

A G E N D A
MASSILLON PLANNING COMMISSION
February 10, 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 January 13, 2016.***

2. ***New Business***

Dedication Plat : Millennium Blvd SE

Description: Known as part of Outlot 569 totaling 6.014 acres to be dedicated as new roadway area. Located in Neocom Industrial park at the north end of existing Millennium Blvd. The request is to dedicate approximately 4,000 feet of new roadway northward to the Route 30 / Cincinnati Drive area. The area is zoned I-2 Industrial.

Applicant: Massillon Development Foundation / Miller Land Development

3. ***Old Business***

MASSILLON PLANNING COMMISSION

January 13, 2016

The Massillon Planning Commission met on January 13, 2016 at 4:30 p.m. in the Getz Building Meeting Room. The following members were present:

Members

Todd Locke, Chairman
Director Joel Smith
Ted Miller
Ted Schartiger
Bob Richards
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 October 21, 2015. Mr. Miller moved for approval, seconded by Mr. Richards, the motion unanimously passed.

The first item on the agenda was a final plat of Westbrook Estates Phase 4A, presented by Mr. Haines.

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

Mr. Haines described the location of the subdivision as being on the west side of town, east of State Route 93 close to Tuslaw Schools. He stated that construction on Westbrook Estates was started about 10 years ago and is about half way completed. He presented a map and pointed out the hatched area on the map that is currently under development. He presented an aerial map to show the existing houses, streets, vacant areas and wetlands. He stated that Alpha Street and Millrace Street will be extended with cul-de-sacs. Mr. Haines noted that the preliminary plat was approved by the Planning Commission in May of 2015.

Mr. Miller asked for a clarification of the wetlands location. Mr. Haines explained the blue markings on the map were Sippo Creek and the areas around the creek are considered wetlands.

Director Smith asked if the street to the south goes all the way to Lincoln Way, to which Mr. Haines answered, yes, Lanedale does dead end into Lincoln Way. He then asked if it is their intention to connect new streets west to Tuslaw School, to which Mr. Haines answered, no, they will not cross the creek.

Mr. Doug Bachman and Mr. Bob Allison of Civil Design Associates, 1760 Brightwood Road, SE, New Philadelphia, Ohio, were present to represent the applicant. Mr. Allison presented a map to show the location of the wetlands. Mr. Allison stated that this phase consists of 29 lots.

Mr. Haines pointed out that this is a final plat to record 29 buildable lots and shows the acreages of each lot. He pointed out that one of the lots is large, 1 ½ acres, and will have a retention pond on it. There will also be an area dedicated for a sanitary sewer easement.

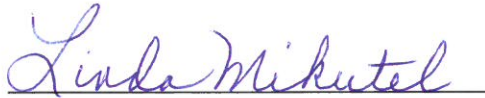
Director Smith asked if there were any engineering issues. Mr. Haines explained that the plans have been submitted to the City Engineer for review and have been sent back with comments. If approved by Planning Commission, the final plat will go to Council for approval.

Director Smith asked Mr. Allison if he was the designer for the previous phases, to which Mr. Allison answered no. Director Smith then asked Mr. Haines if there have been any issues with drainage, to which Mr. Haines replied, none he was aware of. Mr. Haines explained that Massillon constructed a sewer trunk along the trail in the 90's that comes down to serve these properties.

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

With no further business, Chairman Locke adjourned the meeting at 4:50 p.m.

Respectfully submitted,



Linda Mikutel, Commission Clerk





Kathy Catazaro-Perry, Mayor

Massillon

City of Champions

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

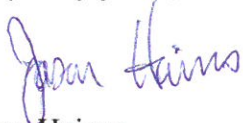
Date: February 5, 2016
To: Planning Commission Applicants
From: Jason Haines, Engineering Technician
Subject: February 10, 2016 Planning Commission Meeting

Attached is a copy of the Agenda for the upcoming February 10, 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

Massillon Planning Commission
Wednesday, February 10, 2016 at 4:30 p.m.
Getz Meeting Room

Sign in Sheet

Name:

Address and/or organization

Ray Hexamer

MDE

Kathy Catanzano Perry

MAYOR

JOEL D SMITH

SAFETY SERVICE DIRECTOR

2016 PLANNING COMMISSION

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City Council/ AGENDA only

Make 11 - 1 EXTRA for Clerk=12

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Only get copy of agenda:

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Canton, Ohio 44702

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East Ohio Gas
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Canton, Ohio 44706-1936

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

Jason
Linda
Jury

Date:

Feb 10, 2016