

A G E N D A
MASSILLON PLANNING COMMISSION
June 29, 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 May 27, 2015.

2. New Business

Preliminary Plat : Poets Glen Estates - REVISED

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 (169) 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

Replat : Harsh Avenue SE

Description: Out Lot 1135 and Out Lot 461, located on the south side of Harsh Ave. SE between 20th Street SE and Kaylynn Street. The request is to split the southern part of Out Lot 1135 and combine it with the larger parcel to the south. Out Lot 1135 is currently before City Council to be rezoned and Out Lot 461 is currently zoned A-1 agricultural.

Applicant: Robin Warstler

Easement Plat : Nova Drive SE

Description: Out Lot 1123, located on Nova Drive SE, east of Nave Road. The request is to vacate an existing sewer easement and dedicate a new easement to line up with the relocated sewers. This is the site of the Premier Co. and is zoned I-1 Industrial.

Applicant: RDJK Holdings/Campbell Construction

3. Old Business

MASSILLON PLANNING COMMISSION

May 27, 2015

The Massillon Planning Commission met on May 27, 2015 at 4:30 in the Massillon City Council Chambers. The following members were present:

Members

Todd Locke, Chairman
Mayor Kathy Catazaro-Perry
Elaine Campbell
Ted Miller
Bob Richards
Ted Schartiger
Barb Schumacher

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 May 13, 2015. Ms. Schumacher moved for approval, seconded by Mr. Miller, the motion unanimously passed.

The first item on the agenda was a rezoning request on Harsh Avenue SE, presented by Mr. Haines.

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*

Mr. Haines described the location and presented a survey plat that was done last year showing Out Lot 1135 which is the legal description of the proposed 2.216 acre parcel of land. He gave a brief history of the area. He stated that the area between Harsh Avenue SE and the railroad tracks has been zoned I-1 Industrial since the City Planners adopted the zoning code. Part of the land to the south was changed to A-1 Agricultural to accommodate a tree farm. He stated that Harsh Avenue serves as the dividing point between the industrial and residential areas.

Mr. Haines presented an aerial map that showed a manufacturing facility to the west, Yorkview Apartments, which are zoned RM-1 Multi-Family, to the north and a wooded area that was never developed to the south. He explained that the applicant has proposed to rezone the property into two sections - the north part of the parcel to RM-1 in order to construct an apartment building with access from Harsh Avenue. The south part of the parcel is a landlocked piece but the steep grade makes it an unbuildable site. The applicant is proposing to rezone that portion to A-1 Agricultural and to combine it with the rest of the land to the south.

Mr. Miller asked Mr. Haines to clarify that the current request is to change the zoning on Out Lot 1135 and after the rezoning is approved, the lot will be replatted. Mr. Haines replied, yes, that this will be a two-step process.

The potential buyers of the lot do not want the entire parcel, only the part that fronts Harsh Avenue SE. Mr. Haines presented to the Commission copies of the Application request, the signed Petition for Zoning Change, the mailing list, a copy of the letter that was sent to the adjacent property owners, a copy of the letter from the developer that describes the project, and a copy of the Notice of Application for Zone Change that was posted at the sight.

Mr. Haines stated that the applicants chose to submit a signed petition at this time rather than have a meeting since there are not many property owners involved. Twelve (12) property owners have signed and he noted that the same property owner owns several lots.

Chairman Locke asked if the "NO" on the petition means the property owner is against the proposal or just did not respond to the petition. Mr. Marcus stated that he had walked the neighborhood to be sure the mailings were received and that the adjacent property owners were aware of the proposed zoning change. He talked to two of the four "NOs" and understood that they were in support of the change.

Chairman Locke noted that on the Notice of the Planning Commission Meeting to Review Rezoning Request form it shows the South Part of Out Lot 1135 be zoned from I-1 Light Industrial to RM-1 Multiple Family Residential. Mr. Haines stated that was incorrect, the request is to zone the South Part of Out Lot 1135 as A-1 Agricultural. He noted that the Notice that was posted at the site had the correct information.

Mr. Robin Warstler, 650 Kaymont Avenue SE, Massillon, Ohio, was present as the property owner and applicant. He stated that he had planned to build self-storage units on this site, but was approached with this proposal to build a 12-unit apartment building.

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

The next item on the agenda was a sanitary sewer easement plat on Sherman Circle NE, presented by Mr. Haines.

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

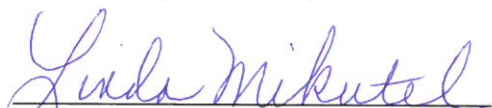
Mr. Haines described the site of the Laurels Nursing facility located on Sherman Circle NE, south of Hills and Dales Road as a large parcel, approximately 8 acres in size. The City of Massillon has an existing sewer line that runs through the property as shown on the map in green. The Laurels intend to expand their building to the north which will be over the existing sewer line. The proposal is to move the line away from the building addition and dedicate a 25 foot wide easement to accommodate the relocation of this sanitary line. Mr. Haines presented an aerial photograph that clearly indicated how close the current building is to the existing sanitary sewer line.

Mr. Haines was acting on behalf of the applicant, the City of Massillon's Engineer's office.

