

A G E N D A
MASSILLON PLANNING COMMISSION
September 14, 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 August 10, 2016.*

2. *New Business*

Replat: 23rd Street NW

Description: Lots 14940, 3760, 10960, 3747, and part of 3759, located on the west side of 23rd Street NW, just north of Main Ave. The request is to combine the lots to create (1) new parcel of 0.570 acres in size. There is an existing house and outbuilding on the property. The area is zoned R-1 Single Family Residential.

Applicant: Ruth A. Tintinger

Replat: Liberty Court SW

Description: Lots 16492 and 16493, located on the south side of Liberty Court SW, east of 9th Street SW. The request is to combine the two lots into one in preparation for a building addition. There is an existing home on the west lot and the area is zoned R-U Residential.

Applicant: Ted and Jessica Cardinal

3. *Old Business*

MASSILLON PLANNING COMMISSION
MINUTES
August 10, 2016

The Massillon Planning Commission met on August 10, 2016 at 4:30 p.m. in City Council Chambers. The following members were present:

Members

Todd Locke, Chairman
Mayor Catazaro-Perry
Director Joel Smith
Ted Miller
Ted Schartiger
Bob Richards
Barb Schumacher
Mark Hickey

Staff

Dave Maley
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 May 11, 2016. Mr. Schartiger moved for approval, seconded by Mr. Richards, the motion unanimously passed.

The first item on the agenda was a lot split/replat/dedication plat at 628 32nd Street NW, presented by Mr. Maley.

Lot Split and Replat and Dedication Plat: 628 32nd Street NW

Description: Known as City Lot 14706 and Out Lot 615, located on the east side of 32nd Street NW, south of Ruby Ave. The request is to split a portion of Out Lot 615 and combine it with the lot to the north, creating (2) new out lots. Both of the lots have existing houses. Also included is the dedication of roadway for 32nd Street. The area is zoned R-2 Single Family Residential
Applicant: Richard and Mary Repp/Jeffery and Kelly Repp

Mr. Maley presented several maps to show the location, zoning and an aerial view of the proposed lot split.

Mr. Jeff Repp, 650 32nd Street NW, Massillon, Ohio, was present as the applicant. He stated that the purpose of the lot split was to acquire more land.

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 was unanimously approved.

The next item on the agenda was a replat on 20th Street SE, presented by Mr. Maley.

Replat: 20th Street SE

Description: Lots 6395 and 6396, located on the east side of 20th Street SE at Connecticut Ave. The request is to combine the two lots to create (1) new building lot. The area is zoned R-1 Single Family Residential. Applicant: Kevin Glick

Mr. Maley presented an aerial map to show the location of the property and a copy of a survey plat. The applicant wants to combine two (2) lots into one building lot. The property is zoned R-1 Single Family Residential.

Mr. Kevin Glick, 18770 Withrich Road, Dalton, Ohio, was present as the applicant.

Ms. Schumacher asked if he intended to build only one home, to which Mr. Glick replied, yes.

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

The next item on the agenda was a revised final plat for Buckeye Ridge Estates Number 1, presented by Mr. Maley.

Revised Final Plat: Buckeye Ridge Estates Number 1

Description: Parts of Out Lot 1153, located on the north side of Wooster Road NW; at the end 27th Street NW/Bison Ave intersection. The request is to develop the first phase of the allotment with (11) new residential lots and (2) outlots. Also included is the dedication of new streets Buckeye Ridge Blvd NW and Cottonwood Drive NW, as well as dedication of Cherry Road and Beaumont Ave right of way areas. Currently the property is vacant and is zoned R-1 Single Family Residential. Applicant: WTJ Inc./Crockett Homes

Mr. Maley presented an aerial map to show the location of the property, formerly known as the Poets Glen area. He also presented a survey plat that showed the original Phase 1 of this development, along with a revised survey plat to show the current proposal.

