

3111 Hilton St. NW  
Massillon, Ohio 44646

Phone: (330) 833-2141  
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office@perrytwp.com



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June 26, 2023

### NOTICE OF HEARING

This is to inform you that the Perry Township Board of Trustees will meet in Regular Session to consider the following Zoning Commission recommendation(s) for a zoning amendment to the zoning resolution on Tuesday July 18<sup>th</sup>, 2023 at 6:00 PM. This meeting will be conducted at the Perry Township Administration Office located at 3111 Hilton St NW, Massillon, OH 44646

CASE NUMBER: PE 06-23

Applicant(s): Ivan Mast  
9999 Hardy Dr  
Dundee, OH 44624

Owner: Quarry Enterprises, LLC

Location of property to be rezoned is Parcel # 10015107, on Erie St South, in the NE ¼ Section 29. Currently zoned ID Industrial. 3.86 Acre tract (legal description on file with Zoning Office).

Proposed Zoning: B2 Commercial

The maps of the proposed application will be available for examination starting July 3<sup>rd</sup>, 2023 at the Perry Township Zoning Department located at 3111 Hilton St NW, Massillon, OH 44646 during the office hours of 8:00 AM to 4:30 PM. Jeff Whytsell, Zoning Inspector, has prepared this notice to be published one time only, on or before June 26, 2023.

pd 5/4/2023  
Ch# 1049 \$450

MAY 05 2023

APPLICATION FOR RECLASSIFICATION OF PROPERTY  
OR TEXT AMENDMENT UNDER THE PERRY TOWNSHIP  
ZONING RESOLUTION

Application No: \_\_\_\_\_

Date Filed: \_\_\_\_\_

Application is hereby made to the PERRY TOWNSHIP ZONING COMMISSION to reclassify the below described property now in a Industrial ID district to a Commercial B2 district.

(Description of Property and Location, Address and Parcel number) OR (Text Amendment)

Erie Ave SW Massillon  
Parcel 10015107

The reason(s) for requesting such a reclassification are:

(Submit plat and description of proposed use and construction of building to be constructed)

Approximately 1 ac. to be used for Automatic carwash.  
To be rezoned to commercial to be able to lease  
or resell 2.86 ac to multiple tenants.

Applicant is owner - lessee - other (specify exact status) of premises. buyer

Accompanying this application is a list of property owners and their mailing addresses located adjacent to both sides and rear, and the property in front of (across the street) the property to be rezoned.

Owner of premises if application is made by someone other than owner (consent of owner must be obtained) Quarry Enterprises,

Respectfully submitted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

Address 9999 Hardy Dr, Dundee, OH Ivan Mast  
Name of Applicant

Phone 330-260-9143

QUESTIONNAIRE

- (1) Has any previous application or appeal been filed with this board on these premises?  
Yes \_\_\_\_\_ No X. If yes, When \_\_\_\_\_
- (2) How long has the present owner held title to property under appeal? 14 yrs.
- (3) Is there a school, church, or hospital in the same street-block, or within 200 feet of the premises in question? Yes \_\_\_\_\_ No X.
- (4) Has court summons been served relative to this matter? Yes \_\_\_\_\_ No X.
- (5) Is there any case pending in court involving the use of the premises or the ownership thereof?  
Yes \_\_\_\_\_ No X. If Yes, Explain \_\_\_\_\_
- (6) Have you inquired of the secretary of the Zoning Commission whether there was any petition pending to change the use of district regulations affecting the block on which these premises are located? Yes \_\_\_\_\_ No X. Is there a petition pending? Yes \_\_\_\_\_ No X.
- (7) If petition is pending, indicate nature of proposed change. NA
- (8) What is the approximate cost of the work involved by this application? \$ NA
- (9) Are there any restrictions of record by deed or otherwise which would prevent the proposed use of the premises? Yes \_\_\_\_\_ No X. If so, what are they? \_\_\_\_\_
- (10) Are you to be represented by an attorney in this matter? Yes \_\_\_\_\_ No X. If Yes, give his name and address. \_\_\_\_\_
- (11) The following are all the individuals, firms or corporations owning property adjacent to both sides and rear, and the property in front of (across the street from) the premises which are the subject of this appeal: (Check from tax records in County Courthouse if not known, add additional sheet if required)