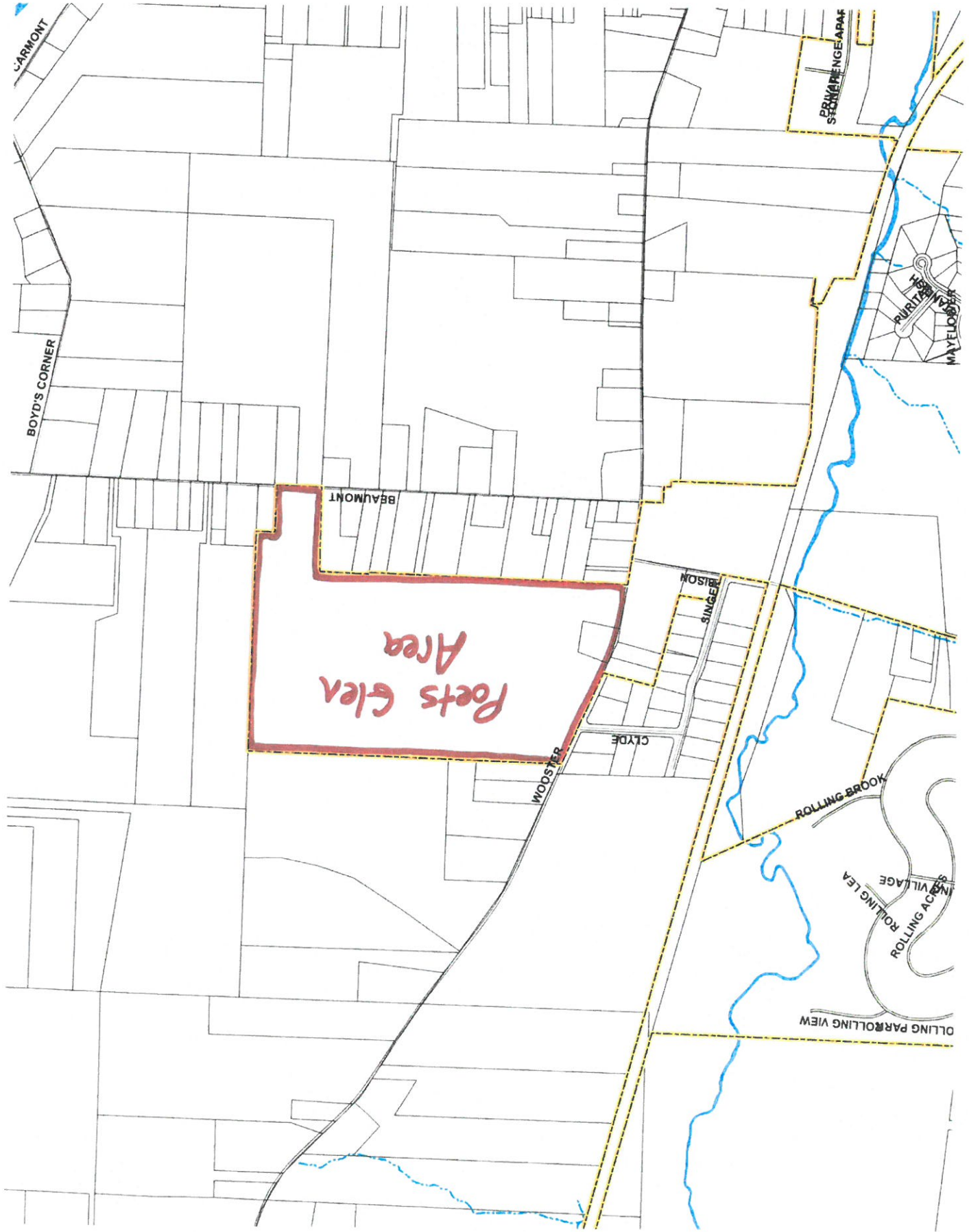
With no questions or comments, Chairman Locke asked for a motion to approve. Ms. Campbell moved for approval, seconded by Mr. Schartiger, the motion unanimously passed.

