

A G E N D A
MASSILLON PLANNING COMMISSION
October 12, 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 September 14, 2016.***

2. ***New Business***

Replat and Sanitary Sewer Easement : Harsh Avenue SE

Description: Known as Parts of Out Lot 324 and Lot 11614, located on the north side of Harsh Avenue SE, west of Kaylynn Street. The request is to combine the properties to create (2) new building lots of 5.210 acres and 2.886 acres. The lots will have frontage on Kaylynn Street and Harsh Avenue. Currently the property is vacant. The area is zoned R-1 Single Family, RM-1 Multi-family, and R-T Two Family Residential.

Also included is the dedication of a sanitary sewer easement along the existing sewer trunk line.

Applicant: Flek and Cathy Stoehr

Lot Split and Replat : 9th Street SW

Description: Known as Lots 3905, 3907, and parts Lots 3904 and 3906; located on the East side of 9th Street SW, south of Tremont. Ave. The request is to split lot 3906 into (3) small parcels and combine them with the three adjoining lots to create larger yard areas. The area is zoned R-1 Single Family.

Applicant: Stark County Land Reutilization, L. Goss, J. Moser, P. Hattery

Lot split and Replat : 2719 Duane Ave NW

Description: Known as Lots 13734 and 13736, located on the south side of Duane Ave NW, east of Ford Street NW. The request is to combine the 3 smaller lots to create (2) new building sites. There is an existing home on the property which will be razed. The area is zoned R-1 Single Family Residential.

Variance Request: *Section 1109.05 Lot requirements. The proposed lots will not meet the area requirement of 7,800 square feet and a variance has been requested.*

Applicant: Habitat for Humanity

3. *Old Business*

MASSILLON PLANNING COMMISSION
MINUTES
September 14, 2016

The Massillon Planning Commission met on September 14, 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
Elaine Campbell
Ted Schartiger
Mark Hickey

Staff

Jason Haines
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 August 10, 2016. Mr. Schartiger moved for approval, seconded by Mr. Miller, the motion unanimously passed.

The first item on the agenda was a replat on 23rd Street NW, presented by Mr. Haines.

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

Mr. Haines presented several maps to show the location, zoning and an aerial view of the property. He also presented a survey of the proposed replat. He stated that it is the applicant's intention to combine several lots which will create one (1) L-shaped parcel. He said that the Stark County Auditor required this replat in order to transfer the property.

Mike and Ruth Tintinger, 6000 Beth Avenue SW, Lot 43, Canton, Ohio, were present as the applicants. They had nothing to add to Mr. Haines presentation, but stated that they were surprised they had to go through this process in order to sell their home.

Director Smith questioned if there was an intrusion on part of Lot 3759, to which Mr. Haines answered that the replat shows there is not. Mr. Haines stated that the purpose of this replat was to clear up any discrepancies with the amount of acreage.

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.

The next item on the agenda was a replat on Liberty Court SW, presented by Mr. Haines.

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

Mr. Haines presented several maps to show the location, zoning and an aerial view of the property. He also presented a survey of the proposed replat. He stated that the applicant owns two (2) lots side by side and intends to combine them in order to build an addition to his existing home.

Mr. Ted Cardinal, 871 Liberty Court SW, Massillon, Ohio, was present as the applicant. He stated that the Building Department is requiring the replat because it is not permitted to build over a lot line.

With no further 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 4:35 p.m.

