



January 16, 2026

Board of Stark County Commissioners
Stark County Office Building
110 Central Plaza South – Suite 240
Canton, Ohio 44702

Reference: 2025 End of Year Report - Summary of Subdivision Engineer's Activities

Honorable Commissioners:

We respectfully submit this summary of some of the activities that were performed by the Subdivision Engineer in 2025. The past year remained active for new allotment construction and for closing out many past projects that had punch lists. The construction total dollars do not include home construction, sidewalks, or private utilities; just roadway, storm and sanitary sewers, and sometimes County-owned water lines.

New Subdivision construction seemed to slow slightly as home prices increased. Developers are steadily filling the higher number of lots created over the last two years with houses. There are currently eight to ten new subdivision phases with plans ready for 2026 construction. There are also two new preliminary plans submitted that may be constructed in 2026, as well as private condominium developments.

For your reference and information, I'm providing the following documents:

1. Summary of Subdivision Projects with General Bonds at the end of the 2025 season:
 - a. General Performance Bonds: 19
 - b. General Maintenance Bonds: 5
 - c. Projects completed/ Maintenance Bonds retired in 2025: 10
 - d. Currently, there are no bond claims filed with the Prosecutor's office, but we are working with a few developers to get their delinquent developments finished.
2. Summary of Subdivision Projects with Sidewalk Bond Status at the end of the 2025 season:
 - a. Sidewalk Performance Bonds: 15
 - b. Sidewalk Maintenance Bonds: 1
 - c. Sidewalk projects completed/ Maintenance Bonds retired in 2025: 10
 - d. There are currently no sidewalk bond claims filed with the Prosecutor's office.

3. Summary of Subdivisions Construction Status as of December 31, 2025: There were nineteen new allotments in different phases of construction, not including repair or remedial work on substantially completed projects. The Subdivision Engineer performs as much of the daily construction inspections as possible, to ensure that requirements of the Stark County Subdivision Regulations are being met. To meet the in-office workload with so many projects under construction, however, we also use outside inspection services for many of the projects. RPC has a contract with Hammontree and Associates for on-site construction visual inspections. We also maintain a contract with Intertek-PSI for providing material testing for compaction, asphalt densities, concrete strengths, and the like. The Subdivision Engineer performs all the inspections for release of a performance or maintenance bonds, with the Township Road Superintendent being included in this inspection.

There was approximately \$6,841,647 worth of public improvements completed during 2025 for subdivision allotments. A total of 1.849 miles of road were dedicated, with a few more to follow in early 2026 that were completed last year but not platted yet.

4. Summary of Plans submitted during 2025. There were a total of fifteen Preliminary Plans and nine new subdivision phase plans submitted in 2025. These are good indicators of continued steady allotment development activities for the 2026 season.
5. Summary of Subdivision Engineer Activities. On this page, there are graphs and a chart listing the yearly levels of activity in the Subdivision Engineering categories of work since 2010. This work includes site plan reviews, site plan waivers, and especially drainage design reviews for commercial, industrial, and multifamily developments.

Some of the other work performed and activities of the Subdivision Engineer during 2025, are as follows:

1. EPA NPDES Permit
 - a. Prepared the 2024 Annual Report for the County's Storm Water Management Program for submittal to the Ohio EPA.
 - b. Helped maintain the County's comprehensive storm water conveyance system map for all County owned facilities and roadways within designated urbanized areas. Map revisions are based upon new roadway projects completed and other miscellaneous improvements made to the existing system. The County's current, urbanized storm water conveyance system consists of more than 5,384 catch basins, 953 manholes, 801,216 lineal feet of storm sewers and culverts, 573,108 lineal feet of ditches, 1 dry well, 32 best management water quality features, 2 flood control facilities and 414 outfalls.
 - c. During each five-year permit period, we are required to visually inspect each of the County's 414 storm water outfalls to determine if any illicit discharges are occurring. In 2025 we were able to complete 63 inspections. There remain approximately 18 outfalls to inspect and approximately 30 to reinspect due to them being buried or inaccessible the first time through. We must complete the remainder of the outfalls by the end of the permit period which is March 31, 2026.