	Name	Address
A.	<u>Menard Inc</u>	<u>3725 Erie Ave SW</u>
B.	<u>AutoZone, 3744 Erie Ave SW, Massillon</u>	
C.	<u>Allied Corp, 3848 Erie Ave SW Massillon</u>	
D.	<u>Marcelli, Adam T. 3850 Erie Ave Massillon</u>	
E.	_____	_____
F.	_____	_____
G.	_____	_____
H.	_____	_____
I.	_____	_____
J.	_____	_____

(Note: These papers must be submitted with the appeal.)

Attached hereto and made part of this appeal, I submit the following:

- (a) Copy of decision of the Zoning Inspector on which appeal is based.
- (b) Copy of notice to the zoning inspector that I have appealed.

STATE OF OHIO }  
 STARK COUNTY } SS.

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

Sworn to before me this 25th day of April, 2023, at Canton, Ohio,  
 BY ALL QUARRY ENTERPRISES LLC x Dixie L. Lynch  
Applicant to sign here  
MANAGING MEMBER

\_\_\_\_\_  
 Notary Public

AFFIDAVIT OF OWNERSHIP

STATE OF OHIO }  
 STARK COUNTY } SS. Dixie L. Lynch being duly sworn, deposes and says that she is the sole Managing Member of Quarry Enterprises, LLC and

~~he~~ resides at 343 Rose Lane St. SW in the City of North Canton, in the County of Stark, in the State of Ohio, that he is the owner in fee of all that Certain lot, piece or parcel of land situated, lying and being in the Township of Perry, Stark County,

Ohio aforesaid and know and designated as Erie Ave. SW; Parcel No. 10015107 and that ~~he~~ Quarry Enterprises, LLC Authorizes Ivan Mast its its to make the annexed application in ~~his~~ its behalf and that the statements of fact contained are true.

Sworn to before me this 25th day of April, 2023 at Canton, Ohio

Dennis J. Fox



\_\_\_\_\_  
 Notary Public  
 Dennis J. Fox  
 Attorney At Law  
 Notary Public, State of Ohio  
 My commission has no expiration date  
 Section 147.03 O.R.C.