Mr. David Hayes, 5060 Navarre Road SW, Canton, Ohio, was present as the applicant. He pointed out that the revised plat does not have as many lots as the original Phase 1 plat, and that they all conform to the required zoning requirements.

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 was unanimously approved.

The next item on the agenda was a replat on North Avenue, presented by Mr. Maley.

Replat: North Avenue

Description: Lots 56, 57 and part of Lot 51, located on the west side of 1st Street NE, at the intersection of North Avenue. The request is to combine the 3 parcels to create a building lot 0.528 acres in size. The site is currently vacant and is zoned B-3 Business. Applicant: First North Holdings LLC

Mr. Maley presented maps to show the location and zoning of the property. He also presented a survey of the proposed replat. He stated that the home shown on the aerial map is to be demolished, and that the property is zoned B-3, Business.

Mr. Bob Gessner of First North Holdings LLC, was present as the applicant. He stated that he intends to build a 2-story office building, 27,000 square feet. The Chamber of Commerce will be his first tenant.

Ms. Schumacher asked about parking. Mr. Gessner stated that he has acquired adjacent properties to provide 125 parking spaces, plus the City's parking lot is nearby and that will provide ample parking.

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

The next item on the agenda was a replat on 17th Street NW, presented by Mr. Maley.

Replat: 17th Street NW

Description: Known as Lots 7932, 7933, 7934, located on the east side of 17th Street NW, south of Cherry Road. The request is to combine 3 lots together to create (2) new building lots; with one fronting on 17th Street NW and the other fronting on 15th Street NW. The lots are currently vacant and are zoned R-2 Single Family Residential. Applicant: Joseph and Charlene Glick

Mr. Maley presented maps to show the location and zoning of the property. He also presented a survey to show the proposed replat.

Mr. Joseph Glick, 10804 Corundite Road NW, Massillon, Ohio, was present as the applicant. He had nothing to add to Mr. Maley's presentation.

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

The next item on the agenda was a replat on Erie Street South, presented by Mr. Maley.

Replat: Erie Street South

Description: Known as Out Lots 153 and Lot 16571, located on the east side of Erie Street South, just south of Shriver. The request is to combine the two lots together to create one lot of 7.896 acres. Both of the lots have existing commercial buildings. The area is zoned I-1 Industrial. Applicant: Russell and Margaret Draime

Mr. Maley presented maps to show the location and zoning of the property. He also presented a survey to show the proposed replat.

Chairman Locke asked if the replat met all the necessary requirements, to which Mr. Maley replied yes.

Mayor Catazaro-Perry expressed a concern about part of the parcel becoming landlocked.

Mr. Eric Myer, 108 3rd Street NE, Massillon, Ohio, was present as the applicant's, Mr. Draime, attorney. Mr. Myer felt there was some confusion in the wording of the agenda, as their intention is to also split off part of the lot for the purpose of selling it to Advanced Industrial Roofing.

Ms. Schumacher asked if there was an agreement already signed by Advanced Industrial Roofing for said split to which Mr. Myer replied that the agreement has been negotiated but not yet officially signed.

Chairman Locke asked if Lot 16571 is being used as frontage for the property so there are no landlocked parcels. Mr. Myer said yes, there are no landlocked parcels.

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

The last item on the agenda was a lot split and replat on Nave Road SE, presented by Mr. Maley.

Lot Split and Replat: Nave Road SE

Description: Known as Out Lots 1160 and 1161, located on the north side of Nave Road SE, on old state hospital grounds. The request is to split a portion of Out Lot 1160 and combine it with the lot to the north, creating (2) new out lots. Both of the lots have existing buildings. The area is zoned I-1 Industrial. Applicant: Commquest/City of Massillon

Mr. Maley presented maps to show the location and zoning of the property. He also presented a survey to show the proposed split and replat.