2. Mount Pleasant Detention Basin 2024 Expansion Project

- a. Basin construction continued through 2025, with the project now being substantially complete. Soil and Water Conservation Rules require that the basin be stabilized before converting the outlet structure to restrict flow for water quality. The Contractor had to wait until grass was established before finalizing that work. Final punch list items will be completed as soon as the ground is firm enough in the spring to perform those items.
 - b. The project is currently billed to 85% complete, and the work is close to 100% complete. The final payments and retainage will be distributed once the work is complete.
 - c. The Subdivision Engineer inspected work, documented and photographed the work, reviewed invoices and made recommendations for payment.
3. Performed monthly structural inspections of the Zimmer Ditch Detention Basin B dam as well as maintained the inspection and maintenance logs required by the Ohio Department of Natural Resources for this Class I structure. Establish what yearly maintenance work is needed for the Zimmer Ditch Detention Basins A and B and administer the construction contract for a private company to complete the work required.
 4. Assist various Townships with drainage related issues and/or problems on an as-requested basis. Review construction plans for new condominium developments, also on an as-requested basis.
 5. Served as a member/alternate on the NEFCO General Policy Board and as an alternate on the District 19 Public Works Committee.
 6. Other activities related to new subdivisions that are not tracked include performance and maintenance bond reviews, bond reductions and releases, preparing resolutions, construction cost estimates, public drainage easement plats, construction variances, archiving as-built drawings and files, construction inspections, etc. All bond related forms are kept up to date and made available for public use on the Stark County Regional Planning Commission's web site.

Please call me if you have any questions or would like additional information concerning this summary.

Sincerely,



Curtis D. Bungard, PE
Subdivision Engineer

Cc: Brant Luther - County Administrator
Jennifer Odey - Commissioners
Bob Nau – RPC Director
Subdivision Engineering File

Stark County Regional Planning Commission Subdivision Engineering Office
Summary of Subdivisions GENERAL Bond Status

No.	Subdivision Name - Bonded Project	Contact & Phone	Developer	TWP.	General Performance Bond				General Maintenance Bond			
					BOND TYPE	DATE DUE	BOND AMOUNT	Gen Perf Bond Release	BOND TYPE	DATE DUE	BOND AMOUNT	Gen Maint. Bond Release
1	Erie Ave. (US 62/ SR 21)/ Ortt St. Improvements; AKA Ridgewood Allotments No. 2	Ryan Balko (330) 388-9885 rbalko@sheetz.com	Sheets, Inc. 5700 6TH Ave. Altoona, PA 16602	Perry	Commercial Bond	9/20/25	\$1,444,000.00	pending 1/28/26		pending 1/28/26	\$72,200.00	
2	Frank Farms No. 1	Chris Snyder (330) 962-6257 snyderchrish@gmail.com	Leecrest Holdings, LLC PO Box 604 Massillon, OH 44648	Jackson	Commercial Bond	12/4/26	\$28,000.00					
3	Frank Farms No. 2	Chris Snyder (330) 962-6257 snyderchrish@gmail.com	Leecrest Holdings, LLC PO Box 604 Massillon, OH 44648	Jackson	Commercial Bond	12/4/26	\$172,000.00					
4	Glen Meadows No. 1 Field: Jonathan Klutts (216) 219-1828	Davis Francesconi david.francesconi@pulte group.com Ph: (330) 849-3497	Pulte Homes of Ohio, LLC 387 Medina Rd., Suite 1700 Medina, OH 44256	Lake	Commercial Bond	11/5/27	\$2,669,000.00					
5	Heritage Park No. 1	Alyssa Fabyneck-Rice (330) 754-6435	A-List Land Development, LLC 1425 Whipple Avenue NW Canton, Ohio 44708	Jackson	Commercial Bond	12/14/2024 ext. 12/14/2025	\$365,668.15					
6	Julian Farms No. 1	Chris Snyder (330) 962-6257	Leecrest Holdings, LLC PO Box 604 Massillon, OH 44648	Jackson	Commercial Bond	12/28/25	\$189,000 red. 6.12.24 to \$63,500.00					
7	Julian Farms No. 2	Chris Snyder (330) 962-6258	Leecrest Holdings, LLC PO Box 604 Massillon, OH 44648	Jackson	Commercial Bond	6/26/26	\$111,500.00					
8	Lexington Farms North No. 6	Patrick Long (330) 802-8833 c (330) 896-8834 w	Lexington Farms North, Ltd. 11685 Cleveland Avenue NW Uniontown, Ohio 44685	Plain	Funds in Escrow	1/15/2022 ext. 12/31/22 ext. 6/30/23	\$37,375.00	2/7/24	Funds in Escrow	2/7/25	\$19,800.00	
9	Lexington Farms North No. 7	Patrick Long (330) 802-8833 c (330) 896-8834 w	Lexington Farms North, Ltd. 11685 Cleveland Avenue NW Uniontown, Ohio 44685	Plain	Funds in Escrow	9/16/2022 ext. 12/31/22 ext. 6/30/23	\$24,495.00	12/30/25	Bank Letter of Credit	12/30/26	\$24,520.00	
10	Oldestone Crossing No. 2	Patrick Long (330) 802-8833 c (330) 896-8834 w	(Phil) Wagler Enterprises, LLC. 11685 Cleveland Avenue NW Uniontown, Ohio 44686	Lake	Funds in Escrow	4/13/24	\$123,099.45	3/12/25	Funds in Escrow	3/12/26	\$28,665.48	
11	Oldestone Crossing No. 3	Patrick Long (330) 802-8833 c (330) 896-8834 w	Wagler Enterprises, LLC. 11685 Cleveland Avenue NW Uniontown, Ohio 44687	Lake	Funds in Escrow	1/10/26	\$83,605.48					
12	Oldestone Crossing No. 4	Patrick Long (330) 802-8833 c (330) 896-8834 w	Wagler Enterprises, LLC. 11685 Cleveland Avenue NW Uniontown, Ohio 44688	Lake	Funds in Escrow	8/27/27	\$70,180.00					
13	Rolling Green West No. 4	James Rudo (330) 353-2676 (330) 408-7656	RG3, LLC PO Box 162 Canal Fulton, OH 44614	Jackson	Commercial Bond	11/19/27	\$97,840.00					
14	Saratoga Hills No. 7	Rich Costin (330) 497-8687	McKinley Development Co. 811 S. Main St. NW North Canton, Ohio 44721	Plain	Commercial Bond	2/28/26	\$1,521,000.00 reduction \$126,750.00 on 12/4/24					

