

A G E N D A
MASSILLON PLANNING COMMISSION
April 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 February 10, 2016.

2. New Business

Alley Vacation: 318 1st Street NE

Description: Known as a 12 foot wide alley located between Thorne Avenue NE and Chestnut Avenue NE and running in an east/west direction between 1st Street and Conrad Place NE . The request is to vacate that section, beginning at 1st street and continuing east approximately 132 feet.. The vacated portions will be combined with adjoining lots 629, 15772, and 15773. The area is zoned O-1 Office.

Applicant: Donald E. Lemon

Easement Plat: Tommy Henrich Blvd. NW

Description: Lot 17416 and Out Lot 1122, located on the west side of Tommy Henrich Blvd NW, north of Lincoln Way. The request is to dedicate an ingress/egress easement for access to the Federal Avenue pump station and pond facilities and also a storm sewer easement for existing Route 21 storm sewers. This site is currently under construction for new retail and parking areas. The area is zoned B-2 Business.

Applicant: 21 Lincoln Way Project LLC

Replat : 1108 Johnson Street SE

Description: Lots 8253, 8254, and south part of Lot 8255, located on the east side of Johnson Street SE, at intersection of Arch Avenue. The request is to split vacant lot 8254 and combine parts of it with the lots to the north and south. The area is zoned R-1 Residential.

Applicant: Habitat for Humanity / Roxanne Culberson

Lot split / Replat : 205 1st Street NW

Description: Parts of Lots 11, 12, 13; and all of Lot 17321, located on the west side of 1st Street NW. The request is to split a small piece of land from Lot 17321 and combine it with the lots to the south. Creating 2 final lots of 0.658 and 0.830 acres in size. There are existing businesses on both parcels. The area is zoned B-3 Business.

Applicant: Yunds Car Wash / Lewis Bernard Ltd.

3. *Old Business*

MASSILLON PLANNING COMMISSION

February 10, 2016

The Massillon Planning Commission met on February 10, 2016 at 4:30 p.m. in the Getz Building Meeting Room. The following members were present:

Members

Todd Locke, Chairman
Mayor Catazaro-Perry
Director Joel Smith
Ted Miller
Elaine Campbell
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 January 13, 2016. Mr. Schartiger moved for approval, seconded by Ms. Schumacher, the motion unanimously passed.

The first item on the agenda was a dedication plat on Millennium Blvd. SE, presented by Mr. Haines.

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

Mr. Haines described the location and presented the survey map showing the extension to Millennium Blvd. He stated that this extension will serve Shearers, Baker Hughes, Case Farms and ETank which are located in NeoCom Industrial Park. He explained that Millennium Blvd. will end with a T-intersection at Cincinnati Drive for traffic to turn around.

Mr. Miller asked if Millennium Blvd. will connect with Cincinnati Drive, to which Mr. Haines answered no, not at this time.

Mr. Ray Hexamer of the Massillon Development Foundation was present as the applicant. He had nothing to add to Mr. Haines' presentation, and wanted to take this opportunity to thank the Mayor, Mr. Marcus, and Mr. Dylewski for their help.

With no further questions or comments, Chairman Locke asked for a motion to approve. Ms. Campbell moved for approval, seconded by Mr. Miller, the motion approved. Ms. Schumacher abstained from voting.

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

Respectfully submitted,



Linda Mikutel, Commission Clerk

NORTH





PETITION TO VACATE ALLEY

Date: January 26, 2016

Honorable City Council, Massillon, Ohio

Gentlepersons:

We, the undersigned, owners of those lots abutting a public alley, do hereby petition your honorable body to vacate that portion between 1st Street NE and Conrad Place NE, beginning on 1st Street NE and continuing easterly approximately 132 feet (see attached map).

Upon approval of City Council, the applicant is required to hire a surveyor to prepare and submit a survey plat, which will be recorded at Stark County at the applicant's expense.

Owner(s)	Signature(s)	Parcel and Lot Numbers
Donald E. Lemon 318 1 st St NE Massillon, OH 44646		0617926 Lot 15772
Donald E. Lemon 318 1 st St NE Massillon, OH 44646		0617927 Lot 15773
Donald E. Lemon 318 1 st St NE Massillon, OH 44646		0600896 Lot 629

I hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true and correct.