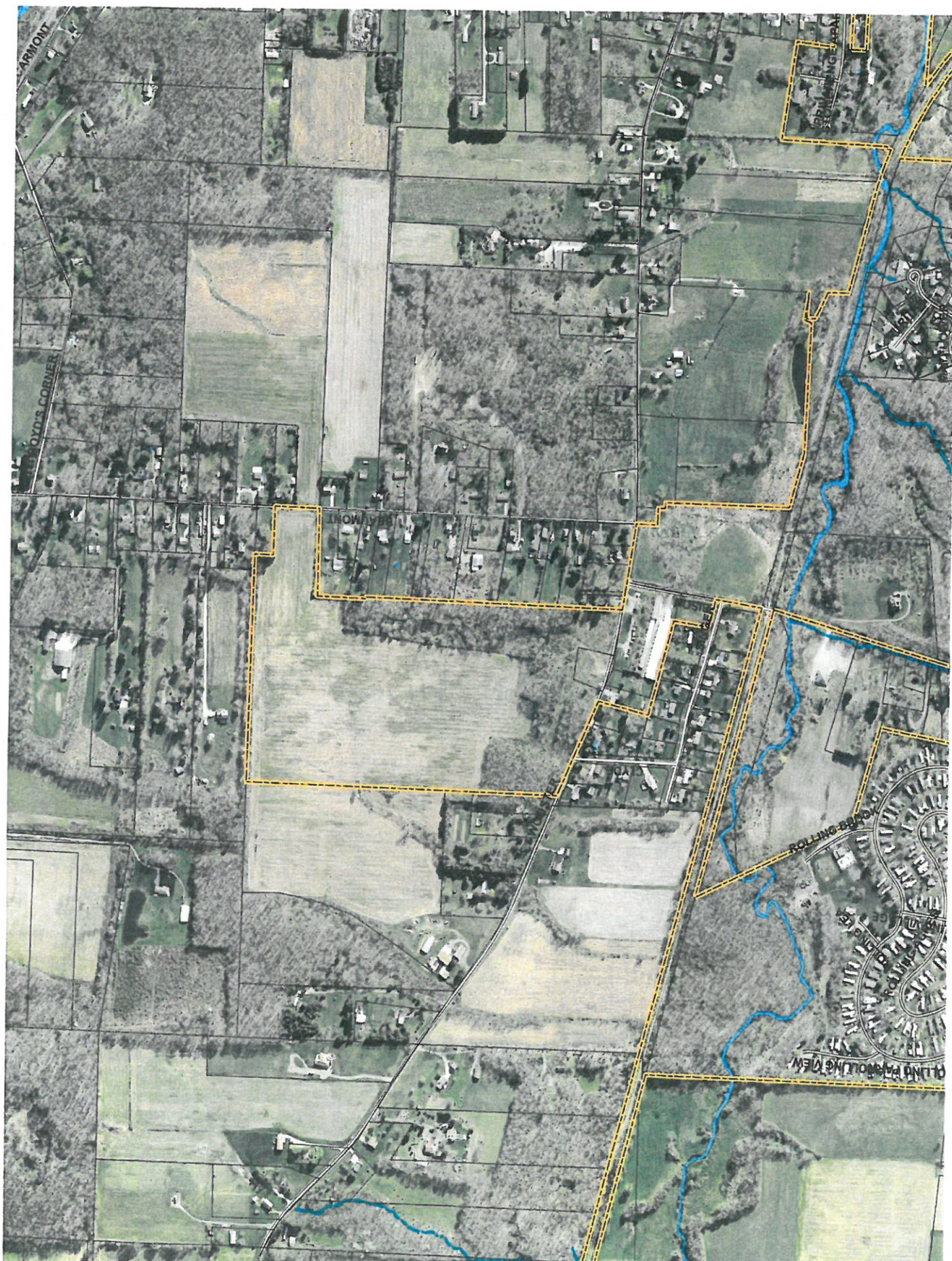
With no further business, Chairman Locke adjourned the meeting at 4:45 p.m.