Stark County Regional Planning Commission Subdivision Engineering Office
Summary of Subdivisions GENERAL Bond Status

No.	Subdivision Name - Bonded Project	Contact & Phone	Developer	TWP.	General Performance Bond				General Maintenance Bond			
					BOND TYPE	DATE DUE	BOND AMOUNT	Gen Perf Bond Release	BOND TYPE	DATE DUE	BOND AMOUNT	Gen Maint. Bond Release
15	Sparwood Farms No. 1	Mark Memmer (330) 497-1183	Sparwood Farms, LLC 7266 Portage St. NW Massillon, OH 44648	Plain	Commercial Bond	12/4/26	\$201,000.00					
16	The Farms at Enclave No. 1	Alyssa Faby Nick-Rice (330) 754-6435	A-List Land Development, LLC 1425 Whipple Avenue NW Canton, Ohio 44708	Lake	Commercial Bond	8/24/2024 ext. 8/24/25	\$314,000.00 red. 7.12.23 \$129,840.00	pending 1/28/26			\$80,950.00	
17	The Farms at Enclave No. 2	Alyssa Faby Nick-Rice (330) 754-6435	A-List Land Development, LLC 1425 Whipple Avenue NW Canton, Ohio 44708	Lake	Commercial Bond	6/11/27	\$280,500.00					
18	The Fountains at Edgewood No. 5	Rich Costin (330) 497-8686	McKinley Development Co. 811 S. Main St. NW North Canton, Ohio 44720	Plain	Commercial Bond	6/5/26	\$1,217,000.00 red. 10.1.25 \$86,700.00					
19	The Glens of Jackson Township No. 1	Keith Mitchell Palmieri Ent. (440) 498-9411 W (330) 351-3908 C	Hillsdale Farms Development, LLC 5201 Richmond Rd., Suite 1 Bedford Heights, OH 44146	Jackson	Commercial Bond	1/24/26	\$145,085.69					
20	The Glens of Jackson Township No. 2	Keith Mitchell Palmieri Ent. (440) 498-9411 W (330) 351-3908 C	Hillsdale Farms Development, LLC 5201 Richmond Rd., Suite 1 Bedford Heights, OH 44147	Jackson	Commercial Bond	1/29/27	\$83,670.00					
21	Treemont Estates No. 3	Gust C. Malavite, Sr. (330) 484-1274	Malavite Excavating, Inc. 5508 Ridge Ave. SW East Sparta, OH 44626	Canton	Bank Letter of Credit	12/30/27	\$19,240.00					
22	Weston Place No. 1	Trevor Rice (330) 754-6435 Paul E. Cruciani, Assured Partners (330) 266-1924 direct (330) 495-5583 cell	Blackbird Group, Inc. 1425 Whipple Avenue NW Canton, Ohio 44708	Perry	Commercial Bond	12/10/27	\$564,751.29					
23	Wicker Creek No. 4	Patrick Long (330) 802-8833 c (330) 896-8834 w	Wicker Creek North, LLC 11685 Cleveland Avenue NW Uniontown, Ohio 44685	Plain	Letter of Credit	9/18/2021 ext. 12/31/22 ext. 6/30/23	\$126,000.00	11/19/25	Funds in Escrow	11/19/26	\$56,421.93	
24	Wicker Creek No. 5	Patrick Long (330) 802-8833 c (330) 896-8834 w	Wicker Creek North, LLC 11685 Cleveland Avenue NW Uniontown, Ohio 44685	Plain	Funds in Escrow	2/24/23	\$47,420.00	11/19/25	Funds in Escrow	11/19/26	\$38,615.85	

Stark County Regional Planning Commission Subdivision Engineering Office
Summary of Subdivisions GENERAL Bond Status