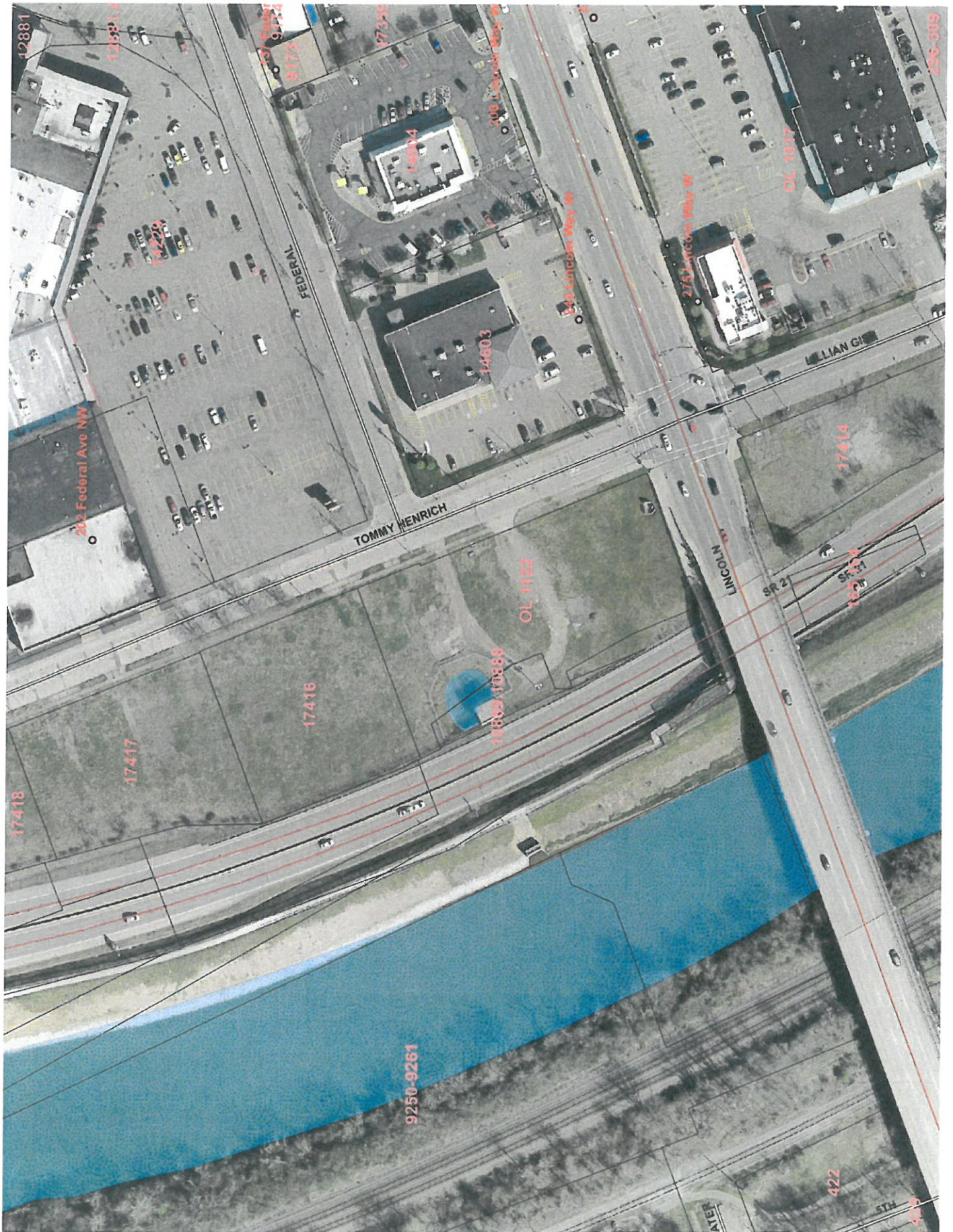
2-17-16 Date  Applicant 495-2516

Subscribed and sworn to before me this 17 day of February A.D., 2016.
My commission expires Dec 11, 2019.




