

A G E N D A
MASSILLON PLANNING COMMISSION
January 13, 2016 **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 October 21, 2015.***

2. ***New Business***

Final Plat : Westbrook Estates Phase 4A

Description: Part of Outlot 782 totaling 11.206 acres. Located at the north end of Alpha Street and Millrace Street NW. The request is to create 29 new building lots including the dedication of Millrace Street, Alpha Street, Samuel Court NW, and May Avenue NW. Also included is the dedication of a 40 foot sanitary sewer easement across the remainder of the property. The area is zoned R-2 Residential.

This area is part of a larger preliminary plat which was previously approved at the May 13 2015 planning commission meeting.

Applicant: Lockhart Development / Civil Design

3. ***Old Business***

MASSILLON PLANNING COMMISSION
October 21, 2015

The Massillon Planning Commission meeting scheduled for October 14, 2015 was changed and held on October 21, 2015 at 4:30 in the Getz Building Meeting Room. The following members were present:

Members

Todd Locke, Chairman
Mayor Kathy Catazaro-Perry
Director Joel Smith
Ted Miller
Ted Schartiger
Bob Richards

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 August 26, 2015. Mr. Miller moved for approval, seconded by Mr. Schartiger, the motion unanimously passed.

The first item on the agenda was a replat on Tremont Avenue SE, presented by Mr. Haines.

Replat: Tremont Ave SW

Description: Lots 1118, 1119, 1120 and 397, located on the north side of Tremont Ave SW at the 1st Street SW intersection. The request is to combine the 4 lots together to create a parcel of 0.153 acres in size. Current site is Harris Tactical which is under construction for a building addition. The property is zoned B-2 Business. Applicant: Jason Harris

Mr. Miller asked the agenda be corrected from Tremont Avenue SW to Tremont Avenue SE.

Mr. Haines presented a survey prepared by Hammontree & Associates which combines Lots 1118, 1119, 1120 and 397 into one lot and shows the location of the existing building. He stated that the building addition is currently under construction. Once completed, the building will fill the entire lot. Mr. Haines also presented an aerial map to show there is a parking lot to the west of the site.

Mr. Jason Harris, 1800 Woodruff Avenue NW, Massillon, Ohio, was present as the applicant. He had nothing to add to Mr. Haines presentation.

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 replat on 18th Street NW, presented by Mr. Haines.

Replat: 18th Street NW

Description: Lots 5049, 5074, 12307, and 12308, located on the east side of 18th Street NW at Howard Ave. The request is to combine the 4 lots together to create a parcel of 0.5269 acres in size. There is an existing home on the property with vacant lots abutting 17th Street NW and Lincoln Park area. The property is zoned R-2 Residential. Applicant: James and Julie Brand

Mr. Haines described the location of the property as being on the west side of town on the corner of 18th and Howard Avenue NW. He stated that two (2) lots front 18th Street NW and two (2) lots front 17th Street NW.

Mr. Haines presented a survey prepared by GPD. He explained that the two (2) smaller lots to the north (Lots 12307, 12308) were originally a part of Howard Avenue but were vacated at some time in the past and split between the applicant and the City of Massillon since it was adjacent to the City Park. He then presented an aerial map to show the location of the existing house and the City Park. He pointed out that the three (3) vacant parcels were wooded land.

Mr. James Brand, 460 18th Street NW, Massillon, Ohio, was present as the applicant and had nothing to add to Mr. Haines presentation.

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

The final item on the agenda was a replat on Erie Street North, presented by Mr. Haines.

Replat: Erie Street North

Description: Parts of Lot 40, all of Lots 41, 42, 44, 45, 15438, 15439, 15440; located on the east side of Erie Street North, south of Cherry Road. The request is to combine the lots together to create a parcel of 0.906 acres in size. This is the site of the VFW building and parking lot areas. The property is zoned B-3 Business. Applicant: Veterans of Foreign Wars/Terry Roan

Mr. Haines explained that the VFW, whose building fronts Erie Street North, has acquired several properties to provide parking. He presented a survey prepared by Orville DeBos, to show the lots combined. He also presented an aerial map of the site and explained that the house on Lot 45 has been demolished and the house on Lot 42 is in the process of being demolished.