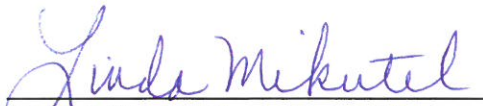
Mr. Mike Garcar of CommQuest Services, 2171 Applegrove NW, North Canton, Ohio, was present as the applicant. He had nothing to add to Mr. Maley's presentation.

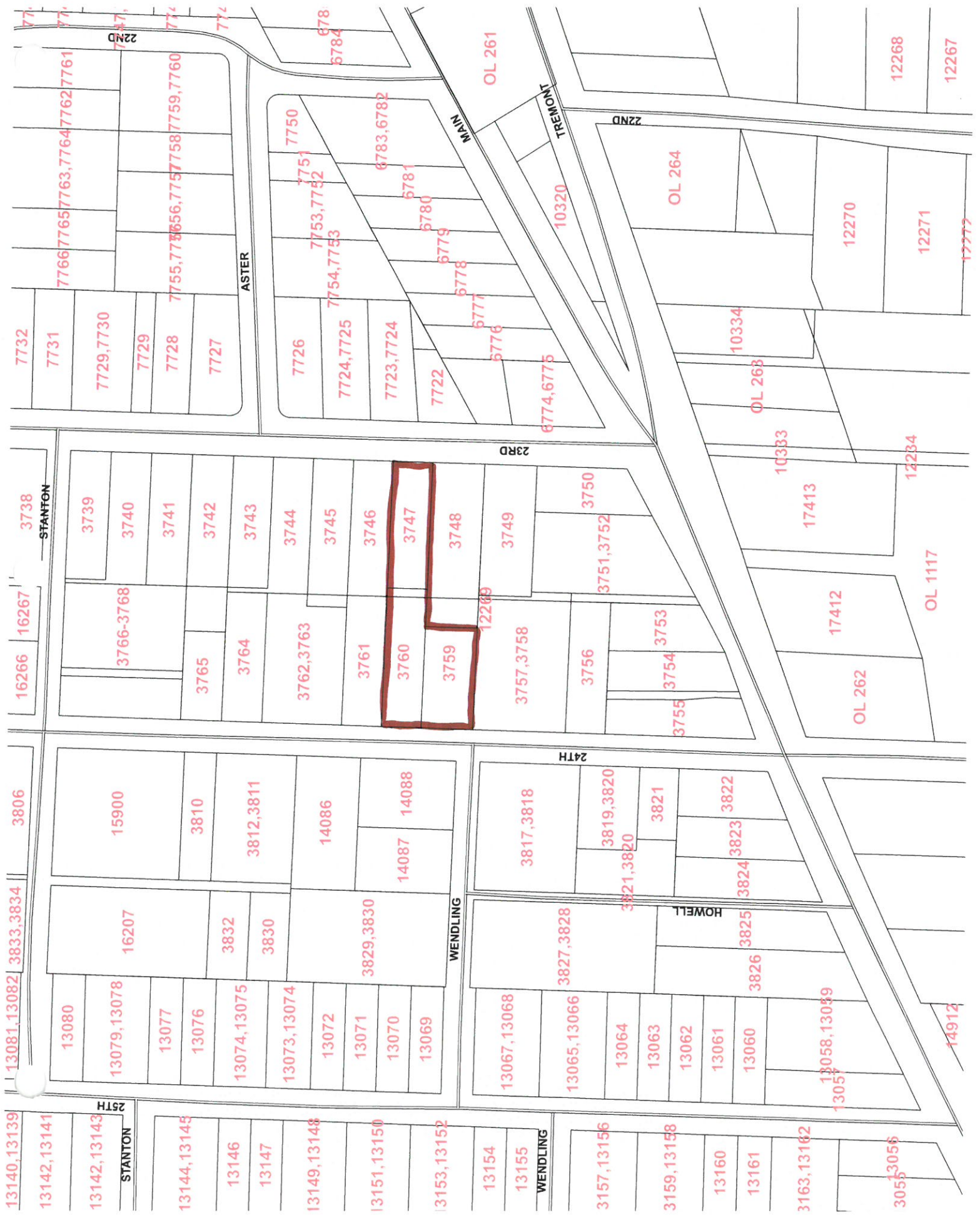
Mayor Catazaro-Perry commented that the City has been working with CommQuest to facilitate a larger rehab facility, and through Council's approval, the City has given them McKinley Hall. She said the next step is that it will go through the CIC to transfer the deed to them. She also stated that a grant of \$75,000.00 was received from the State to study the costs to improve the facility. She said that this is a joint effort to help deal with the current opiate crisis.