Notary Public









REPLAT OF LOT 8254 AND PART OF LOT 8745

LOTS IN THE CITY OF MASSILLON (P.B. 18, P. 39), STARK COUNTY, STATE OF OHIO
BEING LANDS CONVEYED TO HABITAT FOR HUMANITY OF GREATER STARK AND CARROLL COUNTIES, INC., AS
(HITA HABITAT FOR HUMANITY OF GREATER STARK AND CARROLL COUNTIES, INC.), AS
DESCRIBED IN INSTRUMENT #201308150040589 AND INSTRUMENT
#201311160046245 OF THE STARK COUNTY RECORDS

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	117.85	117.29	100.33	S 26°22'40" W	46°45'19"	58.63
C2	180.35	118.29	125.60	S 26°22'40" W	46°45'19"	68.89
C3	180.35	118.29	125.60	S 26°22'40" W	46°45'19"	68.89
C4	180.35	118.29	125.60	S 26°22'40" W	46°45'19"	68.89
C5	180.35	118.29	125.60	S 26°22'40" W	46°45'19"	68.89
C6	180.35	118.29	125.60	S 26°22'40" W	46°45'19"	68.89
C7	180.35	118.29	125.60	S 26°22'40" W	46°45'19"	68.89
C8	180.35	118.29	125.60	S 26°22'40" W	46°45'19"	68.89
C9	180.35	118.29	125.60	S 26°22'40" W	46°45'19"	68.89
C10	180.35	118.29	125.60	S 26°22'40" W	46°45'19"	68.89

I HEREBY CERTIFY THAT THIS MAP REPRESENTS A BOUNDARY SURVEY PERFORMED IN
JANUARY OF 2016, BY ME, IN ACCORDANCE WITH CHAPTER 4733-37 OF THE OHIO
ADMINISTRATIVE CODE

Edward C. Metzger
EDWARD C. METZGER, OHIO PROFESSIONAL SURVEYOR #7090 DATE 1/25/2016
PLANNING COMMISSION
APPROVED BY THE MASSILLON PLANNING COMMISSION AT A MEETING
HELD _____

TOOD LOCKE
CHAIRMAN
MASSILLON CITY ENGINEER

LOT NUMBERS _____ & _____ ASSIGNED BY THE MASSILLON CITY
ENGINEER

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

DATE _____

ACKNOWLEDGEMENT

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED AGENTS OF THE OWNER
OF THE LAND ADJACENT HERETO, HEREBY ACKNOWLEDGE THE SIGNING OF THE SAME
TO BE OUR FREE ACT AND DEED, AND DO HEREBY REPEAT OUR LAND.