Mr. Miller pointed out that Lots 40 and 15439 appear on the aerial map to encroach on Lot 26 to the north owned by Home Appliance and asked if that could pose a future problem. Mr. Haines explained that an aerial map does not show exact property lines and noted that the survey map shows no encroachments.

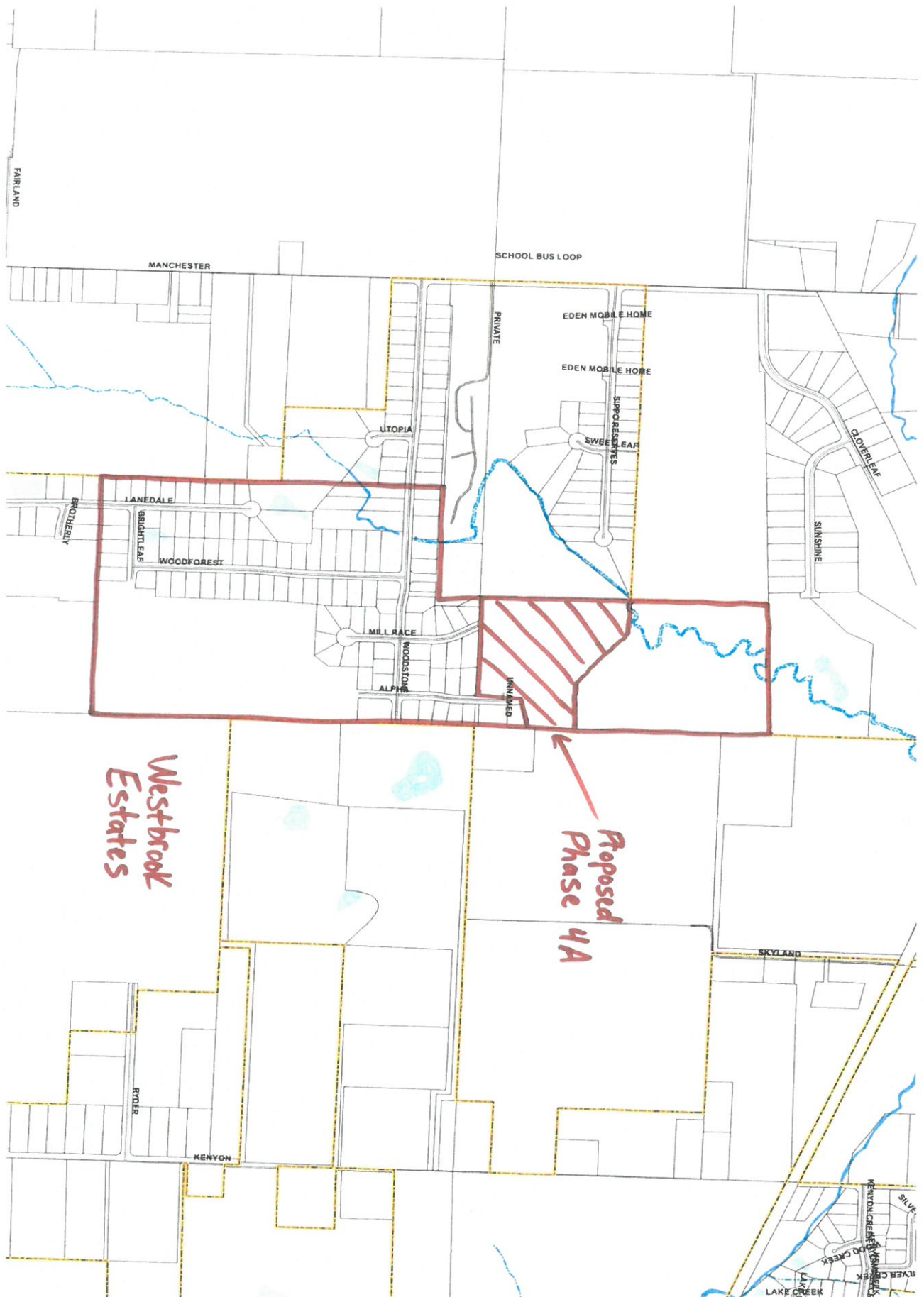
Mr. Terry Roan of the Veterans of Foreign Wars, 516 Orrville Street NW, Massillon, Ohio, was present as the applicant, and had nothing to add to Mr. Haines presentation.