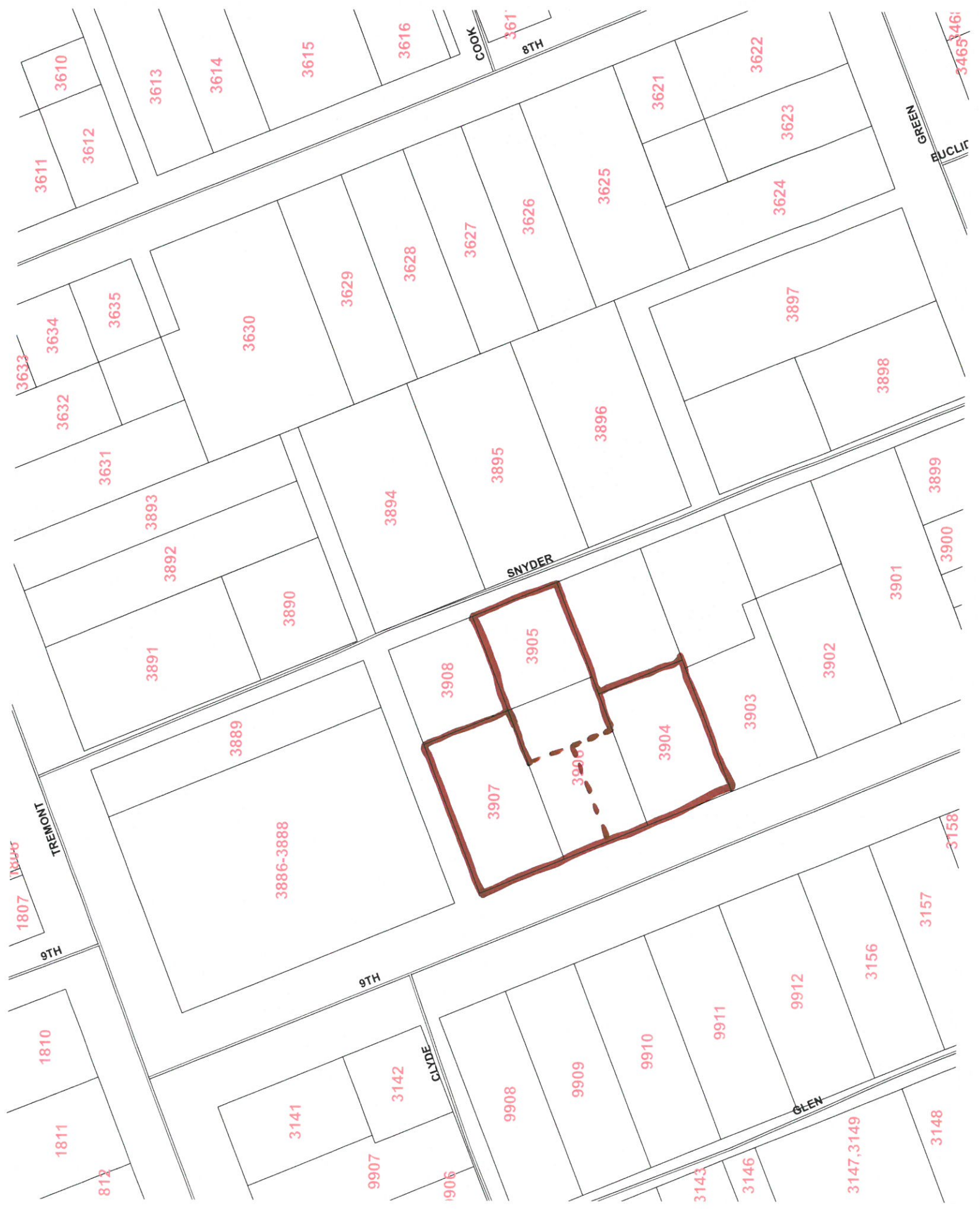
Respectfully submitted,


Linda Mikutel, Commission Clerk

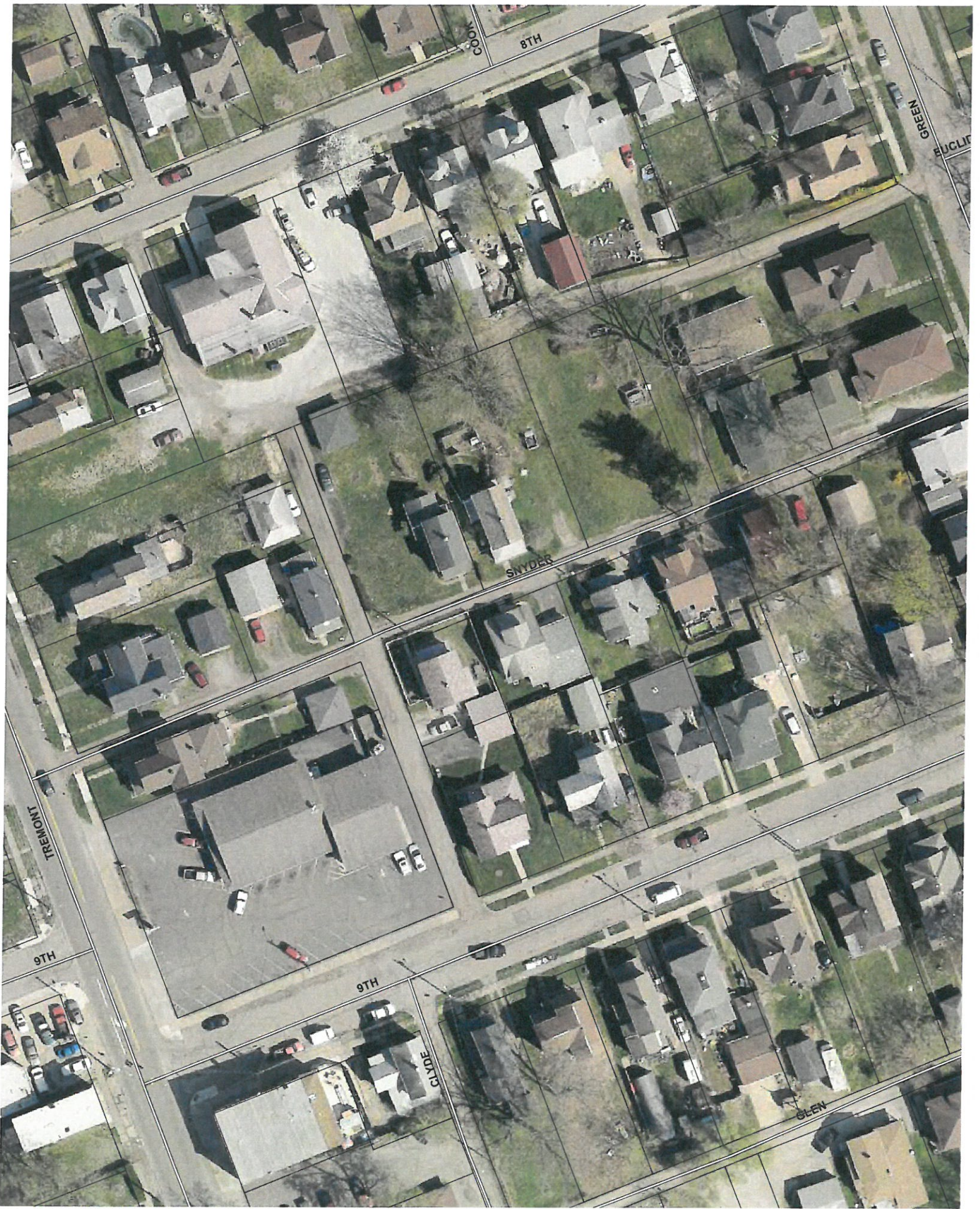


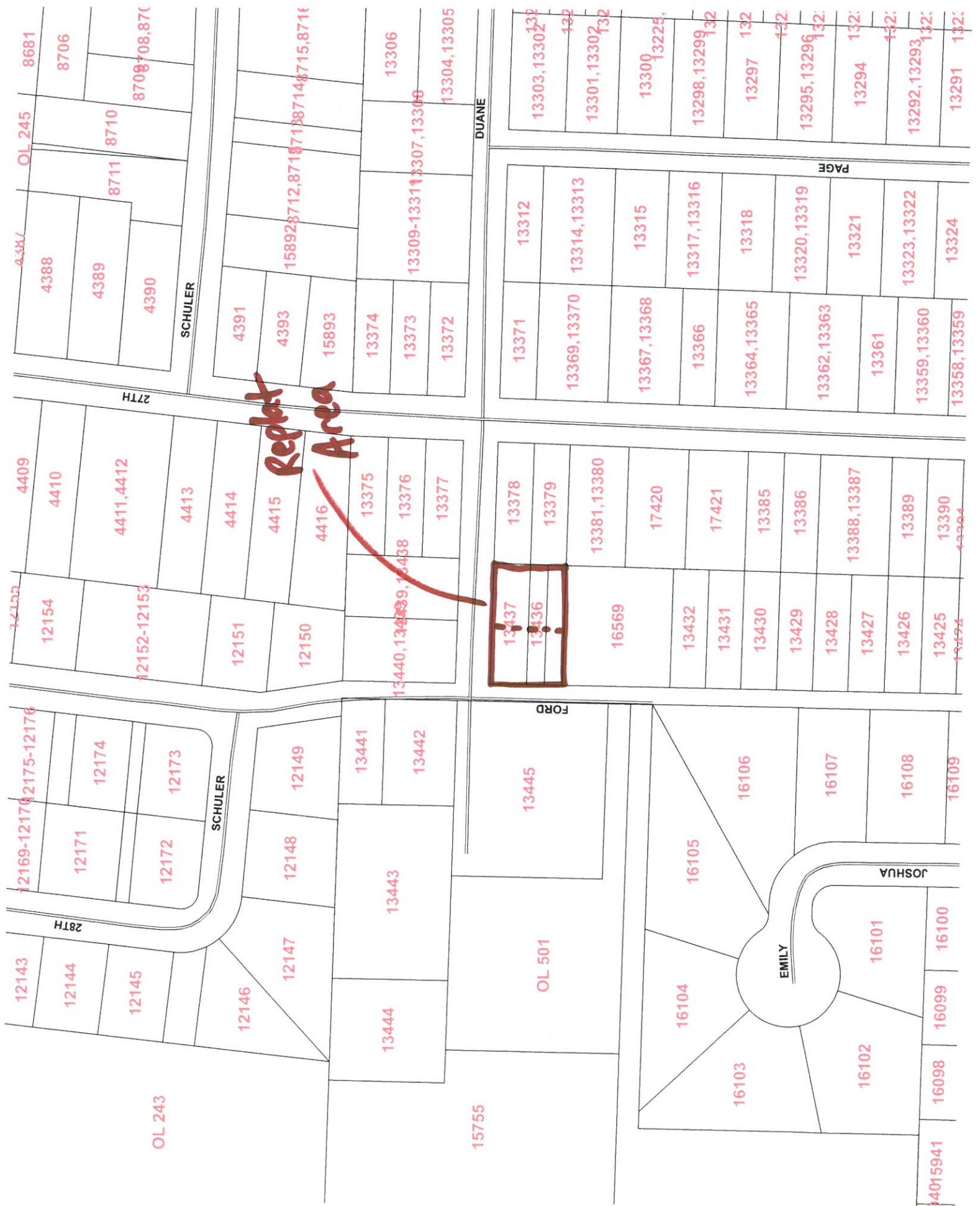














PAGE

DUANE

SCHULER

27TH

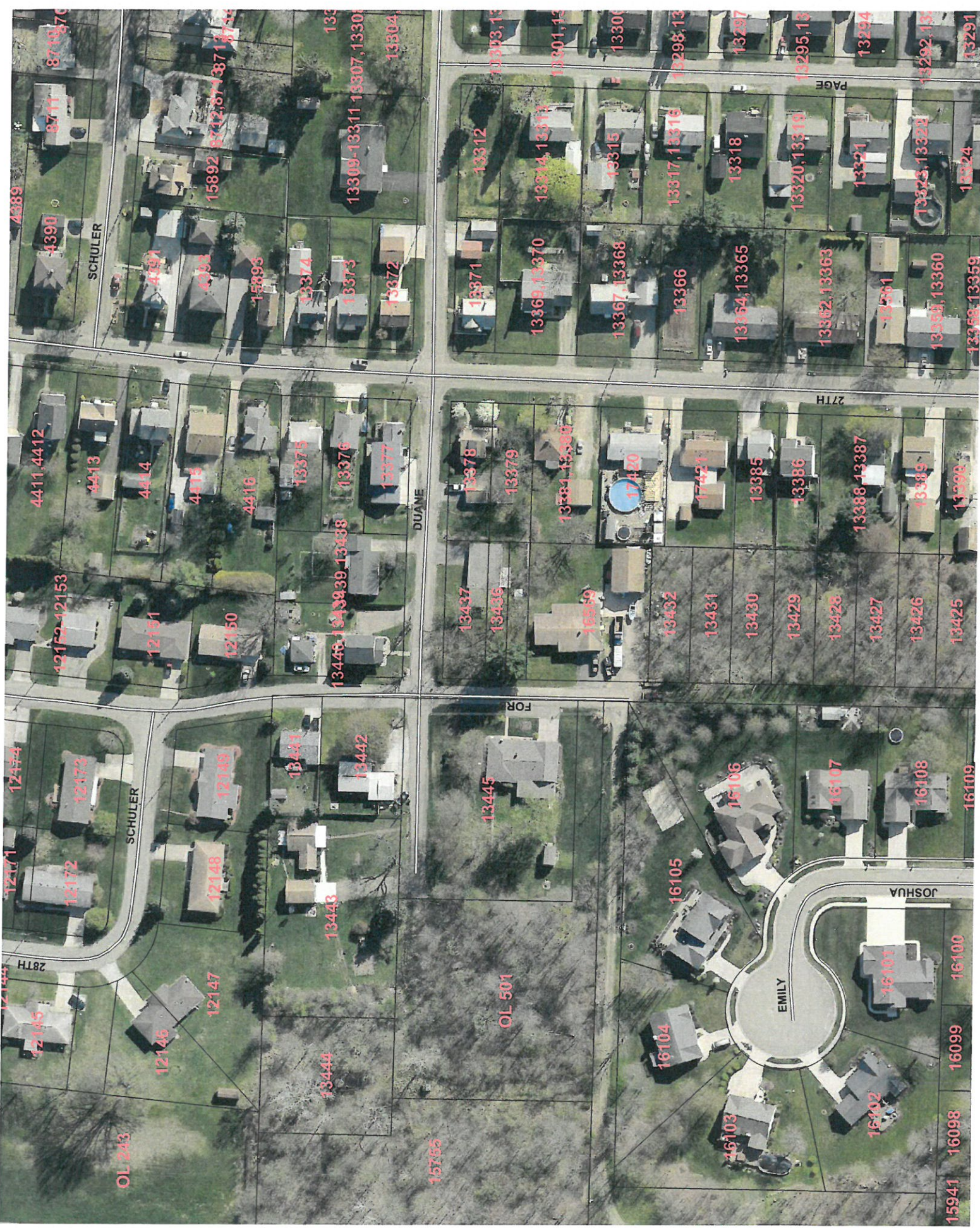
FORD

SCHULER

28TH

JOSHUA

EMILY



TO THE BOARD OF APPEALS ON ZONING

Case # _____

I (We) HABITAT FOR HUMANITY EAST CENTRAL OHIO of 1400 RAFF RD SW CANTON OH 44710,
(Name of Applicant) (Street and Number)

Massillon, Ohio, telephone number 330-915-5888 HEREBY APPEAL TO THE

BOARD OF APPEALS ON ZONING FOR REDUCTION OF AREA REQUIREMENTS AND
(Proposed Use)

REAR SETBACK REQUIREMENTS FOR 2 NEW HOMES ON THE SOUTHEAST CORNER