BETH LECHNER
EXECUTIVE DIRECTOR
NOTARY PUBLIC

ALAN MAROLD
STARK COUNTY AUDITOR

STARK COUNTY RECORDER

RECEIVED FOR RECORD THIS _____ DAY OF _____, 20 _____

RECORDED IN INSTRUMENT NUMBER _____

MY COMMISSION EXPIRES _____ DAY OF _____, 20 _____

NOTARY PUBLIC

STARK COUNTY AUDITOR

ENTERED FOR TRANSFER THIS _____ DAY OF _____, 20 _____

ALAN MAROLD
STARK COUNTY AUDITOR

STARK COUNTY RECORDER

RECEIVED FOR RECORD THIS _____ DAY OF _____, 20 _____

RECORDED IN INSTRUMENT NUMBER _____

MY COMMISSION EXPIRES _____ DAY OF _____, 20 _____

NOTARY PUBLIC

STARK COUNTY AUDITOR

ENTERED FOR TRANSFER THIS _____ DAY OF _____, 20 _____

ALAN MAROLD
STARK COUNTY AUDITOR

STARK COUNTY RECORDER

RECEIVED FOR RECORD THIS _____ DAY OF _____, 20 _____

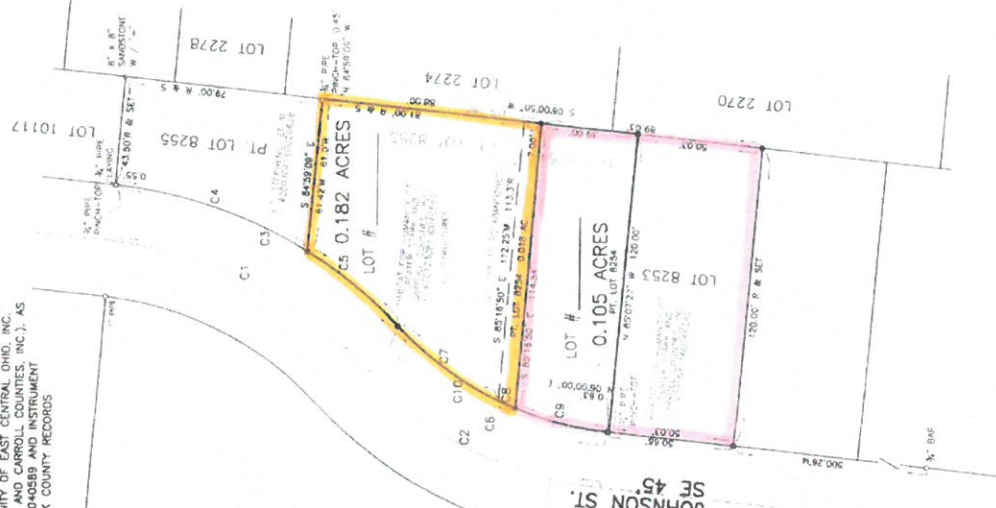
RECORDED IN INSTRUMENT NUMBER _____

MY COMMISSION EXPIRES _____ DAY OF _____, 20 _____

NOTARY PUBLIC

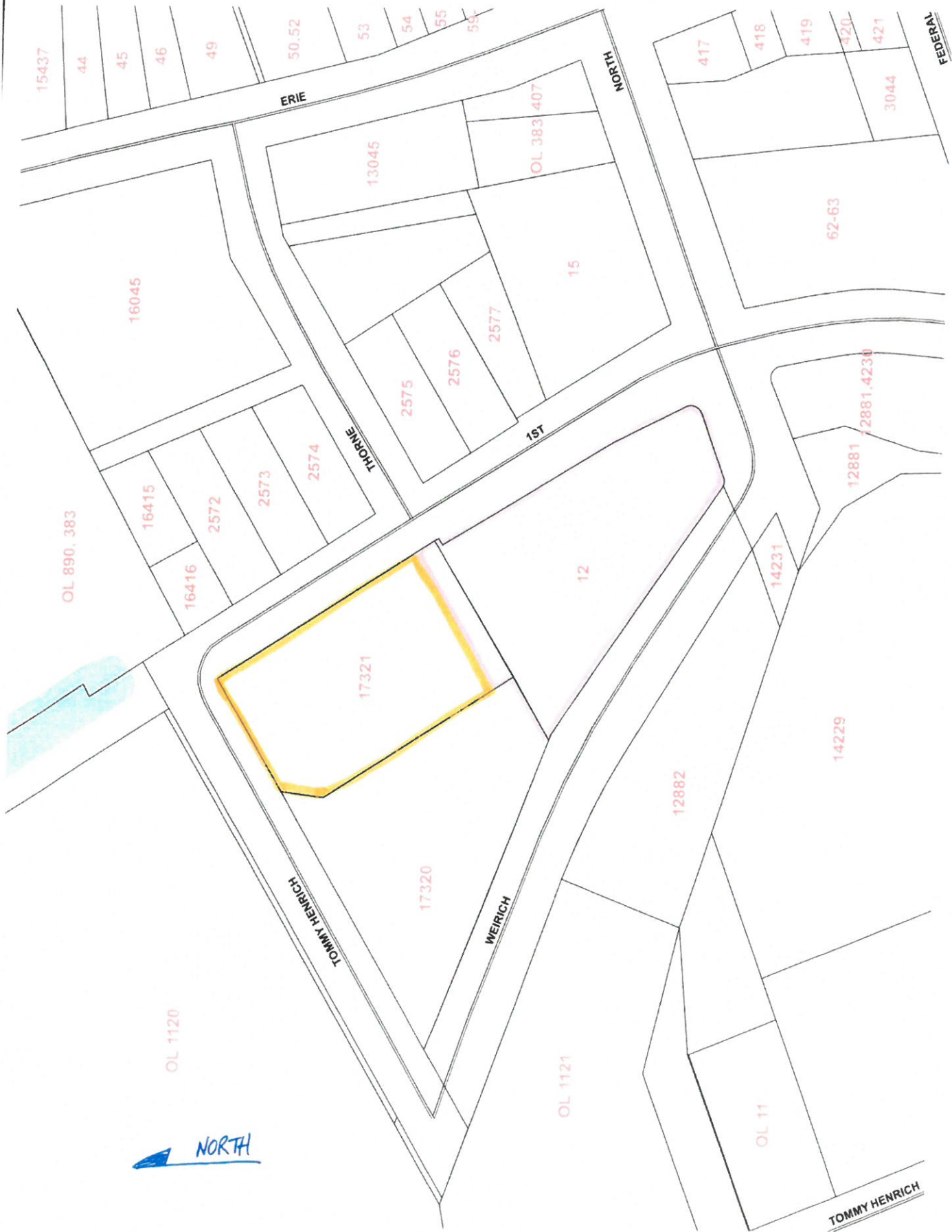
STARK COUNTY AUDITOR

ENTERED FOR TRANSFER THIS _____ DAY OF _____, 20 _____



NOTES:
1. INDICATES IRON PIN FOUND AS NOTED
2. INDICATES 5/8\"

E.C. METZGER & ASSOCIATES, INC.
LAND SURVEYING SERVICES
4400 BROADWAY, SUITE 400, CLEVELAND, OH 44130-4387
(216) 775-1331 FAX (216) 775-4942
www.ecmetzger.com





REFERENCE DATUM
THE REFERENCE DIRECTION FOR BEARING SYSTEM USED WAS ESTABLISHED FROM
THE REFERENCE VACATION AND REPLAT OF TOMMY HENRIKH DRIVE AS RECORDED IN STARR
COUNTY RECORDER'S INSTRUMENT NUMBER 2005/01130002265 USING
43°51'53"E FOR THE SOUTH LINE OF TOMMY HENRIKH DRIVE N.W.

Kathy Catazaro-Perry, Mayor

Massillon

City of Champions

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

Date: April 5, 2016

To: Planning Commission Applicants

From: Jason Haines, Engineering Technician

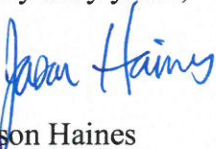
Subject: April 13, 2016 Planning Commission Meeting