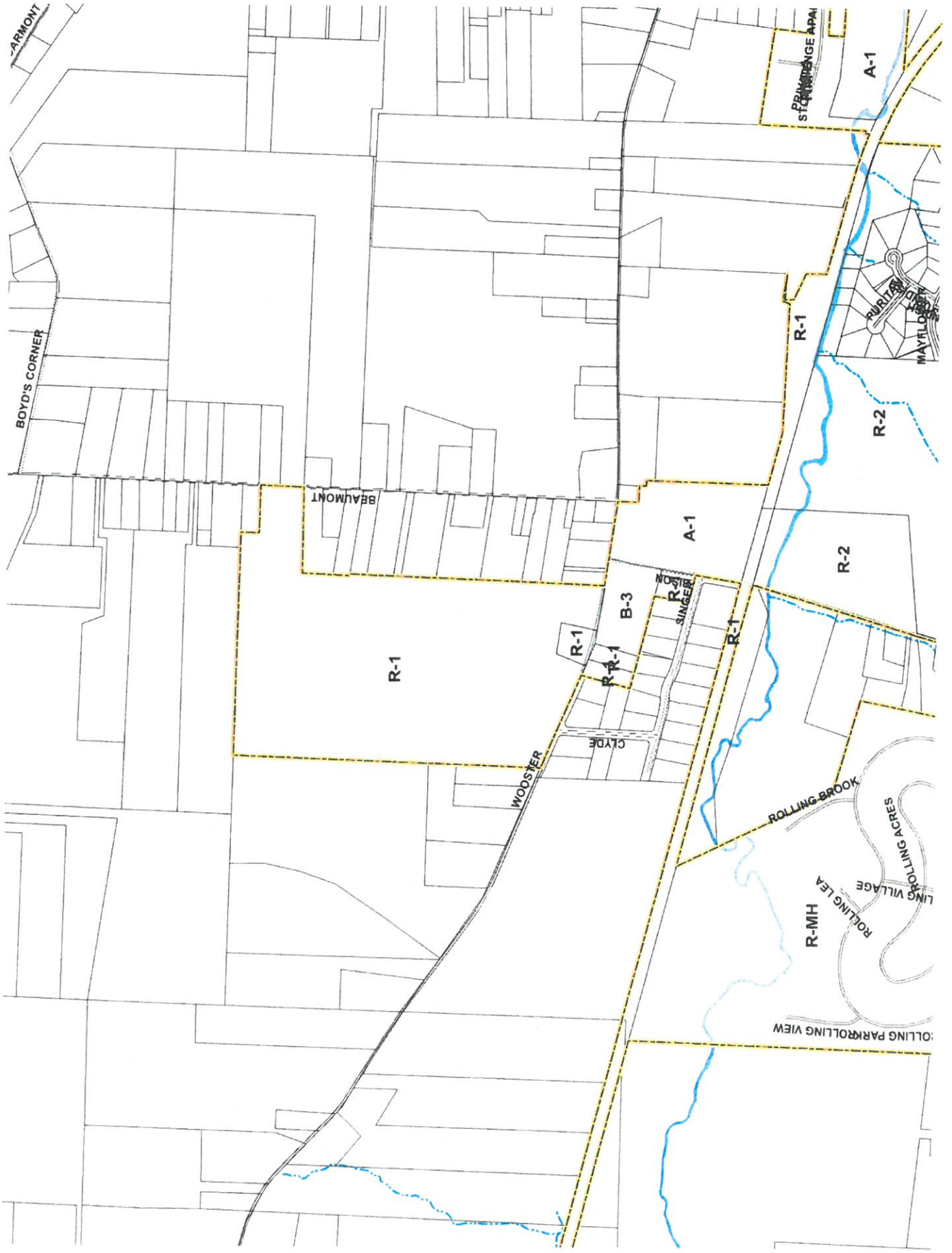
Respectfully submitted,


Linda Mikutel, Commission Clerk

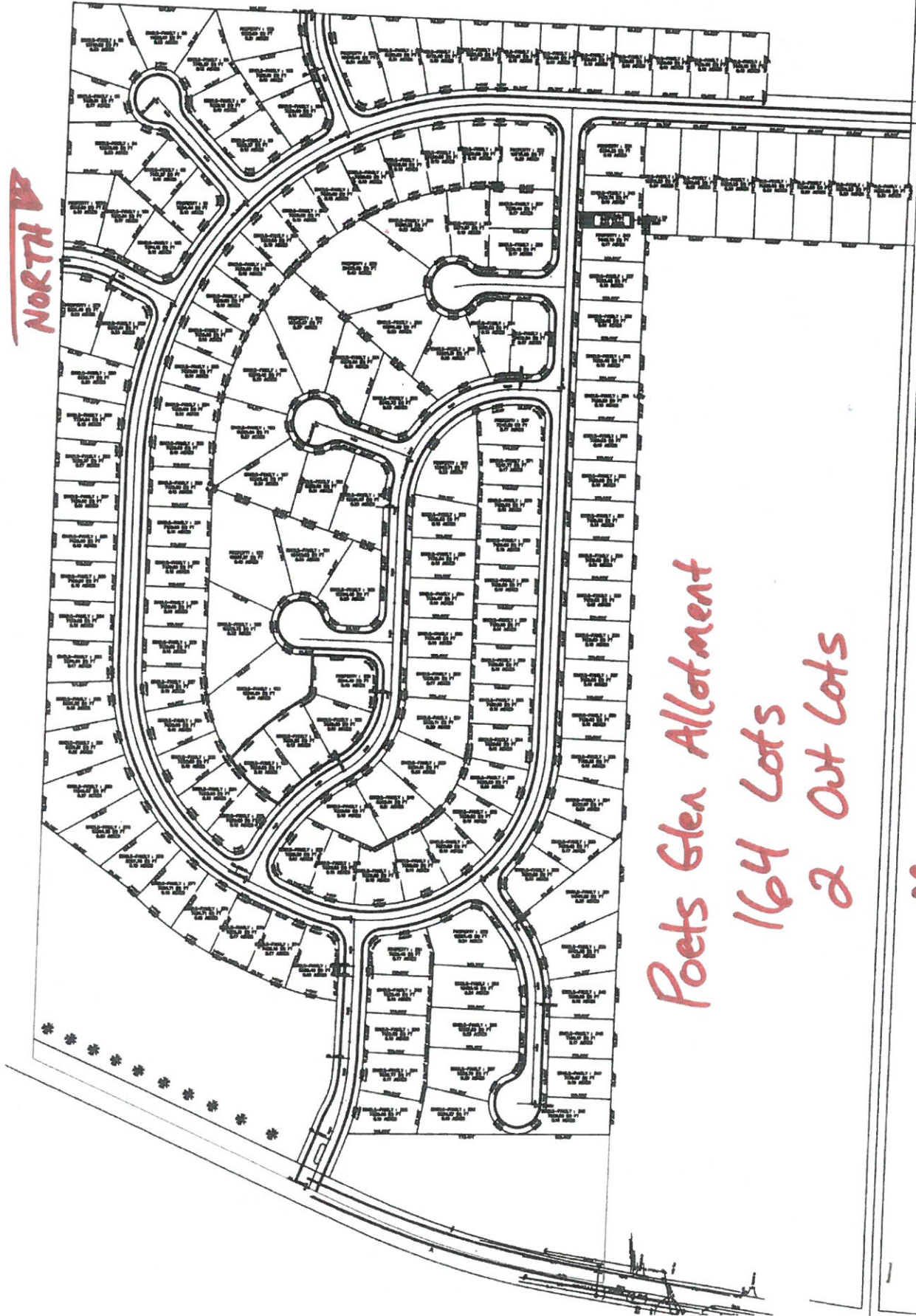
NORTH







NORTH



Poets Glen Allotment

164 Lots

2 Out Lots

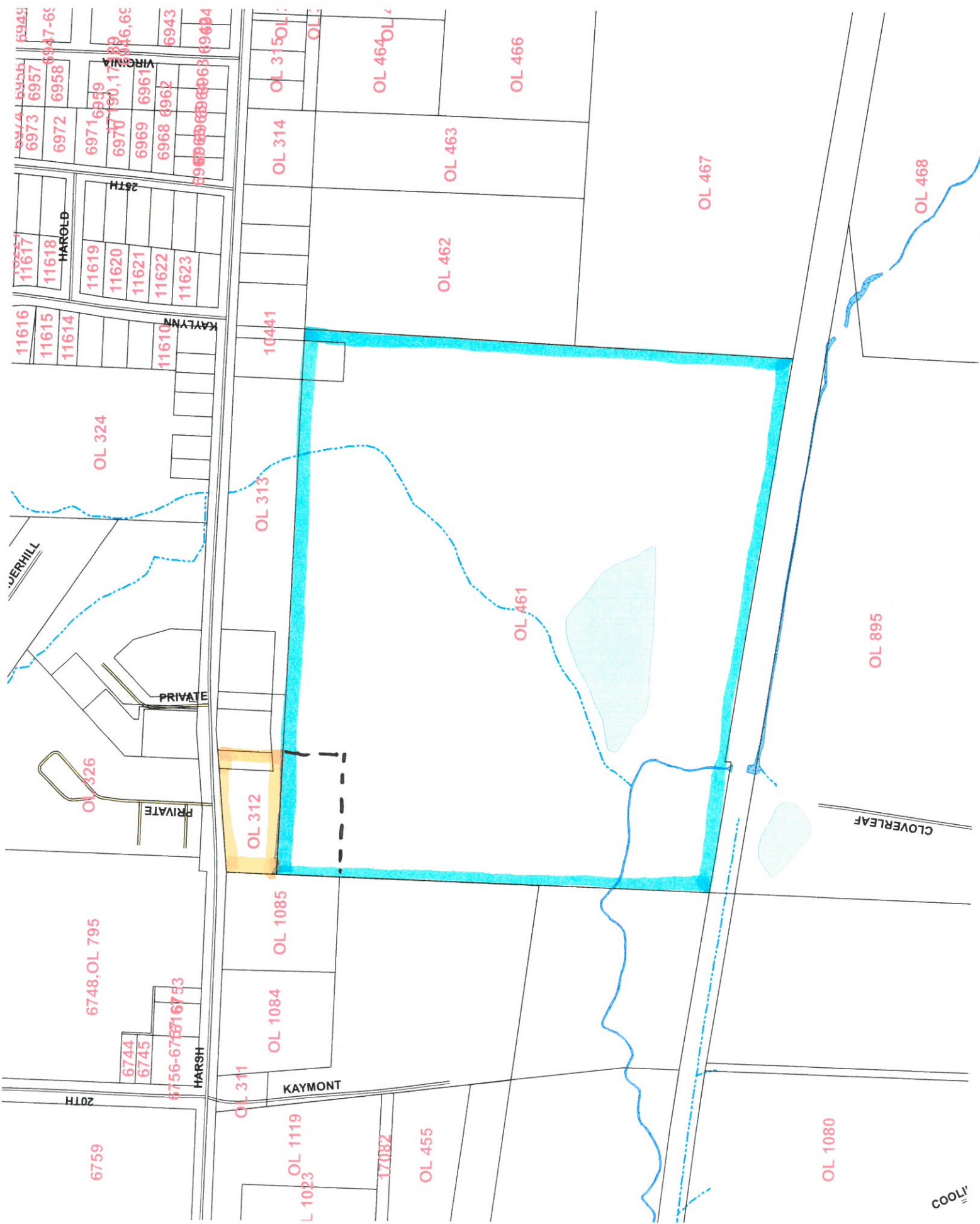
May 2015

NORTH

Poets Glen Allotment
169 Lots

June 2015







APPROVED BY THE CITY OF MASSILLON PLANNING COMMISSION THIS 12th DAY OF February 2014.

ASSIGNED BY MASSILLON CITY ENGINEER.

ENTERED FOR TRANSFER THIS 30th DAY OF April 2014.