OF DUANE AVE & FORD NW; PARCELS 613451, 613452, 613453

Meeting will be on Thursday, JUNE 9, 2016, in the Council Chambers office located at
One James Duncan Plaza, Massillon, Ohio. MMMA
(Please Initial)

1. LOCATION OF THE PROPERTY: 2719 DUANE AVE NW
(Street and Number)
PARCELS 613451, 613452, 613453
(Subdivision and Lot Number)

2. DESCRIPTION OF CASE: (Fill out only items that apply)

(1) Present zoning classification of the property: R-1

(2) Description of property:

	<u>PROPOSED WEST LOT</u>	<u>PROPOSED EAST LOT</u>
a. Size of lot	<u>71' x 83'</u>	<u>67' x 83'</u>
b. Area of lot	<u>5,893</u>	<u>5,561</u>
c. Is lot a corner or interior lot	<u>CORNER LOT</u>	<u>INTERIOR LOT</u>

(3) Description of existing structures:

- Number of buildings now on premises 1 SINGLE FAMILY HOME
- Size of each building now on premises 30 x 60
- Use of existing building on premises VACANT RESIDENCE
- Percentage of lot coverage on ground level 1,171 SF STRUCTURE / 11,454 SF LOT = 10%

(4) Description of proposed structure:

	<u>PROPOSED WEST LOT</u>	<u>PROPOSED EAST LOT</u>
a. Height of proposed structures	<u>15'</u>	<u>15'</u>
b. Dimensions of building or addition to be constructed	<u>36 x 34</u>	<u>36 x 34</u>
c. Area of building or addition to be constructed	<u>1,224</u>	<u>1,224</u>
d. Percentage of lot coverage of building or addition	<u>20%</u>	<u>22%</u>