# Stark County Auditor's Advanced Parcel Viewer

10015106

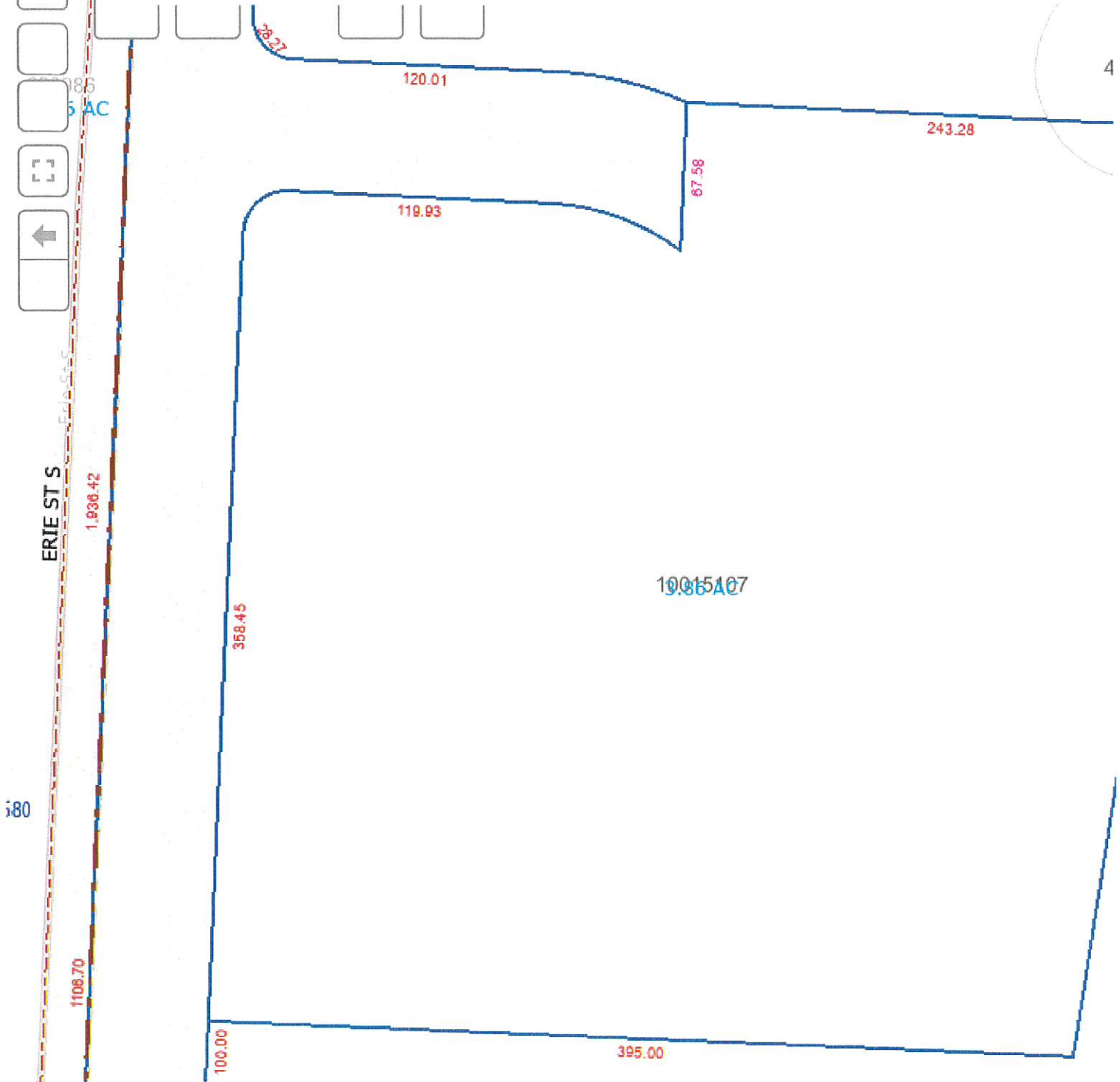
Map navigation controls:

- Zoom In (+)
- Zoom Out (-)
- Home
- Full Screen
- Previous View

Search bar: 10015107 [X] [Q]

Show search results for 10015...

1.63 AC



10015107



App State

Click to restore the map extent and layers visibility where you left off.

**Profile**

**Parcel: 10015107**

**Values**

**QUARRY ENTERPRISES LLC**

**ERIE AVE SW**



1 of 10

**Values History**

Land Summary

**Appeal Tracking**

Line #	Land Type	Land Code	Square Feet	Acres	Rate	Market Land Value
1	A-ACREAGE	08 - POSSIBLE DEVELOPMENT	168,142	3.86	59,500	\$200,500
Total:			168,142	3.86		\$200,500

- Actions**
-  Printable 5
  -  Printable 1

**Sales**

**Tax Summary**

**Tax Detail**

**Tax Distribution**

Land

- Reports**
- Printable Tax

**Special Assessments**

**Tax Estimator**

Line #	1
Land Type	A - ACREAGE
Land Condition	2 - AVERAGE
Land Code	08 - POSSIBLE DEVELOPMENT
Square Feet	168,142
Acres	3.86
Land Units	
Actual Frontage	
Effective Frontage	