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

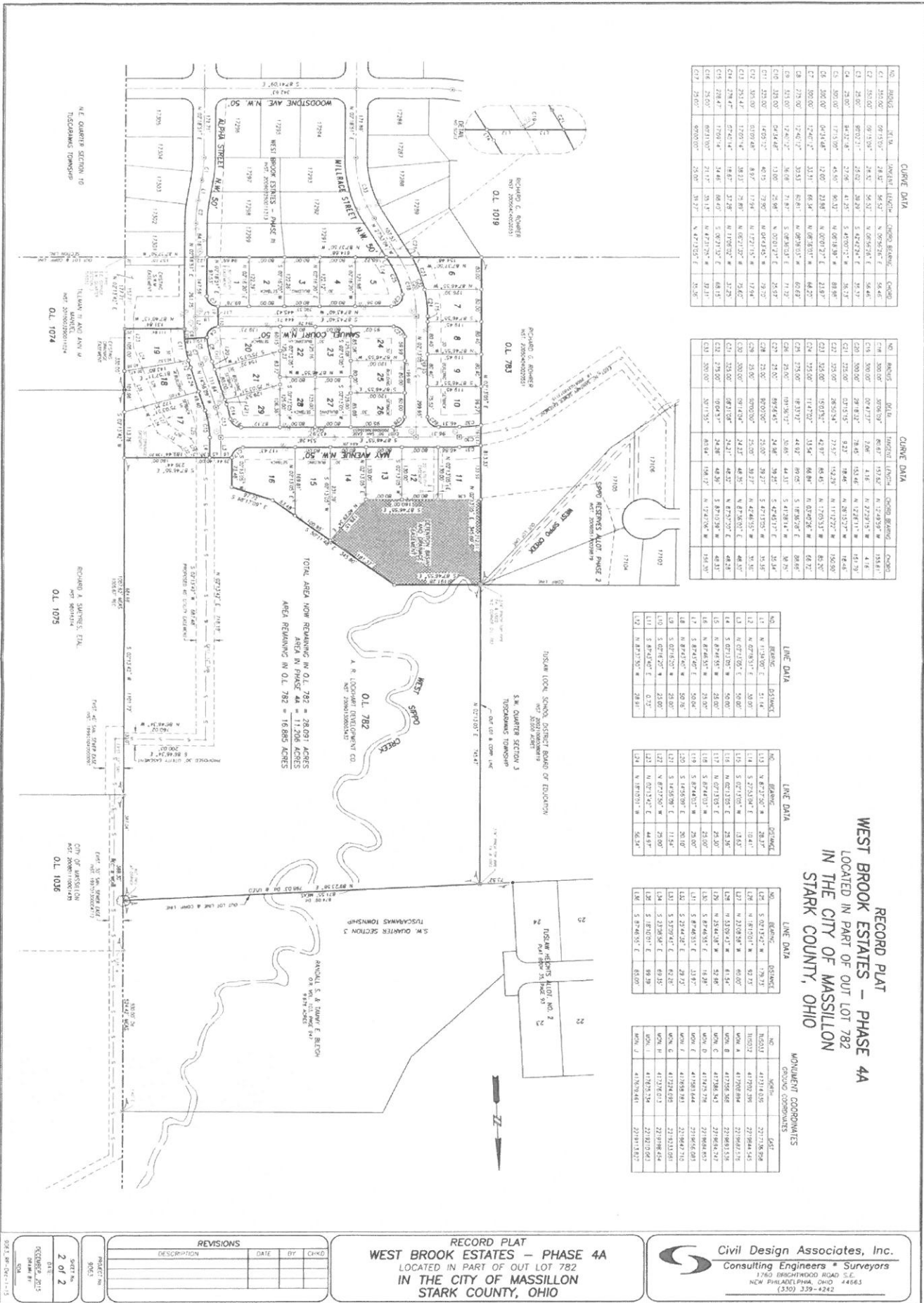
With no further business, Chairman Locke adjourned the meeting at 4:40 p.m.