	PROPOSED WEST LOT CORNER LOT	PROPOSED EAST LOT
(5) Yard setbacks after completion of building or addition:		
a. Front yard (measured from lot line)	25'	25'
b. Side yard (measured from lot line)	25' & 10'	13' & 18'
c. Rear yard (measured from lot line)	24'	24'

(6) A sketch depicting the above information shall accompany this application. (This sketch shall be on a Sheet of paper 8 1/2 x 11" in size)

(7) Reason for appeal. (Use additional sheet if necessary)

a. Interpretation of the Zoning Ordinance is requested because:

N/A

b. A special permit is requested pursuant to Article _____, Section _____, Paragraph _____, of the Zoning Ordinance because: _____

N/A

c. Variance to the Zoning Ordinance is requested for these reasons: (All reasons must be answered)

(1) The property in question is not physically suitable for use under the limitations of the zoning district in which it is located because: TO MEET CURRENT ZONING REQUIREMENTS WE WOULD BE ABLE TO BUILD ONLY ONE HOUSE AND IT WOULD HAVE TO FRONT ON FORD NW, AND THE LOT WOULD BE OVERSIZE COMPARED TO THE REST OF THE NEIGHBORHOOD.

(2) The hardship created is UNIQUE and is not shared by all properties alike in the immediate vicinity of this property and in this use district because: EXISTING LOT IS MUCH LARGER THAN SURROUNDING LOTS AND WOULD BE MORE CONSISTENT WITH SURROUNDING LOTS IF TWO LOTS WERE CREATED, FRONTING ON DUANE AVE.

(3) The variance would not change the character of the district because: MOST OF EXISTING LOTS IN THE AREA ARE SMALLER THAN OUR PROPOSED LOTS.

I hereby ~~certify~~ ^{swear} that all the above statements and the statements contained in the papers submitted herewith are true and correct.



Chevonne M. McCallum
Notary Public, State of Ohio
My Commission Expires 05-07-2020

Robert Maurer
PROF. WORD. (Applicant) HFHECO

Subscribed and sworn to before me this 12th day of MAY, 20 16.

My commission expires MAY 7, 20 20.

Chevonne M. McCallum
Notary Public

PROJECT SUMMARY

2719 Duane Ave NW

May 2016

Habitat for Humanity East Central Ohio plans to build two new homes on the property. The houses will be sold to hard working families who agree to partner with HFHECO by participating in an extensive home owner education program, help others build their homes and qualify for and commit to a zero-interest mortgage to purchase their homes. The new homes will be one-story, three bedroom one bath homes of 1,224 sq.ft.

1. Request zoning variance for reduced rear yard setbacks and lot area requirements.

The existing house on the property has a front setback of 20', side setback of 6' and a rear setback of 20'. The proposed homes will have 25' front yards, side yards of 25', 10, 13' and 18' with rear yards of 24' (30' required)

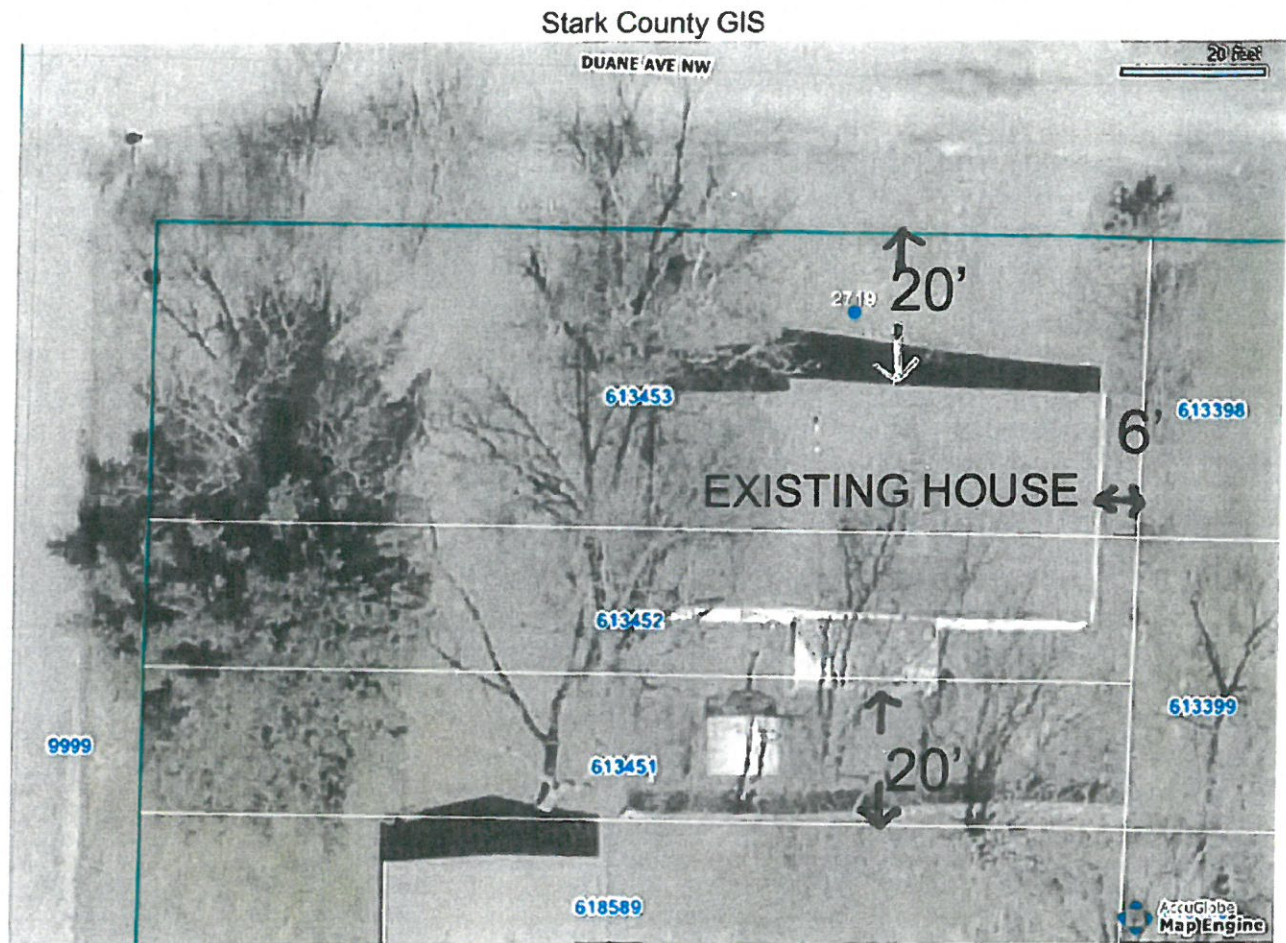
The proposed lots will consist of 5,893 sq. ft. and 5,561 sq. ft. (7,800 sq. ft. required)

