

Nelson W. Burns
President and Chief Executive Officer

NOTICE OF PLANNING COMMISSION MEETING

TO REVIEW REZONING REQUEST

Notice is hereby given that the Massillon City Planning Commission is scheduled to meet in public session on Wednesday, May 27, 2015 at 4:30 P.M., in the City of Massillon Council Chambers, 1 James Duncan Plaza, Massillon, Ohio 44646, to review the following rezoning request:

Applicant: Robin C. and Debra Warstler

Location: Outlot #1135 of Parcel #10005024, a 2.2 acre parcel located on Harsh Avenue SE, Massillon, between 20th Street and Kaylynn Street SE with an approximate address of 2139 Harsh Avenue SE, directly across from Yorkview Apartments

Zone Change: North Part of Outlot #1135:

From: I-1 Light Industrial District

To: RM-1 Multiple Family Residential District

South Part of Outlot #1135:

From: I-1 Light Industrial District

To: RM-1 Multiple Family Residential District

Proposed Use: The plan is for the North Part of the Outlot to be acquired by Coleman Professional Services with a plan to develop and manage a residential rental development. An eleven unit permanent supporting housing facility for transition age young adults in Massillon.

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

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

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

NOTICE OF APPLICATION FOR ZONE CHANGE

PROPERTY DESCRIPTION:

Outlot #1135 part of Parcel #10005024, a 2.2 parcel on Harsh Avenue, SE, Massillon across from Yorkview Apartments.

NORTH PORTION OF OUTLOT #1135

ZONE CHANGE FROM: I-1 Light Industrial District

**ZONE CHANGE TO: RM-1 Multiple Family
Residential District**

SOUTH PORTION OF OUTLOT #1135

ZONE CHANGE FROM: I-1 Light Industrial District

ZONE CHANGE TO: A - 1 Agriculture District

PROPOSED USE:

North Portion of Outlot:

Development & management of residential rental development of 11 units by Coleman Professional Services to serve transitional young adults

South Portion of Outlot: Agriculture usage.

PLANNING COMMISSION HEARING:

Wednesday May 27, 2015 at 4:30 p.m.