					General Performance Bond					General Maintenance Bond			
No.	Subdivision Name - Bonded Project	Contact & Phone	Developer	TWP.	BOND TYPE	DATE DUE	BOND AMOUNT	Gen Perf Bond Release		BOND TYPE	DATE DUE	BOND AMOUNT	Gen Maint. Bond Release
			COMPLETED IN 2025										
A	Lexington Farms North No. 4	Patrick Long (330) 802-8833 c (330) 896-8834 w	Lexington Farms North, Ltd. 11685 Cleveland Avenue NW Uniontown, Ohio 44685	Plain	Funds in Escrow	1/16/2021 ext. 12/31/22 ext. 6/30/23	\$16,000.00	1/24/24		Funds in Escrow	1/24/25	\$11,650.00	1/29/25
B	Lexington Farms North No. 5	Patrick Long (330) 802-8833 c (330) 896-8834 w	Lexington Farms North, Ltd. 11685 Cleveland Avenue NW Uniontown, Ohio 44685	Plain	Funds in Escrow	8/14/2021 ext. 12/31/22 ext. 6/30/23	\$19,700.00	1/24/24		Funds in Escrow	1/24/25	\$11,735.00	1/29/25
C	Creekside Crossing - Huckleberry St. NW	John Dodovich (330) 854-0543	Dressler Properties, Inc. 4334 Munson Rd., Suite 202 Canton, Ohio 44718	Jackson	Letter of Credit	8/31/24	\$3,646,521.41 red. To \$164,500.00 on 7/12/23	1/31/24		Commercial Bond	1/31/2025 2/5/25 told to req. ext.	\$153,121.82	5/21/25
D	Saratoga Hills No. 5	Rich Costin (330) 497-8686	McKinley Development Co. 811 S. Main St. NW North Canton, Ohio 44720	Plain	Commercial Bond	9/16/2022 ext. 9/16/2023	\$391,000.00 11.24.21 red. \$168,000.00	1/10/24		Commercial Bond	1/10/25	\$43,937.50	9/10/25
E	Saratoga Hills No. 6	Rich Costin (330) 497-8686	McKinley Development Co. 811 S. Main St. NW North Canton, Ohio 44720	Plain	Commercial Bond	9/15/23	\$962,000.00	1/10/24		Commercial Bond	1/10/25	\$57,250.00	9/10/25
F	Fox Acres No. 1	Delilah J. Volpe Dennis Volpe (330) 497-5200	Fox Land Company, LLC 7630 Freedom Avenue NW North Canton, Ohio 44720	Lake	Commercial Bond	2/12/2022 ext. 6/12/23	\$80,000.00	8/21/24		Commercial Bond	8/21/25	\$4,000.00	10/1/25
G	Emerald Estates No. 14	Patrick Long (330) 802-8833 c (330) 896-8834 w	Canterbury Preserve, Ltd. 11685 Cleveland Avenue NW Uniontown, Ohio 44685	Jackson	Funds in Escrow	3/13/2021 ext. 12/31/22 ext. 6/30/23	\$91,000.00	1/24/24		Funds in Escrow	1/24/25	\$24,800.00	10/29/25
H	Emerald Estates No. 15	Patrick Long (330) 802-8833 c (330) 896-8834 w	Canterbury Preserve, Ltd. 11685 Cleveland Avenue NW Uniontown, Ohio 44685	Jackson	Funds in Escrow	3/27/2021 ext. 12/31/22 ext. 6/30/23	\$109,000.00	1/24/24		Funds in Escrow	1/24/25	\$32,300.00	10/29/25
I	Scotsbury Glen No. 5	Doug Dentler (330) 495-2434	Scotsbury Builder Group, LLC 4936 Pelican Blvd. Cape Coral, FL 33914-6525	Jackson	Funds in Escrow	9/21/24	\$51,388.90	12/13/23		Funds in Escrow	12/13/2024 ext. 12/13/25	\$28,394.65	10/29/25
J	The Fountains at Edgewood No. 4	Rich Costin (330) 497-8686	McKinley Development Co. 811 S. Main St. NW North Canton, Ohio 44720	Plain	Commercial Bond	8/31/24	\$1,780,000.00	11/13/24		Commercial Bond	11/13/25	\$93,519.23	12/30/25

Stark County Regional Planning Commission Subdivision Engineering Office
Summary of Subdivisions SIDEWALK Bond Status