- Because most of the lots in the area are similar of smaller than what we are requesting we believe the variances would be consistent with the neighborhood.
- The proposed houses will be set back farther than the existing house.

2. Replat the existing three parcels into two buildable lots if variances are granted.
3. Demolish the existing structures.
4. Build two homes in 2017 if the variances are granted.

This is an aerial map of a residential neighborhood in Minneapolis, MN. The map displays property boundaries, lot numbers, and street names. The streets shown include Duane Ave NW, Ford St NW, and 27th St NW. The lot numbers are displayed in blue boxes. A black arrow points to a specific lot, 613451, which is highlighted with a yellow border. The map also shows various other lot numbers and street names like '27TH ST NW'.

Habitat for Humanity East Central Ohio

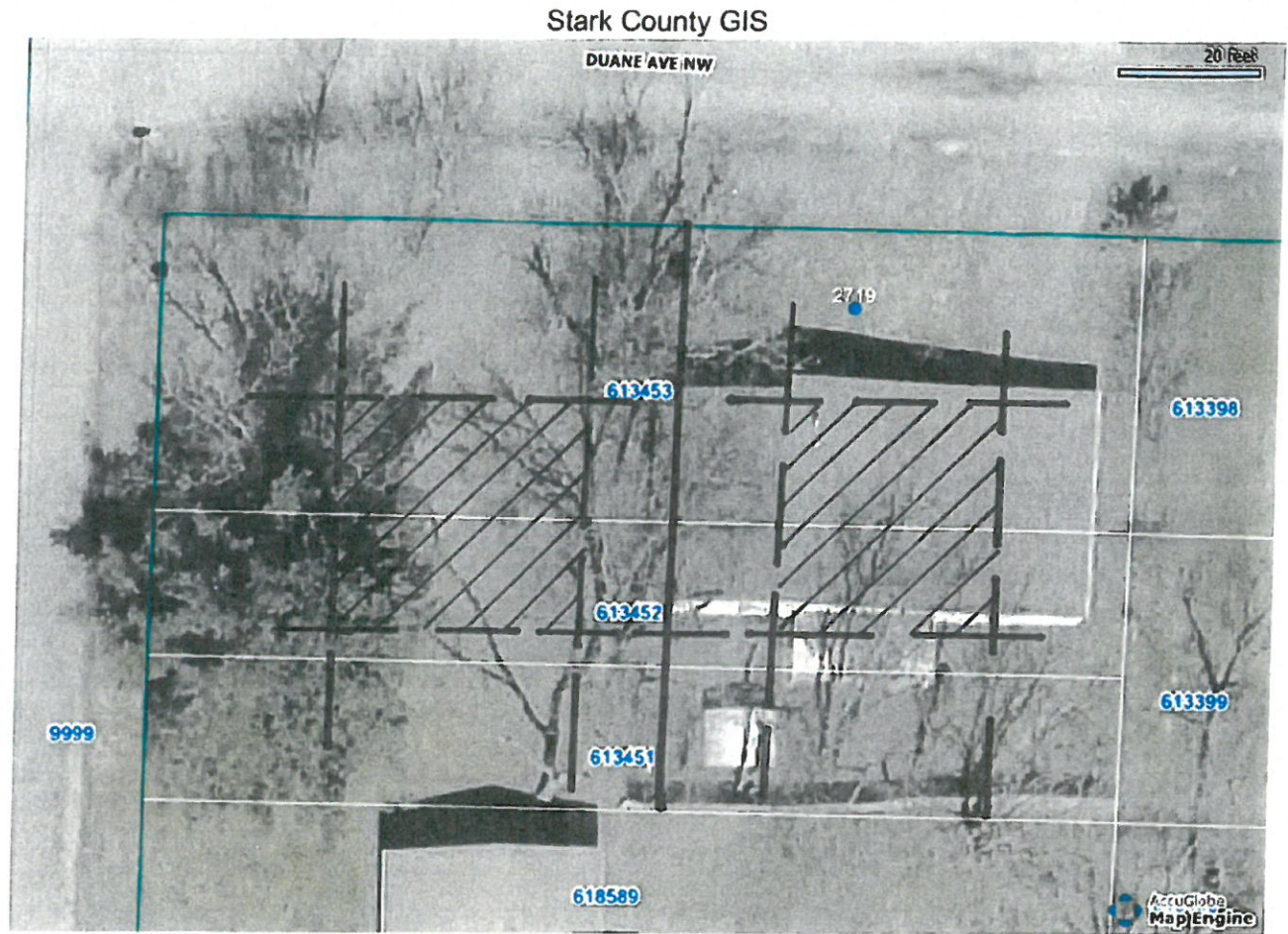


Notes



2719 Duane Ave NW

Existing front, side and rear setbacks
do not meet current zoning requirements



Notes



2719 Duane Ave NW

PROPOSED SETBACKS
in relation to existing structure



Habitat
for Humanity®
East Central Ohio

SITE PLAN

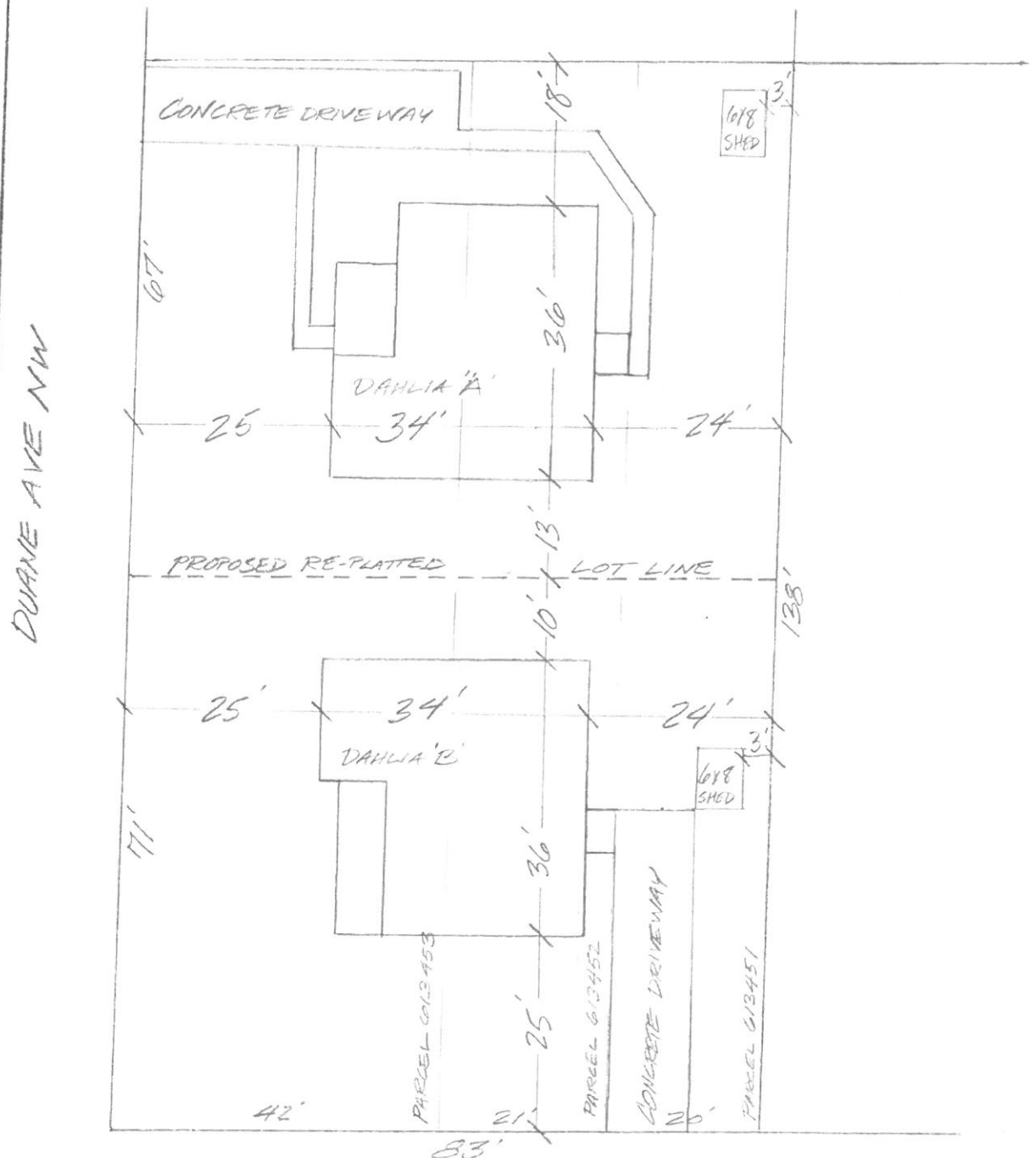
SCALE $1"=20'$ NORTH  DATE 5-11-16 BY BOB