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

With no further business, Chairman Locke adjourned the meeting at 4:55 p.m.

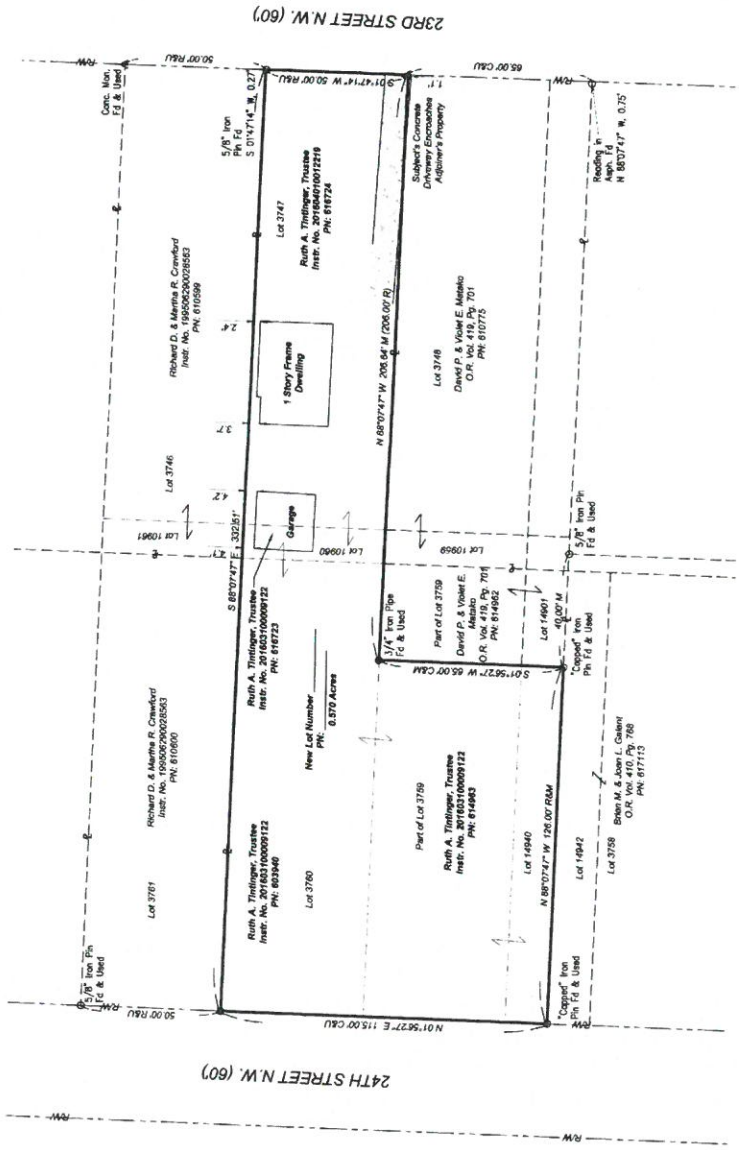
Respectfully submitted,


Linda Mikutel, Commission Clerk





REPLAT OF MASSILLON CITY LOT NUMBERS 14940, 3760, 10960, 3747 AND PART OF 3759.



The Basis of Bearing is Ohio State Plane Coordinates, North Zone, NAD 83. Iron pins set are 30" x 3/4" steel rod with plastic cap stamped "DIVERSIFIED ENGINEERING".