					Sidewalk Performance Bond					Sidewalk Maintenance Bond			
No.	Subdivision Name - Bonded Project	Contact & Phone	Developer	TWP.	BOND TYPE	DATE DUE	BOND AMOUNT	SW Perf Bond Release		BOND TYPE	DATE DUE	Bond Amount	SW Maint. Bond Release
1	Carrington West No. 1	Daniel J. DeHoff 330-499-8153	Carrington West, LLC 821 South Main Street North Canton, Ohio 44720	Jackson	Commercial Bond	12/16/2025 ext. 12/17/26	\$94,500 red. 2.7.24 \$59,000						
2	Emerald Estates No. 7	Steve Smith (330) 244-9080	Jackson Portage, LLC 6360 Promler St. NW North Canton, Ohio 44720	Jackson	Funds in Escrow	6/30/2010 mult. Ext. 10/31/2025	\$2,700.00						
3	Emerald Estates No. 13	Jim Rodgers (330) 289-2047	Villa Miramar, LLC 2733 E Hummingbird Way Gilbert, AZ 85297	Jackson	Funds in Escrow	12/14/2021 ext. 7/1/24	\$14,375 red. \$6,350	3/5/25		Funds in Escrow	3/5/26	2,000.00	
4	Frank Farms No. 2	Chris Snyder (330) 962-6257 snyderchrish@gmail.com	Leecrest Holdings, LLC PO Box 604 Massillon, OH 44648 Phone: (330) 962-6257	Jackson	Commercial Bond	12/4/26	\$213,800.00						
5	Glen Meadows No. 1 Field: Jonathan Klutts (216) 219-1828	Davis Francesconi david.francesconi@pu ltergroup.com Ph: (330) 849-3497	Pulte Homes of Ohio, LLC 387 Medina Rd., Suite 1700 Medina, OH 44256	Lake	Commercial Bond	11/5/30	\$160,200.00						
6	Lexington Farms North No. 7	Patrick Long (330) 802-8833	Lexington Farms North, Ltd. 11685 Cleveland Avenue NW Uniontown, Ohio 44685	Plain	Funds in Escrow	9/16/25	\$37,500.00					\$2,000.00	
7	Rolling Green West No. 3	James Rudo (330) 353-2676 (330) 408-7656	RG3, LLC PO Box 162 Canal Fulton, OH 44614	Jackson	Funds in Escrow	1/12/2027 red. 11/26/25 pending	\$73,600 red. \$25,660						
8	Rolling Green West No. 4	James Rudo (330) 353-2676 (330) 408-7656	RG3, LLC PO Box 162 Canal Fulton, OH 44614	Jackson	Commercial Bond	11/19/30	\$64,300.00						
9	Saint James Place No. 13	Rich Costin (330) 497-8686	McKinley Development Company 811 S. Main St. NW North Canton, Ohio 44720	Lake	Commercial Bond	2/17/21 ext. 10/27/23 ext. 10/27/25 ext. 10/27/26	\$42,000 red. to \$27,000					\$2,100.00	
10	Saratoga Hills No. 7	Rich Costin (330) 497-8687	McKinley Development Company 811 S. Main St. NW North Canton, Ohio 44721	Plain	Commercial Bond	2/28/29	\$170,000.00						
11	Sparwood Farms No. 1	Mark Memmer (330) 497-1183	Sparwood Farms, LLC 7266 Portage St. NW Massillon, OH 44648	Plain	Commercial Bond	12/4/26	\$167,000.00						
12	The Farms at Enclave No. 1	Alyssa Fabynick-Rice (330) 754-6435	A-List Land Development, LLC 1425 Whipple Avenue NW Canton, Ohio 44708	Lake	Commercial Bond	8/24/27	\$90,000 red. 7.14.23 \$33,000						
13	The Farms at Enclave No. 2	Alyssa Fabynick-Rice (330) 754-6435	A-List Land Development, LLC 1425 Whipple Avenue NW Canton, Ohio 44708	Lake	Commercial Bond	6/11/30	\$220,000.00						

Stark County Regional Planning Commission Subdivision Engineering Office
Summary of Subdivisions SIDEWALK Bond Status