Attached is a copy of the Agenda for the upcoming April 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

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318 1st Street NE ✓
Massillon 44646

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mKendall@ GBCDesign.com ✓

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bmaurer@habitatstark.org ✓

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Applicant: Yunds Car Wash / Lewis Bernard Ltd.

3. ***Old Business***

Jay Bonze

yunds @ sssnet. com ✓

Proposed New 3rd Lane (Fast Pass Only Lane)



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

Sign in Sheet

Name:

Address and/or organization

Jerry Miller

BLACK M^CUSKEY

Jay Borze

Yard 15

DONALD LEMON

Kurtz : Vernon

Dennis Loman

Kurtz : Vernon

BOB MAUREN

HABITAT for HUMANITY

2016 PLANNING COMMISSION

Dave
Jason
Linda

⑤
yes
Mayor Kathy Catazaro-Perry

900 Mill Ridge Path NE
Massillon, OH 44646
Work: 330-830-1700
Mobile: 330-418-7398
mayorkathy@massillonohio.com 4

yes
Joel Smith

Safety Service Director
Work: 330-830-1702
Mobile: 330-353-1800
jsmith@massillonohio.com 5

no
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 1

no
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

yes
Ted Schartiger

337 Sandy Avenue NE
Massillon, OH 44646
Home: 330-837-2285
Mobile: 330-323-3247
tiggergal65@aol.com 3/20/16

yes
Bob Richards

1375 Benson Street SW
Massillon, OH 44647
Home: 330-832-9173
rprichards@sssnet.com 2

yes
Barb Schumacher

1532 Merino Cr. NE
Massillon, OH 44646
Work: 330-832-7411, Ext. 146
Mobile: 330-418-8971
bschumacher@aahammersmith.com 3

City Council/ AGENDA only

Make 11 - 1 EXTRA for Clerk=12

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

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: Apr 13, 2016