- RW - Right-of-Way
- FL - Flag Line
- PCB - Point of Beginning
- TRPB - True Point of Beginning
- CL - Center Line
- C - Calculated
- M - Measured
- R - Record
- - Iron Pin Set
- ▲ - Drift Hole or Railroad Spike Set
- △ - Iron Pin Found
- - Iron Pin Found
- ◇ - Monument Found as Noted
- - Stone Monument Found

This is to certify that, at the request of the owner, I have surveyed and platted the parcel of land shown herein in accordance with the provisions of Chapter 4733-37 of the Ohio Revised Code. Monuments were found or set as indicated herein. Distance was measured in US Survey Feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge and belief.

Joshua C. Lambert 8-30-16
 Joshua C. Lambert
 Registered Professional Surveyor No. S-8666
 State of Ohio



Reference used:
 County Auditor's Tax Maps
 Deeds on File at the County Map Office
 Plat Book 3, Pg. 200 - Howell's Highland Addition
 Plat Book 59, Pg. 71 - Road Vacation

ISSUE DATE 08/09/16
 SCALE 1" = 30'
 SURVEYED BY JCLMS
 DATE 07/29/16
 DRAWN BY JCL
 DATE 08/09/16
 CHECKED BY JCL
 DATE 08/09/16
 FILE NO. DE-5887

Diversified Engineering Inc.
 CONSULTING ENGINEERS & SURVEYORS
 175 BAY AVENUE, N.E.
 SUITE 100
 ATLANTA, GEORGIA 30316
 PHONE (404) 525-4431
 FAX (404) 525-4432
 E-MAIL: info@div-eng.com
 WWW: www.div-eng.com

REPLAT OF SURVEY
 Ruth A. Tintinger, Trustee
 27 23rd Street N.W.
 Massillon, Ohio

SHEET NO: 1/1

Situated in the City of Massillon, County of Stark and State of Ohio, known as being all of Lots 14940, 3760, 10960, 3747 and being part of Lot 3759 in said City according to the latest numbering of lots therein.

ACCEPTANCE

I, Ruth A. Tintinger, Trustee, the undersigned owner of the replatted portion, do hereby accept this plat and subdivision of the same.

NAME *Ruth A. Tintinger* DATE 9-7-16

NOTARY PUBLIC

STATE OF OHIO
 Before me, a Notary Public in and for said County and State, personally appeared the above named owner(s) who acknowledged the signing of the foregoing instrument, and that it was of their own free act and deed personally, and official seal of said State of Ohio, this 9th day of September, 2016.

Notary Public My Commission Expires 9-4-2019

PLANNING COMMISSION

This Plat is hereby approved and accepted by the Planning Commission of the City of Massillon, Ohio this 9th day of September, 2016.

CHAIRMAN SECRETARY

MASSILLON CITY ENGINEER

This Plat is hereby approved and given Lot Number by the City Engineer, day of September, 2016.

City Engineer
 City of Massillon, Ohio

COUNTY AUDITOR

Entered for transfer this 9th day of September, 2016.

Stark County Auditor

COUNTY RECORDER

Received for record this 9th day of September, 2016, Recorded in Plat Book Page this 9th day of September, 2016.

Stark County Recorder







R-1

R-1

BEBB

R-1

R-1

GEIGER

R-1

R-1

NEALE

R-1

R-1

GRIFFITH

R-1

RM-1

B-1

RU

LIBERTY

RU

PATRIOT

RU

RM-1

B-1

8TH

FINE ROCK

8TH

I-2

I-2

R-1

RT

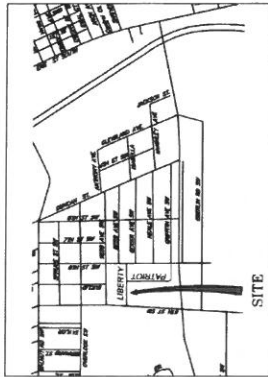
O-1

9TH

R-1

R-1





VICINITY MAP

REPLAT of LOTS 16492 & 16493
located in
CITY OF MASSILLON
MAP No. 62
STARK COUNTY, OHIO