					Sidewalk Performance Bond					Sidewalk Maintenance Bond			
No.	Subdivision Name - Bonded Project	Contact & Phone	Developer	TWP.	BOND TYPE	DATE DUE	BOND AMOUNT	SW Perf Bond Release		BOND TYPE	DATE DUE	Bond Amount	SW Maint. Bond Release
14	The Fountains at Edgewood No. 5	Rich Costin (330) 497-8686	McKinley Development Co. 811 S. Main St. NW North Canton, Ohio 44720	Plain	Commercial Bond	6/5/29	\$133,000.00						
15	The Glens of Jackson Township No. 1	Keith Mitchell (440) 498-9411	Hillsdale Farms Development, LLC 5201 Richmond Rd., Suite 1 Bedford Heights, OH 44146	Jackson	Commercial Bond	1/24/29	\$57,209.46						
16	The Glens of Jackson Township No. 2	Keith Mitchell (440) 498-9411	Hillsdale Farms Development, LLC 5201 Richmond Rd., Suite 1 Bedford Heights, OH 44146	Jackson	Commercial Bond	1/29/30	\$85,400.00						
		COMPLETED IN 2025											
A	Saratoga Hills No. 6	Rich Costin (330) 497-8686	McKinley Development Company 811 S. Main St. NW North Canton, Ohio 44720	Plain	Commercial Bond	9/15/26	\$90,850.00	1/10/24		Commercial Bond	1/10/25	\$4,542.50	1/15/25
B	Lexington Farms North No. 4	Patrick Long (330) 802-8833	Lexington Farms North, Ltd. 11685 Cleveland Avenue NW Uniontown, Ohio 44685	Plain	Funds in Escrow	1/16/24	\$19,500.00	1/31/24		Funds in Escrow	1/31/25	\$2,000.00	2/5/25
C	Lexington Farms North No. 5	Patrick Long (330) 802-8833	Lexington Farms North, Ltd. 11685 Cleveland Avenue NW Uniontown, Ohio 44685	Plain	Funds in Escrow	8/14/24	\$16,675.00	1/31/24		Funds in Escrow	1/31/25	\$2,000.00	2/5/25
D	Lexington Farms North No. 6	Patrick Long (330) 802-8833	Lexington Farms North, Ltd. 11685 Cleveland Avenue NW Uniontown, Ohio 44685	Plain	Funds in Escrow	1/15/25	\$39,000.00	1/31/24		Funds in Escrow	1/31/25	\$2,000.00	2/5/25
E	Emerald Estates No. 14	Patrick Long (330) 802-8833	Canterbury Preserve, Ltd. 11685 Cleveland Avenue NW Uniontown, Ohio 44685	Jackson	Funds in Escrow	3/13/24	\$36,800.00	7/23/25		PB released Maint. Bond Waived		\$2,000 - waived	7/23/25
F	Emerald Estates No. 15	Patrick Long (330) 802-8833	Canterbury Preserve, Ltd. 11685 Cleveland Avenue NW Uniontown, Ohio 44685	Jackson	Funds in Escrow	3/27/24	\$48,300.00	2/7/24		Funds in Escrow	2/7/25	\$2,415.00	7/23/25
G	Emerald Estates No. 11	Patrick Long (330) 802-8833	Canterbury Preserve, Ltd. 11685 Cleveland Avenue NW Uniontown, Ohio 44685	Jackson	Funds in Escrow	1/13/2021 ext. 12/31/22	\$40,000 red. to \$2,208	1/31/24		Funds in Escrow	1/31/25	\$2,000.00	8/13/25
H	Emerald Estates No. 12	Patrick Long (330) 802-8833	Canterbury Preserve, Ltd. 11685 Cleveland Avenue NW Uniontown, Ohio 44685	Jackson	Funds in Escrow	11/23/2021 ext. 12/31/22	\$34,500 red. 11.28.18 to \$4,968.00	1/31/24		Funds in Escrow	1/31/25	\$2,000.00	8/13/25
I	Saratoga Hills No. 4	Rich Costin (330) 497-8686	McKinley Development Company 811 S. Main St. NW North Canton, Ohio 44720	Plain	Funds in Escrow	10/17/23	\$56,600.00	1/10/24		Commercial Bond	1/10/25	\$2,830.00	9/10/25
J	The Fountains at Edgewood No. 4	Rich Costin (330) 497-8687	McKinley Edgewood Develop. Co. 811 S. Main St. NW North Canton, Ohio 44720	Plain	Commercial Bond	8/31/27	\$160,000.00	9/25/24		Commercial Bond	9/25/25	\$8,192.00	12/30/25

Stark County Regional Planning Commission Subdivision Engineering Office
Summary of Subdivisions Under Construction Status as of December 31, 2025