- Additional Info**
- Printable Ta
  - Instructions

**Land**

**CAUV Application**

**Residential**

**Commercial**

**Outbuildings**

**Manufactured Homes**

**Sketch**

Override Size	
Actual Depth	
Table Rate	59,500.00

**Tax Map**

Override Rate	
Depth Factor	1

**Aerial Map**

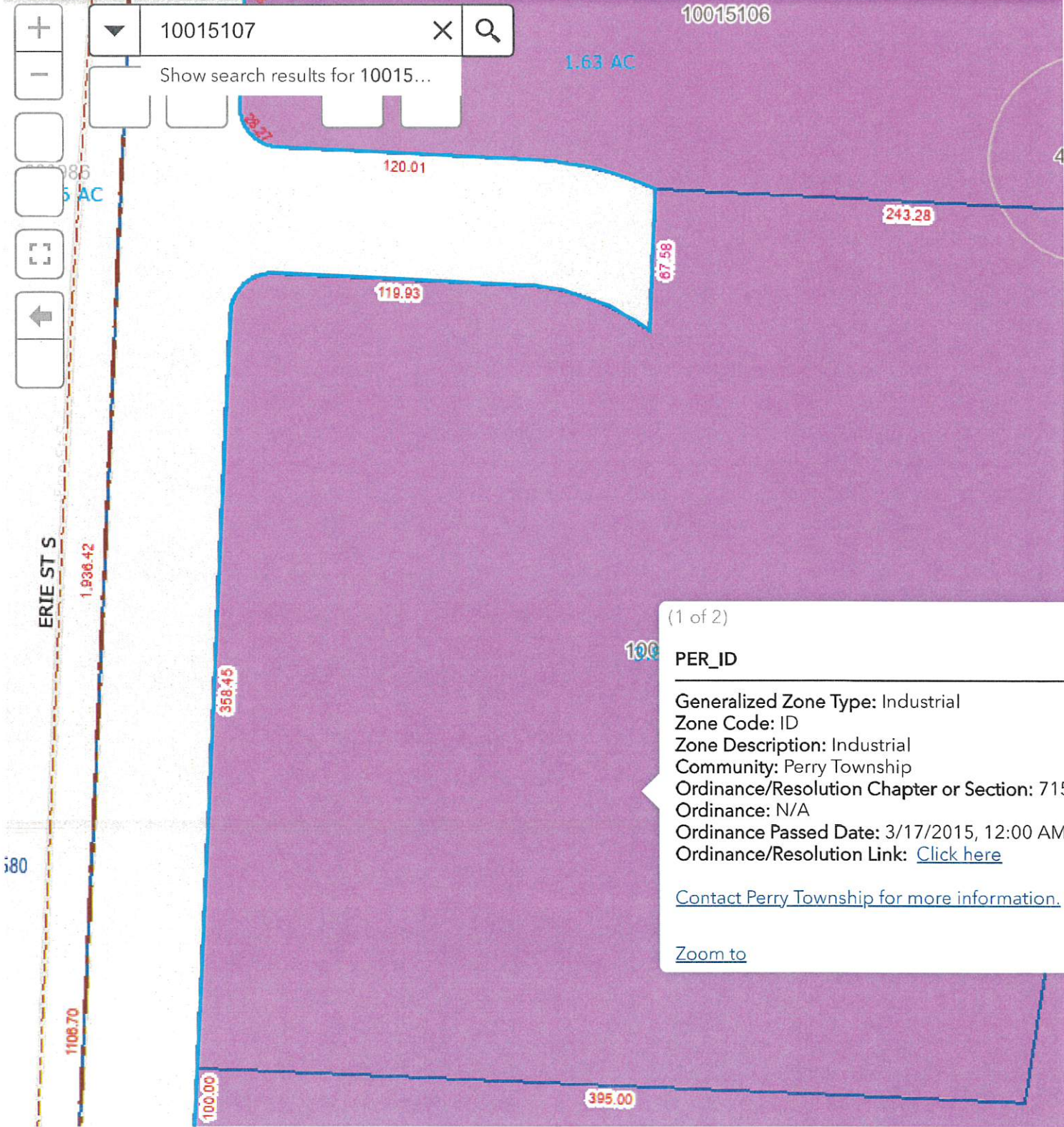
Influence Factor 1	
Influence Code 1	
Influence Factor 2	
Influence Code 2	
NBHD Factor	.873

**Pictometry**

Value	\$200,500
Exemption %	
Homesite Value	



# Stark County Auditor's Advanced Parcel Viewer



(1 of 2)

**PER\_ID**

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Generalized Zone Type: Industrial  
 Zone Code: ID  
 Zone Description: Industrial  
 Community: Perry Township  
 Ordinance/Resolution Chapter or Section: 715  
 Ordinance: N/A  
 Ordinance Passed Date: 3/17/2015, 12:00 AM  
 Ordinance/Resolution Link: [Click here](#)

[Contact Perry Township for more information.](#)

[Zoom to](#)

60ft  
 -81.514 40.754 Degrees

App State  
 Click to restore the map extent and layers visibility where you left off.