ACKNOWLEDGEMENTS

KNOWN AS BEING ALL OF LOTS 16492, & 16493 CITY OF MASSILLON, OHIO

I HEREBY CERTIFY THAT THIS IS A CORRECT PLAT OF A SURVEY MADE BY ME
THIS 27th DAY OF JULY, 2016, IN ACCORDANCE WITH THE MINIMUM STANDARDS
OF THE OHIO SURVEYING BOARD, PREPARED IN CHAPTER 4733-27 OF THE OHIO
ADMINISTRATIVE CODE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

Chris Nichols
Chris L. Nichols
REGISTERED SURVEYOR NO. 7449



KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNERS
OF THE ABOVE SHOWN PLAT DO HEREBY REPLY OUR LANDS AND
THAT THE SURVEYING WAS ACCORDING TO THE ACT AND DEEDS SUBSEQUENTLY.

OWNER

Ted J. Cardinal
TED J. CARDINAL
DATE 8-29-16

Jessica A. Cardinal
JESSICA A. CARDINAL

STATE OF OHIO
COUNTY OF STARK
I, JESSICA A. CARDINAL, DO HEREBY CERTIFY THAT I AM THE UNDERSIGNED
APPEARING IN THE ABOVE SHOWN PLAT, AND THAT I WAS
PRESENT AT THE SURVEYING AND THAT I WAS
IN THE ACT AND DEEDS SUBSEQUENTLY TO THE SURVEYING
AND THAT I WAS IN THE ACT AND DEEDS SUBSEQUENTLY TO THE SURVEYING
AND THAT I WAS IN THE ACT AND DEEDS SUBSEQUENTLY TO THE SURVEYING

Jessica A. Cardinal
JESSICA A. CARDINAL
DATE 8-29-16

NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 14, 2019

CITY PLANNING COMMISSION
APPROVED BY THE PLANNING COMMISSION OF THE CITY OF MASSILLON AT A
MEETING HELD ON 8/29/16

SECRETARY

CHAIRMAN

CITY ENGINEER
I HEREBY APPROVE THIS PLAT AND ASSIGN LOT NUMBERS SHOWN HEREON.

CITY ENGINEER
DAVID CHOCK, P.E., P.S.

COUNTY AUDITOR
ENTERED FOR TRANSFER THIS 27th DAY OF JULY, 2016

COUNTY AUDITOR

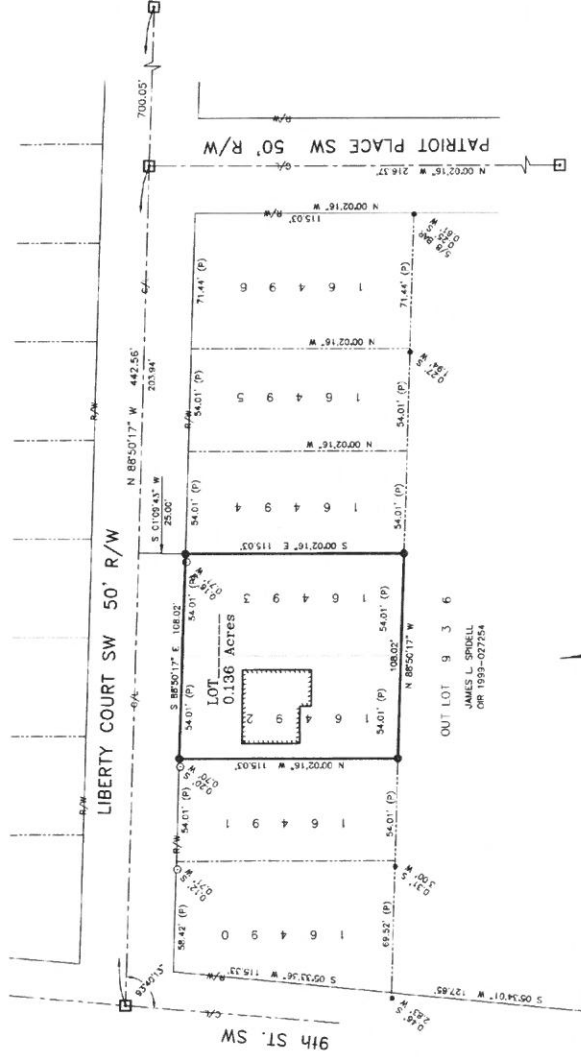
COUNTY RECORDER
RECORDED FOR RECORD THIS 27th DAY OF JULY, 2016
RECORDED IN BKG. 2016-07-27-0027942