No.	Subdivision Name	Developer	Consultant	Contractor	Estimated Construction Cost Total	2024		2025		Remarks
						Estimated Percent % Complete	Construction Value this Year	Estimated Percent % Complete	Construction Value this Year	
1	Julian Farms No. 1	Leecrest Holdings, LLC PO Box 604 Massillon, OH 44648 Phone: (330) 962-6257 Contact: Chris Snvder	GBC Design, Inc. 565 White Pond Drive Akron, Ohio 44320-1123 Phone: 330-836-0228 Contact: Brad Booth. P.E	Joseph A. Jeffries Company 5211 Louisville Road NE Louisville, Ohio 44641 Phone: 330-454-6103 Contacts: John Dempsev	\$1,108,800	100%	\$188,496			1. Jackson Township. 2. Incl. \$165,200 in Sanitary Sewer 3. Performance bond in effect.
2	Julian Farms No. 2	Leecrest Holdings, LLC PO Box 604 Massillon, OH 44648 Phone: (330) 962-6257 Contact: Chris Snvder	GBC Design, Inc. 565 White Pond Drive Akron, Ohio 44320-1123 Phone: 330-836-0228 Contact: Brad Booth. P.E	Joseph A. Jeffries Company 5211 Louisville Road NE Louisville, Ohio 44641 Phone: 330-454-6103 Contacts: John Dempsev	\$1,319,000	100%	\$952,715			1. Jackson Township. 2. Incl. \$250,300 in Sanitary Sewer 3. Performance bond in effect.
3	Oldestone Crossing No. 3	Wagler Enterprises, LLC 11685 Cleveland Avenue NW Uniontown, Ohio 44685 Phone: 330-896-8833 Contact: Patrick Long	GBC Design, Inc. 565 White Pond Drive Akron, Ohio 44320-1123 Phone: 330-836-0228 Contact: Mike Kendall, P.E.	Bontrager Excavating 11087 Cleveland Avenue NW Uniontown, Ohio 44685 Phone: 330-353-1465 Contact: Brian Bontrager	\$1,113,700	100%	\$89,096			1. Lake Township. 2. Incl. \$136,000 in sanitary sewer 3. Incl. \$149,000 in water system 4. Performance Bond in effect.
4	Ortt St. SW/ US 62-SR21-Erie Ave. SW Improvements - REF: Store 815 - Massillon	Sheetz, Inc. 5700 6TH Ave. Altoona, PA 16602 Phone: 330-388-9885 Contact: Ryan Balko Rbalko@sheetz.com	GPD GROUP 520 South Main Street, Suite 2531 Akron, OH 44311 Contact: Josh Lyons Phone: (330) 572-2211	multiple	\$1,444,000	100%	\$1,344,000			1. Perry Township. 2. Incl. \$94,000 in sanitary sewer 3. Performance Bond in effect
5	Saratoga Hills No. 7	McKinley Development Co. 811 South Main St. NW North Canton, Ohio 44720 Phone: 330-497-8686 Contact: Rich Costin	GBC Design, Inc. 565 White Pond Drive Akron, Ohio 44320-1123 Phone: 330-836-0228 Contact: Mike Kendall, P.E.	Bontrager Excavating 11087 Cleveland Avenue NW Uniontown, Ohio 44685 Phone: 330-353-1465 Contact: Brian Bontrager	\$2,366,590	100%	\$1,514,617			1. Plain Township. 2. Incl. \$864,500 in sanitary sewer 3. Performance bond in effect.
6	The Farms at Enclave No. 2	A-List Land Development 1425 Whipple Avenue NW Canton, Ohio 44708 Phone: 330-754-6435 Contact: Alvssa Rice	GBC Design, Inc. 565 White Pond Drive Akron, Ohio 44320-1123 Phone: 330-836-0228 Contact: Brad Booth. P.E.	Joseph A. Jeffries Company 5211 Louisville Road NE Louisville, Ohio 44641 Phone: 330-454-6103 Contacts: John Dempsev	\$2,480,300			90%	\$1,145,917	1. Lake Township 2. Incl. \$460,800 of sanitary sewer 3. Incl. \$450,300 of water services 4. No bond - project restarting
7	The Glens of Jackson Township No. 1	Hillsdale Farms Development, LLC 5201 Richmond Rd., Suite 1 Bedford Heights, OH 44146 Phone: (440) 498-9411 Contact: Keith Mitchell	GBC Design, Inc. 565 White Pond Drive Akron, Ohio 44320-1123 Phone: 330-836-0228 Contact: D. Michael Kendall, PE	Bontrager Excavating 11087 Cleveland Avenue NW Uniontown, Ohio 44685 Phone: 330-353-1465 Contact: Brian Bontrager	\$1,432,600			100%	\$145,000	1. Jackson Township. 2. Incl. \$278,400 of sanitary sewer 3. Performance bond in effect