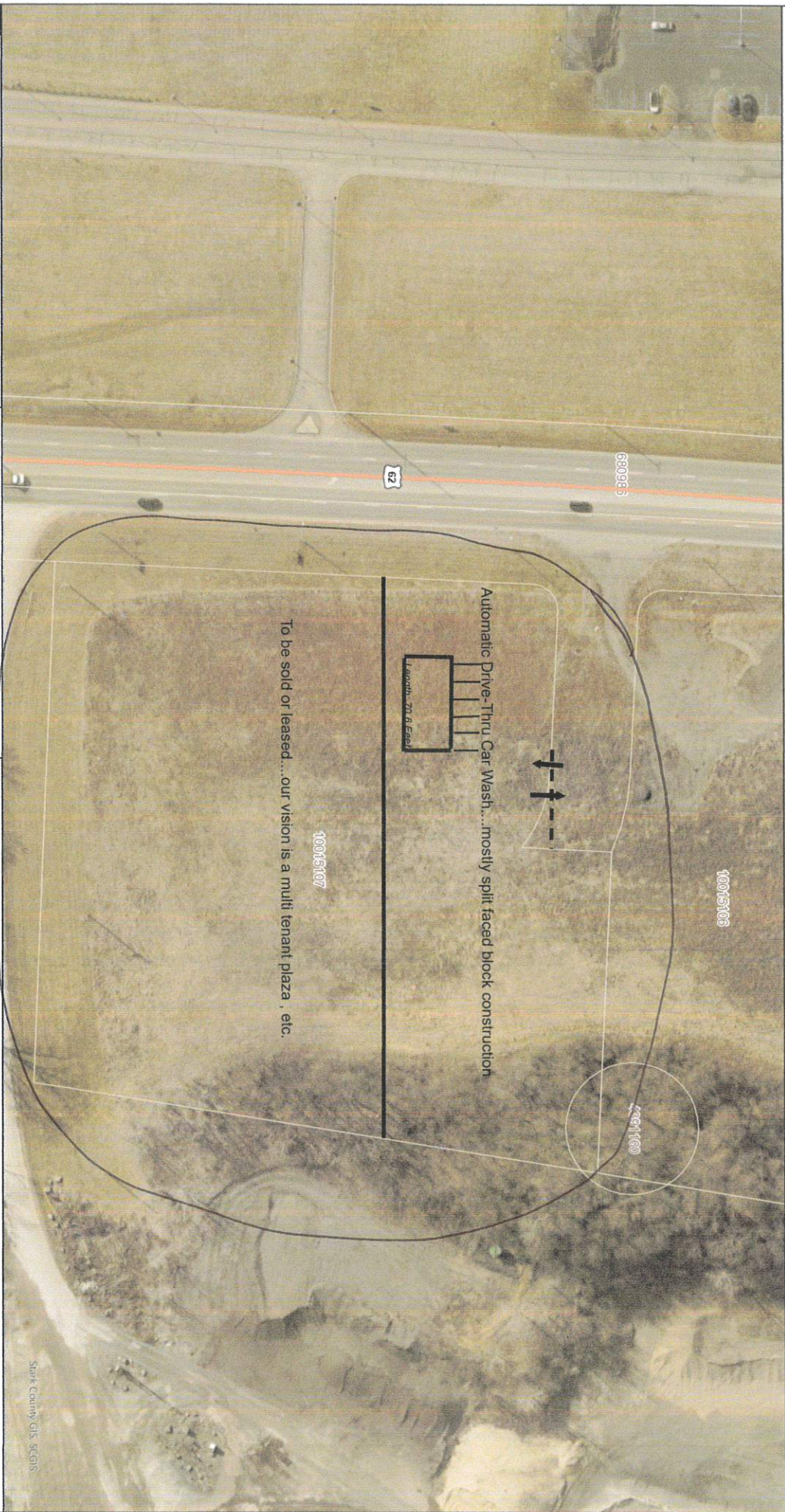
10015107



03/12/2021



# Stark County Webmap



Override 1
  Override 2
  Override 3

**Stark County Parcels**

Stark County Parcels

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