PERTINENT DOCUMENTS

DEEDS AS SHOWN
CITY TAX MAP No. 62
CENTENNIAL VILLAGE DEVELOPMENT PLAT
IMG #2002-08-28-0068069

OWNERSHIP

TED J. & JESSICA A. CARDINAL	LOT 16492	OR 2015-05-28-0019865
TED J. & JESSICA A. CARDINAL	LOT 16493	OR 2015-07-23-0028443
LINDA G. WATSON	LOT 16491	OR 2010-10-15-0040885
ANDREW A. & BETHANY J. GRANT	LOT 16494	OR 2006-05-09-0027942



BEARING BASIS

BEARINGS ARE FOR ANGLE DETERMINATION ONLY.
ERIC ST. BEARING N 01°46'03" E SCALED FROM
STARK COUNTY ENGINEER'S DIGITAL GIS.

Massillon Planning Commission
Wednesday, September 14, 2016 at 4:30 p.m.
Getz Building Meeting Room

Sign in Sheet

Name:

Address and/or organization

Ted Cardina	871 Liberty Ct SW Massillon OH 44647
Ruth Tintinger	6000 Beth Ave SW Lot 43 Canton Ohio
Mike Tintinger	44206

A G E N D A
MASSILLON PLANNING COMMISSION
September 14, 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 August 10, 2016.*
2. *New Business*

Replat: 23rd Street NW

Description: Lots 14940, 3760, 10960, 3747, and part of 3759, located on the west side of 23rd Street NW, just north of Main Ave. The request is to combine the lots to create (1) new parcel of 0.570 acres in size. There is an existing house and outbuilding on the property. The area is zoned R-1 Single Family Residential.

Applicant: Ruth A. Tintinger

6000 Beth Ave SW
Lot 43
Canton OH 44706

Replat: Liberty Court SW

Description: Lots 16492 and 16493, located on the south side of Liberty Court SW, east of 9th Street SW. The request is to combine the two lots into one in preparation for a building addition. There is an existing home on the west lot and the area is zoned R-U Residential.

Applicant: Ted and Jessica Cardinal

Ted Cardinal
871 Liberty Court SW
Mass 44647

3. *Old Business*

2016 PLANNING COMMISSION

5
no
Mayor Kathy Catazaro-Perry

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

6 yes
Mark Hickey

1623 Coventry Road NE
Massillon, OH 44646
Home: 330-837-2462
Mobile: 330-495-5784
mhickey@farmersagent.com

Jason
Linda
Dave

4 yes
Joel Smith

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

3 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

2 yes
Ted Miller

453 - 17th Street NE
Massillon, OH 44646
Home: 330-833-0034
Mobile: 330-704-8116
tmiller@imaging2000.com

3 yes
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

1 yes
Ted Schartiger

337 Sandy Avenue NE
Massillon, OH 44646
Home: 330-837-2285
Mobile: 330-323-3247
tigergal65@aol.com

yes
Bob Richards

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

no
Barb Schumacher

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

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

City Council/ AGENDA only

Make 11 - 1 EXTRA for Clerk=12

Date: 9/14/2016