RECORDED IN OFFICIAL RECORD JUDICIAL NUMBER 201404300015320

RECK CAMPBELL, STARK COUNTY RECORDER

RECEIVED FOR RECORD THIS 30th DAY OF April 2014

RECORDED IN OFFICIAL RECORD JUDICIAL NUMBER 201404300015320

RECK CAMPBELL, STARK COUNTY RECORDER

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

LEGEND

DRILL HOLE/R.R. SPIKE
FOUND/SET AS NOTED
5/8" IRON PIN SET
STONE FOUND

PROPERTY ADJACENT
RIGHT-OF-WAY LINE
EASEMENT LINE
CHAIN LINK FENCE

REC. RECEPTION
MEASURED
No. 10000000
S/L 2
Calk. OBSERVED
Bldg. FOUND
P.P.N. 10000000
MCP. REINFORCED CONCRETE
ENCR. ENCRICHMENTS
C.R. C.R.
Ex. EXISTING

AS FL. SQUARE FEET
PAGE
VOLUME
No. 10000000
S/L 2
Calk. OBSERVED
Bldg. FOUND
P.P.N. 10000000
MCP. REINFORCED CONCRETE
ENCR. ENCRICHMENTS
C.R. C.R.
Ex. EXISTING

FOUND BEARINGS
PRINCIPAL PLACE OF
BEGINNING
P.P.D.B.
C.L.F. CHAIN-LINK FENCE
ADJACENT
COUNTY

BASIS OF BEARING: IS OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3401) HAD 83 (1986). THE SCORERS POINTS USED AS REFERENCE STATIONS TO ESTABLISH THE DATUM ARE DESIGNATED AS PER 060, AND PER 059. 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 0.99999697.

DOCUMENTS USED TO PREPARE SURVEY:
CURRENT DEEDS & PLATS OF RECORD AS REFERENCED.
TAX MAPS MASSILLON 46 & 56
VOL. 742, PG. 397
VOL. 1160, PG. 572
VOL. 2834, PG. 333

NOTES:
P.P.N. 619416 SUBJECT TO A SANITARY SEWER EASEMENT AS RECORDED IN INSTR. # 200802300034389
AREA IN ROAD RIGHT OF WAY LOCATED IN HARSH AVE. SE = 0.000 ACRES
SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS, RESTRICTIONS AND CONVEYANCES OF RECORD.

OUTLOT # 1135
2.216 TOTAL ACRES NO BUILDINGS
0.921 ACRES FROM P.P.N. 614281, PT. OL 312
0.921 ACRES FROM P.P.N. 614278, PT. OL 312
1.143 ACRES FROM PT. OL 461

OUTLOT # 1136
2.797 TOTAL ACRES NO BUILDINGS
2.675 ACRES FROM P.P.N. 619416, PT. OL 1065
0.122 ACRES FROM PT. P.P.N. 614278, PT. OL 312

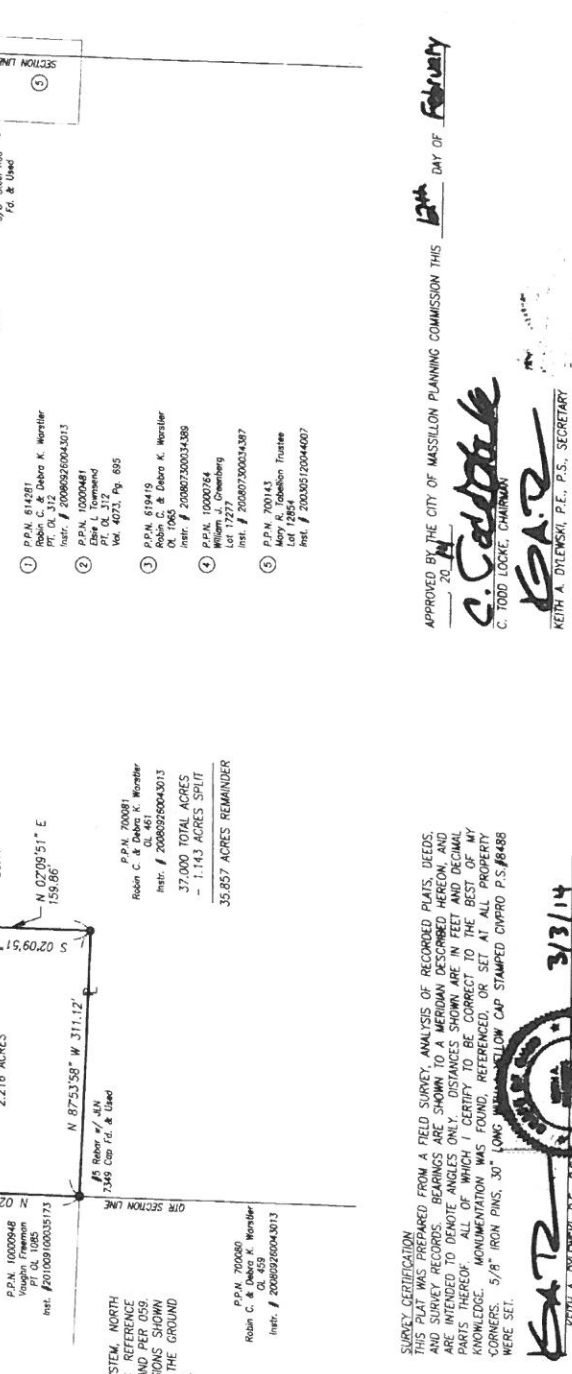
MASSILLON CITY ENGINEER

ASSIGNED BY MASSILLON CITY ENGINEER.