Respectfully submitted,


Linda Mikutel, Commission Clerk







CURVE DATA			
NO.	BEARING	DATA	CHORD BEARING
C1	225.00°	101.15' ±	101.15' ±
C2	225.00°	101.15' ±	101.15' ±
C3	225.00°	101.15' ±	101.15' ±
C4	225.00°	101.15' ±	101.15' ±
C5	225.00°	101.15' ±	101.15' ±
C6	225.00°	101.15' ±	101.15' ±
C7	225.00°	101.15' ±	101.15' ±
C8	225.00°	101.15' ±	101.15' ±
C9	225.00°	101.15' ±	101.15' ±
C10	225.00°	101.15' ±	101.15' ±
C11	225.00°	101.15' ±	101.15' ±
C12	225.00°	101.15' ±	101.15' ±
C13	225.00°	101.15' ±	101.15' ±
C14	225.00°	101.15' ±	101.15' ±
C15	225.00°	101.15' ±	101.15' ±
C16	225.00°	101.15' ±	101.15' ±
C17	225.00°	101.15' ±	101.15' ±

CURVE DATA			
NO.	BEARING	DATA	CHORD BEARING
C18	225.00°	101.15' ±	101.15' ±
C19	225.00°	101.15' ±	101.15' ±
C20	225.00°	101.15' ±	101.15' ±
C21	225.00°	101.15' ±	101.15' ±
C22	225.00°	101.15' ±	101.15' ±
C23	225.00°	101.15' ±	101.15' ±
C24	225.00°	101.15' ±	101.15' ±
C25	225.00°	101.15' ±	101.15' ±
C26	225.00°	101.15' ±	101.15' ±
C27	225.00°	101.15' ±	101.15' ±
C28	225.00°	101.15' ±	101.15' ±
C29	225.00°	101.15' ±	101.15' ±
C30	225.00°	101.15' ±	101.15' ±
C31	225.00°	101.15' ±	101.15' ±
C32	225.00°	101.15' ±	101.15' ±
C33	225.00°	101.15' ±	101.15' ±

LINE DATA			
NO.	BEARING	DISTANCE	POINT
1	N 113° 00' 00" E	21.44'	1
2	N 02° 10' 00" E	20.00'	2
3	N 02° 10' 00" E	20.00'	3
4	N 02° 10' 00" E	20.00'	4
5	N 02° 10' 00" E	20.00'	5
6	N 02° 10' 00" E	20.00'	6
7	N 02° 10' 00" E	20.00'	7
8	N 02° 10' 00" E	20.00'	8
9	N 02° 10' 00" E	20.00'	9
10	N 02° 10' 00" E	20.00'	10
11	N 02° 10' 00" E	20.00'	11
12	N 02° 10' 00" E	20.00'	12

LINE DATA			
NO.	BEARING	DISTANCE	POINT
13	N 02° 10' 00" E	20.00'	13
14	N 02° 10' 00" E	20.00'	14
15	N 02° 10' 00" E	20.00'	15
16	N 02° 10' 00" E	20.00'	16
17	N 02° 10' 00" E	20.00'	17
18	N 02° 10' 00" E	20.00'	18
19	N 02° 10' 00" E	20.00'	19
20	N 02° 10' 00" E	20.00'	20
21	N 02° 10' 00" E	20.00'	21
22	N 02° 10' 00" E	20.00'	22
23	N 02° 10' 00" E	20.00'	23
24	N 02° 10' 00" E	20.00'	24