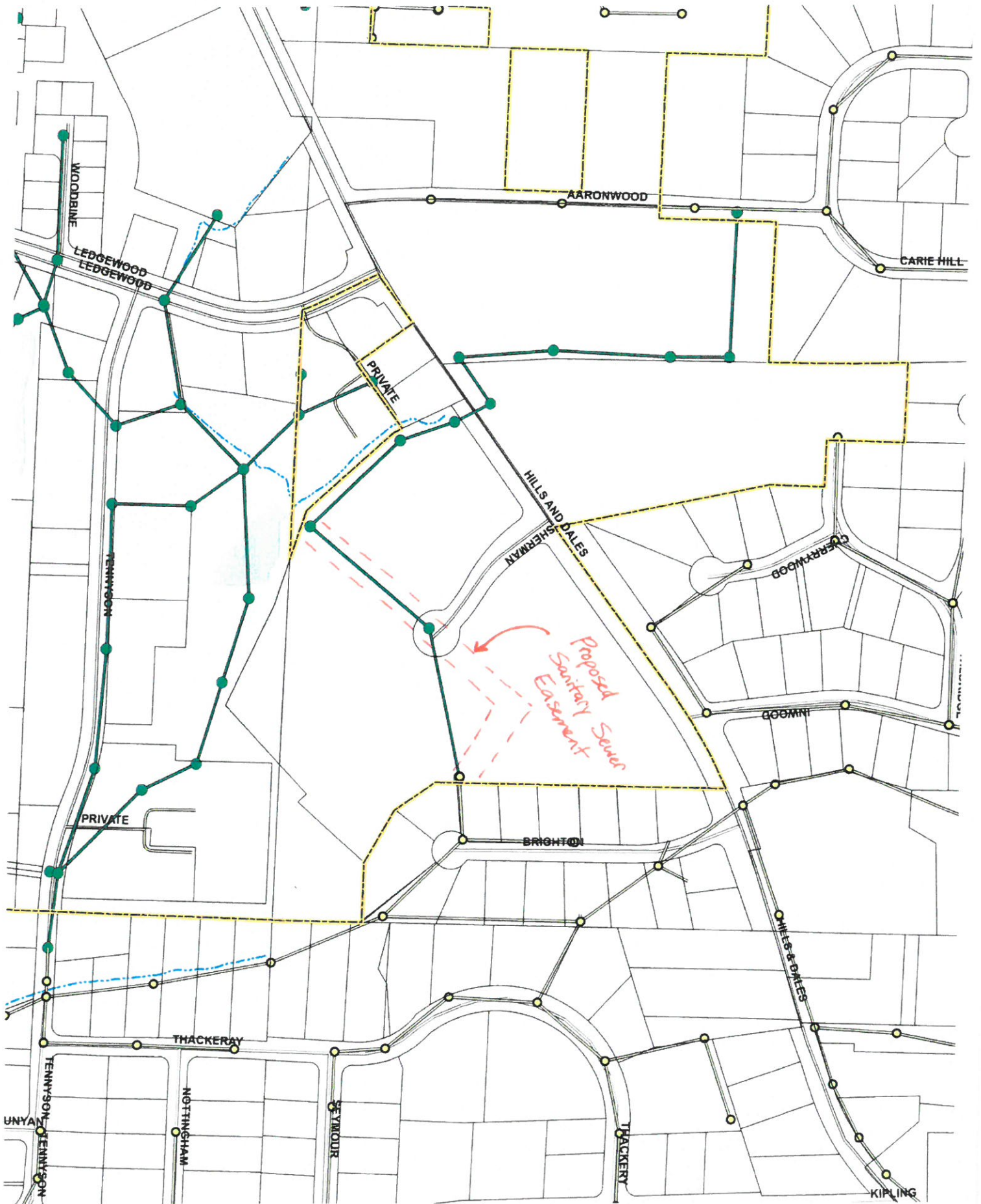
Massillon City Council Chambers

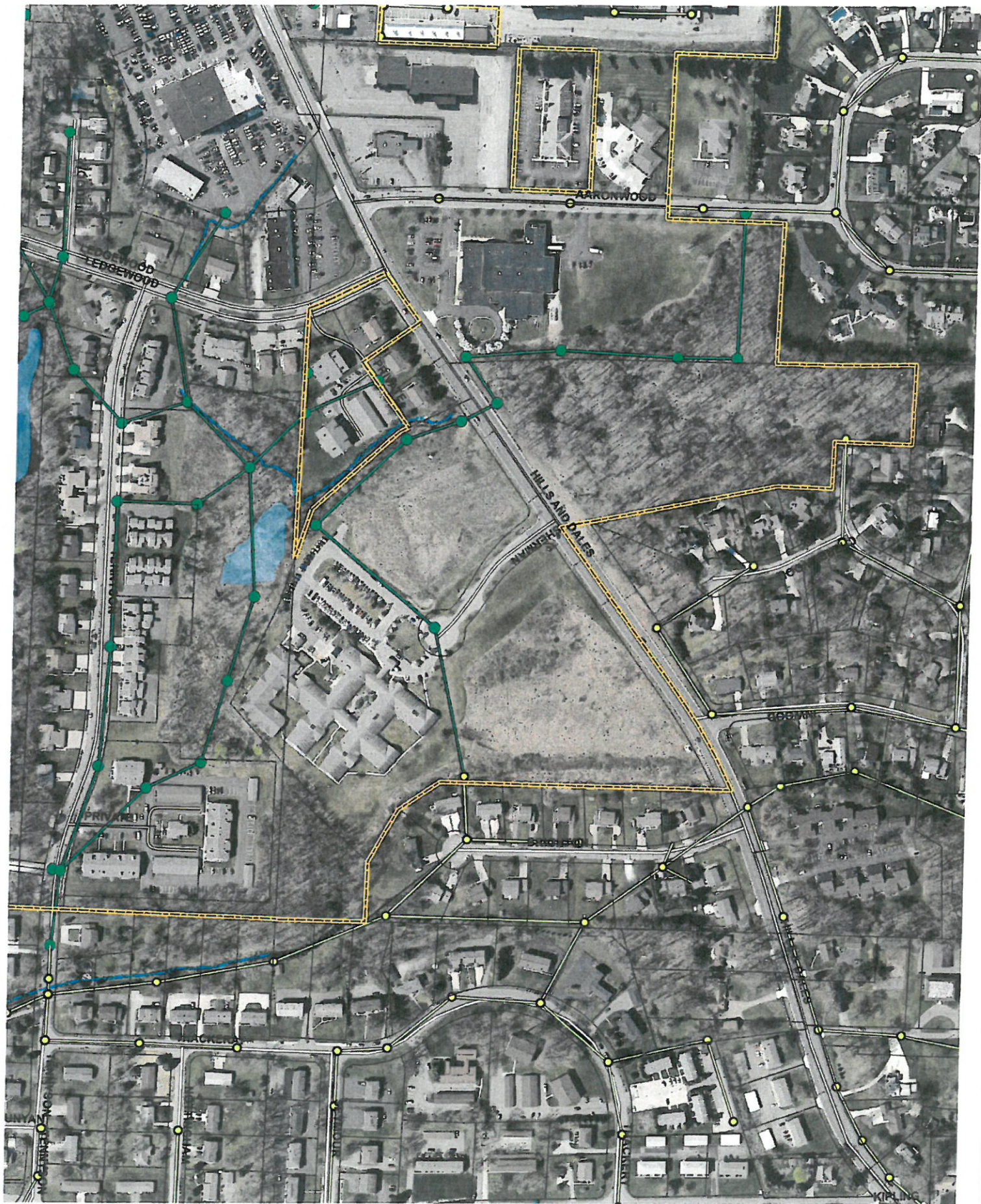
1 James Duncan Plaza, Massillon, OH

CITY COUNCIL HEARING:

Date to be determined, City Council Chambers, City Hall

FOR MORE INFO: Planning Dept. 830-1721, Council 330-830-1734





Massillon Planning Commission
Wednesday, May 27, 2015 at 4:30 p.m.
City Council Chambers

Sign in Sheet

Name:

Address and/or organization

Michelle Boone

121 Cleveland Ave S Canton OH 44702
MHR CB Stark County

Dan Spring

WAI Spring 4601 Cleveland Ave NW Canton 44709

Simon Warstler

801 27th ST. N.E.

Robert Warstler

6050 KAYMONT AVE SE.

Mark Woods

400 W. TUSCARAWAS ST, SUITE 200
COLEMAN PROFESSIONAL SERVICES CANTON 44702

Carol McCullough

Coleman Professional Services

Stie (Townsend) Beverly
LARRY MK.

2209 Hersh Ave. S. E.

2015 PLANNING COMMISSION

*Fanny
Jasso
Linda*

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

no
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

yes
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
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
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Mayfield Hts. Ohio 44124

Pinnacle Financial Group
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Cleveland, Ohio 44131-9602
Attn: Daniel A. Rose

Julie Poole
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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 27, 2014*

Kathy Catazaro-Perry, Mayor

Massillon

City of Champions

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

Date: May 21, 2015

To: Planning Commission Applicants

From: Jason Haines, Engineer Technician

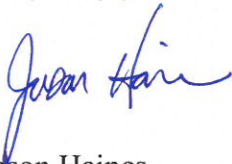
Subject: May 27, 2015 Planning Commission Meeting

Attached is a copy of the Agenda for the upcoming May 27, 2015 Massillon City Planning Commission Meeting. **This meeting will be held at 4:30 P.M. in the City Council Chambers, located at 1 James Duncan Plaza, 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.