ENTERED FOR TRANSFER THIS 30th DAY OF April 2014.

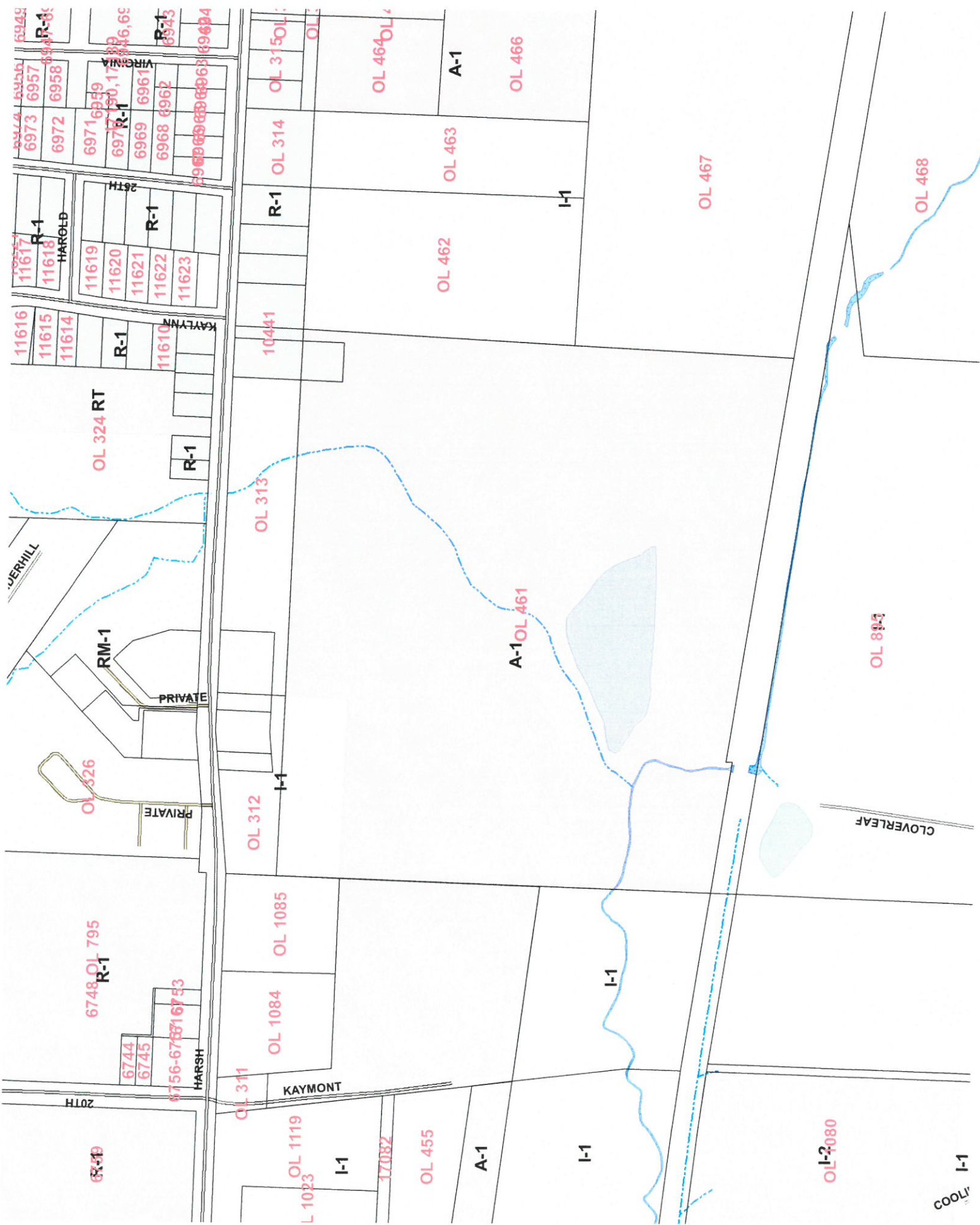
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RECK CAMPBELL, STARK COUNTY RECORDER