LINE DATA			
NO.	BEARING	DISTANCE	POINT
25	N 02° 10' 00" E	20.00'	25
26	N 02° 10' 00" E	20.00'	26
27	N 02° 10' 00" E	20.00'	27
28	N 02° 10' 00" E	20.00'	28
29	N 02° 10' 00" E	20.00'	29
30	N 02° 10' 00" E	20.00'	30
31	N 02° 10' 00" E	20.00'	31
32	N 02° 10' 00" E	20.00'	32
33	N 02° 10' 00" E	20.00'	33
34	N 02° 10' 00" E	20.00'	34
35	N 02° 10' 00" E	20.00'	35

MONUMENT COORDINATES			
NO.	NORTHING	EASTING	POINT
1	417314.015	227176.504	1
2	417314.015	227176.504	2
3	417314.015	227176.504	3
4	417314.015	227176.504	4
5	417314.015	227176.504	5
6	417314.015	227176.504	6
7	417314.015	227176.504	7
8	417314.015	227176.504	8
9	417314.015	227176.504	9
10	417314.015	227176.504	10
11	417314.015	227176.504	11
12	417314.015	227176.504	12

REVISIONS			
NO.	DATE	BY	CHD
1	02/08/22	JD	1
2	02/08/22	JD	2

RECORD PLAT
WEST BROOK ESTATES - PHASE 4A
LOCATED IN PART OF OUT LOT 782
IN THE CITY OF MASSILLON
STARK COUNTY, OHIO

Civil Design Associates, Inc.
Consulting Engineers • Surveyors
1760 BRIGHTWOOD ROAD S.E.
NEW PHILADELPHIA, OHIO 44663
(330) 339-4242

Kathy Catazaro-Perry, Mayor

Massillon

City of Champions

Engineering Department
Keith A. Dylewski, P.E., P.S., City Engineer/Public Works Director

Date: January 6, 2016
To: Planning Commission Applicants
From: Jason Haines, Engineering Technician
Subject: January 13, 2016 Planning Commission Meeting

Attached is a copy of the Agenda for the upcoming January 13, 2016 Massillon City Planning Commission Meeting. This meeting will be held at 4:30 p.m. in the Getz Building Meeting Room, 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 330-830-1721 if you have any questions regarding this matter.

Very truly yours,



Jason Haines
Engineering Technician

Enclosure



rdallison@civil-design.us
amy@lockhartcompanies.com

*Massillon Planning Commission
Wednesday, January 13, 2016 at 4:30 p.m.
Getz Meeting Room*

Sign in Sheet

Name:

Address and/or organization

BOB ALISON

CIVIL DESIGN ASSOC.

Doug Bachman

Civil Design Associates

2016 PLANNING COMMISSION

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

City Council/ AGENDA only
Make 11 – 1 EXTRA for Clerk=12

⑥ yes
Joel Smith
Safety Service Director
Work: 330-830-1702
Mobile: 330-353-1800
jsmith@massillonohio.com

Newspapers, radio, etc.
Only get copy of agenda:

Robert McCune
The Independent
50 North N.W. (833-2634 #81124)
Massillon, Ohio 44647

① 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

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

② yes
Ted Miller
453 – 17th Street NE
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Home: 330-833-0034
Mobile: 330-704-8116
tmiller@imaging2000.com

Account Relations Dept.
East Ohio Gas
4725 Southway Street SW
Canton, Ohio 44706-1936

yes
Elaine Campbell
2540 Fallen Oak Circle NE
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Work: 330-430-6986
*Mobile: 330-327-7530
elainem.campbell@cantonmercy.org no show

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

③ yes
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337 Sandy Avenue NE
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Mobile: 330-323-3247
tigergal65@aol.com

Larry Marcus
Jason
me

④ yes
Bob Richards
1375 Benson Street SW
Massillon, OH 44647
Home: 330-832-9173
rprichards@sssnet.com

⑤ yes
Barb Schumacher
1532 Merino Cr. NE
Massillon, OH 44646
Work: 330-832-7411, Ext. 146
Mobile: 330-418-8971
bschumacher@aahammersmith.com

Date: Jan 13, 2016