LEGEND: CB catch basin DS downspout G gas line PP power pole S sanitary sewer W water line

Address 2719 DUANE AVE NW lot # _____ parcel # _____

House plan DAHLIA 'A' & DAHLIA 'B' ☒ with 6x8 Shed

Notes _____



1400 Raff Road SW
Canton, OH 44710

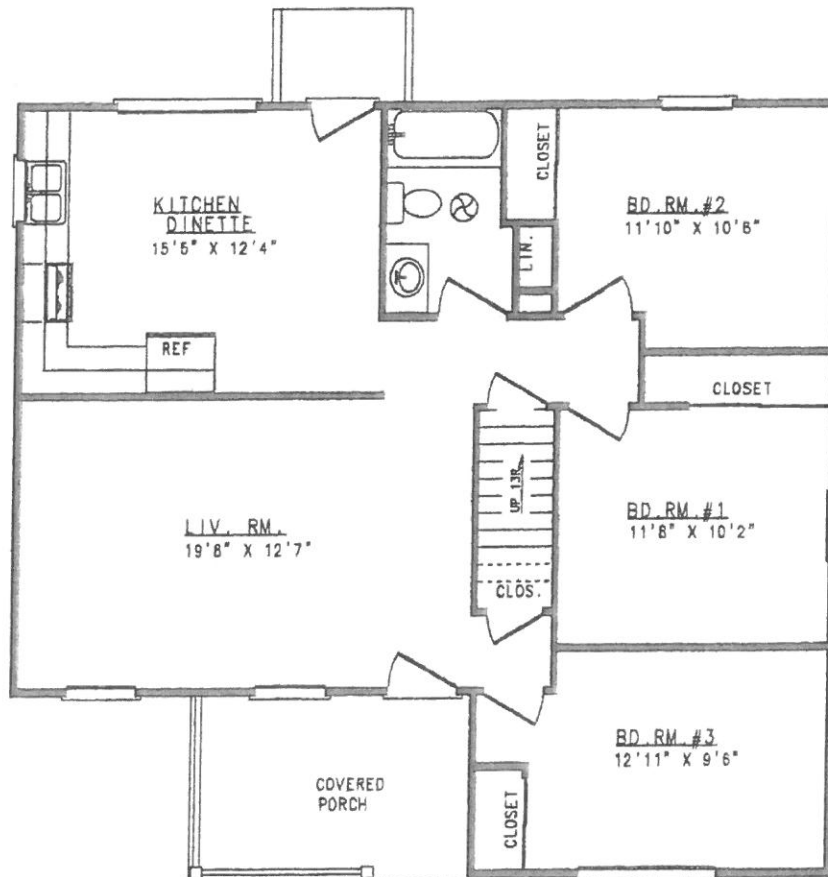
Office: (330) 915-5888
Fax: (330) 915-5887

www.HabitatECO.org
info@HabitatECO.org

HABITAT FOR HUMANITY



DALHIA (A)
KITCHEN LEFT



Massillon Planning Commission

Wednesday, October 12, 2016 at 4:30 p.m.

Getz Building Meeting Room

Sign in Sheet

Name:

Address and/or organization

James E. Moser 309 Snyder Pl. SW. Massillon

BOB MAURER HABITAT. 1400 RAFF RD SW Canton

Aaron Brown

FLEK Stoen 1212 BROOK AVE NW, MASSILLON OH

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Kathy Catazaro-Perry, Mayor

Massillon

City of Champions

JOEL P. SMITH
Director of Public Service and Safety

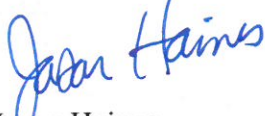
Date: October 6, 2016
To: Planning Commission Applicants
From: Jason Haines, Engineering Technician
Subject: October 12, 2016 Planning Commission Meeting

Attached is a copy of the Agenda for the upcoming October 12, 2016 Massillon City Planning Commission Meeting. This meeting will be held at 4:30 p.m. in the Getz Building Meeting room, next to City Hall Building; at address 54 City Hall St. SE

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

A G E N D A
MASSILLON PLANNING COMMISSION
October 12, 2016 **4:30 P.M.**

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54 City Hall Street SE

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Also included is the dedication of a sanitary sewer easement along the existing sewer trunk line.

Applicant: Flek and Cathy Stoehr

*1212 Brook Ave NW
Massillon 44646*

Lot Split and Replat : 9th Street SW

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Applicant: Stark County Land Reutilization, L. Goss, J. Moser, P. Hattery

Jim Snively ?

*James ~~Jim~~ Moser
309 Snyder Place SW
44647*

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Variance Request: *Section 1109.05 Lot requirements. The proposed lots will not meet the area requirement of 7,800 square feet and a variance has been requested.*

Applicant: Habitat for Humanity

3. **Old Business**

bmaurer@habitateco.org

2016 PLANNING COMMISSION

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

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

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
tigergal65@aol.com

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

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

no
Mark Hickey
1623 Coventry Road NE
Massillon, OH 44646
Home: 330-837-2462
Mobile: 330-495-5784
mhickey@farmersagent.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: 10/12/2016

John
Jason
Dave M