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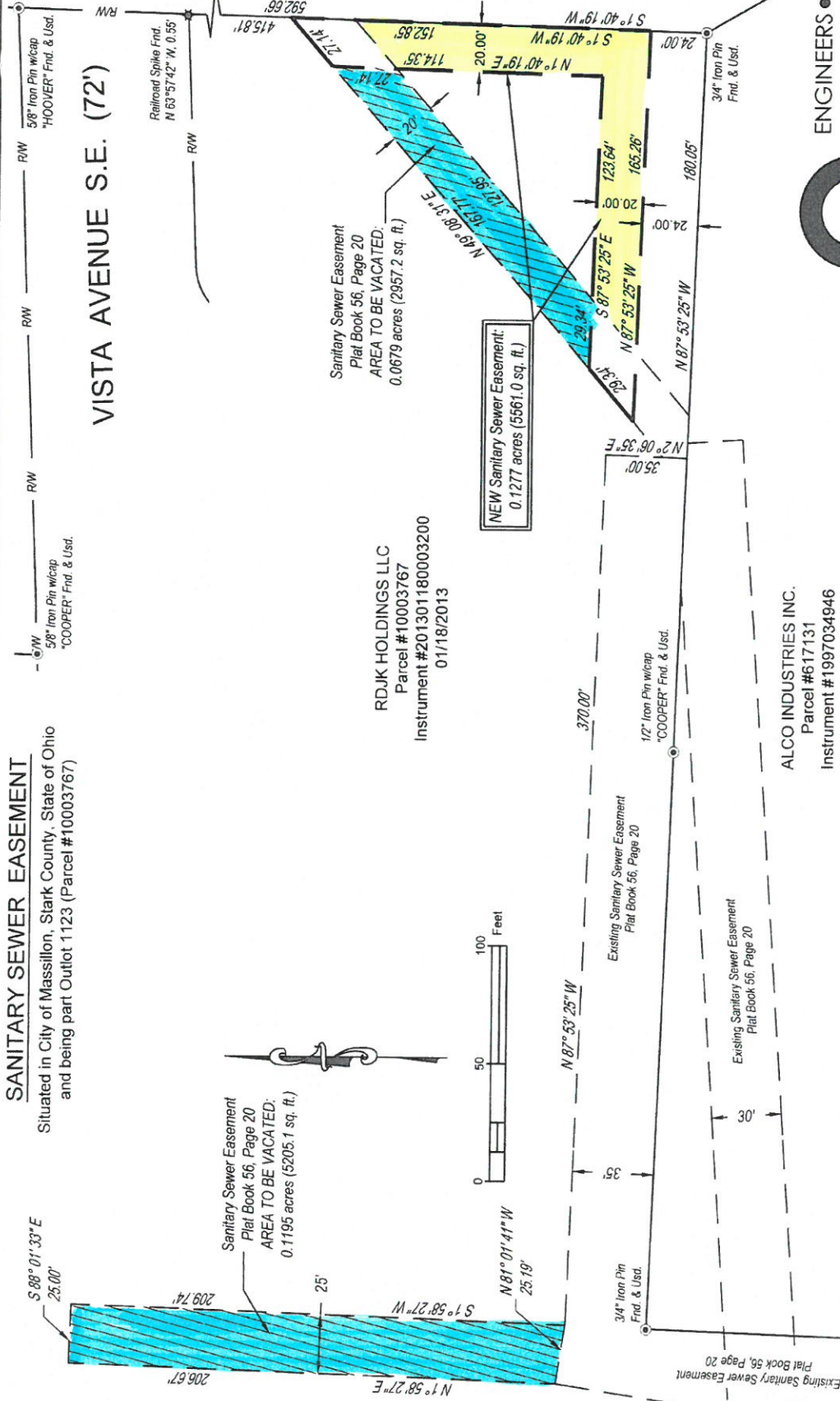
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SANITARY SEWER EASEMENT

Situated in City of Massillon, Stark County, State of Ohio
and being part Outlot 1123 (Parcel #10003767)



STATE OF OHIO
Parcel #681113
Deed 293, Page 81
Part of Outlot 560

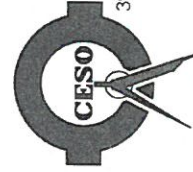
Sanitary Sewer Easement
Plat Book 56, Page 20
AREA TO BE VACATED:
0.0679 acres (2957.2 sq. ft.)

RDJK HOLDINGS LLC
Parcel #10003767
Instrument #201301180003200
01/18/2013

NEW Sanitary Sewer Easement:
0.1277 acres (5561.0 sq. ft.)

ALCO INDUSTRIES INC.
Parcel #617131
Instrument #1997034946

Part of Outlot 560



395 SPRINGSIDE DR. | AKRON, OHIO 44333
PH (330) 665-0660 | FAX (330) 665-0664
www.cesoinc.com

*Massillon Planning Commission
Monday, June 29, 2015 at 4:30 p.m.
Getz Building Meeting Room*

Sign in Sheet

Name:

Address and/or organization

CROCKETT HOMES

Mark Hyatt CEO

A G E N D A
MASSILLON PLANNING COMMISSION
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Applicant: WTJ Inc. / Crockett Homes

Crocketthomesinc@ yahoo.com ✓

Replat : Harsh Avenue SE

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Applicant: Robin Warstler

Simonwarstler@ yahoo.com ✓

Easement Plat : Nova Drive SE

Description: Out Lot 1123, located on Nova Drive SE, east of Nave Road. The request is to vacate an existing sewer easement and dedicate a new easement to line up with the relocated sewers. This is the site of the Premier Co. and is zoned I-1 Industrial.

Applicant: RDJK Holdings/Campbell Construction

Bill@ campbell- construction.com ✓

3. Old Business

Kathy Catazaro-Perry, Mayor

Massillon

City of Champions

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

Date: June 25, 2015

To: Planning Commission Applicants

From: Jason Haines, Engineer Technician

Subject: June 29, 2015 Planning Commission Meeting

Attached is a copy of the Agenda for the upcoming June 29, 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

5

2015 PLANNING COMMISSION

Jason
Linda
Keith

yes

Mayor Kathy Catazaro-Perry

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

yes

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
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@sssn.net

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:

June 29, 2015