No.	Subdivision Name	Developer	Consultant	Contractor	Estimated Construction Cost Total	2024		2025		Remarks
						Estimated Percent % Complete	Construction Value this Year	Estimated Percent % Complete	Construction Value this Year	
8	Weston Place No. 1 (Rev.)	A-List Land Development, Inc. 1425 Whipple Avenue NW Canton, Ohio 44708 Phone: 330-754-6435 Contact: Alyssa Rice	Environmental Design Group 450 Grant Street Akron, Ohio 44311 Phone: 330-375-1390 Contact: Bob Warner, P.S	Joseph A. Jeffries Company 5211 Louisville Road NE Louisville, Ohio 44641 Phone: 330-454-6103 Contacts: John Dempsey	\$2,070,882			90%	\$122,594	1. Perry Twp. 2. Incl. sanitary sewer 3. Project restarted 4. Performance Bond in effect
9	Treemont Estates No. 3	Malavite Excavating, Inc. 5508 Ridge Ave. SW East Sparta, OH 44626 Phone: (330) 484-1274 Contact: Gust C. Malavite, Sr.	Manick Smith Group 6657 Frank Ave. NW, Suite 200 North Canton, OH 44720 Contact: Michael Rekstis, PE Phone: (330)494-8888	Malavite Excavating, Inc. 5508 Ridge Ave. SW East Sparta, OH 44626 Phone: (330) 484-1274 Contact: Gust C. Malavite, Sr.	\$291,440	90%	\$197,846	95%	\$14,572	1. Canton Township 2. Performance Bond in effect
10	The Glens of Jackson Township No. 2	Hillsdale Farms Development, LLC 5201 Richmond Rd., Suite 1 Bedford Heights, OH 44146 Phone: (440) 498-9411 Contact: Keith Mitchell	GBC Design, Inc. 565 White Pond Drive Akron, Ohio 44320-1123 Phone: 330-836-0228 Contact: D. Michael Kendall, PE	Bontrager Excavating 11087 Cleveland Avenue NW Uniontown, Ohio 44685 Phone: 330-353-1465 Contact: Brian Bontrager	\$1,039,037	92%	\$955,361	100%	\$83,676	1. Jackson Township. 2. Incl. \$191,300 of sanitary sewer 3. Performance bond in effect
11	Sparwood Farms No. 1	Sparwood Farms, LLC 7266 Portage St. NW Massillon, OH 44648 Contact: Mark Memmer Phone: (330) 497-1183	GBC Design, Inc. 565 White Pond Drive Akron, Ohio 44320-1123 Phone: 330-836-0228 Contact: D. Michael Kendall, PE	Joseph A. Jeffries Company 5211 Louisville Road NE Louisville, Ohio 44641 Phone: 330-454-6103 Contacts: John Dempsey	\$1,773,194	92%	\$1,595,874	100%	\$177,320	1. Plain Township. 2. Includes \$495,000 of sanitary sewer 3. Performance bond in effect
12	Frank Farms No. 2	Leecrest Holdings, LLC PO Box 604 Massillon, OH 44648 Contact: Chris Snyder Phone: (330) 962-6257 snvderchrish@gmail.com	GBC Design, Inc. 565 White Pond Drive Akron, Ohio 44320-1123 Phone: 330-836-0228 Contact: D. Michael Kendall, PE	Joseph A. Jeffries Company 5211 Louisville Road NE Louisville, Ohio 44641 Phone: 330-454-6103 Contacts: John Dempsey	\$2,299,098	92%	\$2,216,400	100%	\$82,698	1. Jackson Township. 2. Includes \$495,000 of sanitary sewer 3. Performance bond in effect
13	The Fountains at Edgewood No. 5	McKinley Edgewood Development Company 811 South Main St NW North Canton, Ohio 44720 Phone: 330-497-8686 Contact: Rich Costin	GBC Design, Inc. 565 White Pond Drive Akron, Ohio 44320 Phone: 330-836-0228 Contact: Brad Booth	Bontrager Excavating 11087 Cleveland Avenue NW Uniontown, Ohio 44685 Phone: 330-353-1465 Contact: Brian Bontrager	\$1,278,440	85%	\$1,086,674			1. Plain Township. 2. Incl. \$355,500 of sanitary sewer 3. Performance bond in effect
14	Glen Meadows No. 1	Pulte Homes of Ohio, LLC 387 Medina Rd., Suite 1700 Medina, OH 44256 Contact: Davis Francesconi david.francesconi@pultegroup.com Ph: (330) 849-3497	GBC Design, Inc. 565 White Pond Drive Akron, Ohio 44320-1123 Phone: 330-836-0228 Contact: Caleb D. Knittel, P.E	Joseph A. Jeffries Company 5211 Louisville Road NE Louisville, Ohio 44641 Phone: 330-454-6103 Contacts: John Dempsey	\$2,720,500			80%	\$2,176,400	1. Lake Township. 2. Incl. \$411,200 sanitary sewer 3. Incl. \$388,300 waterline 3. Performance bond in effect

No.	Subdivision Name	Developer	Consultant	Contractor	Estimated Construction Cost Total	2024		2025		Remarks
						Estimated Percent % Complete	Construction Value this Year	Estimated Percent % Complete	Construction Value this Year	
15	Oldestone Crossing No. 4	Wagler Enterprises, LLC. 11685 Cleveland Avenue NW Uniontown, Ohio 44686 Phone: (330) 896-8834 Contact: Patrick Long	GBC Design, Inc. 565 White Pond Drive Akron, Ohio 44320-1123 Phone: 330-836-0228 Contact: D. Michael Kendall, PE	Bontrager Excavating 11087 Cleveland Avenue NW Uniontown, Ohio 44685 Phone: 330-353-1465 Contact: Brian Bontrager	\$468,740			85%	\$398,430	1. Plain Township. 2. Incl. \$117,600 of sanitary sewer 3. Incl. \$92,400 of waterline 4. Performance bond in effect
16	Rolling Green West No. 4	RG3, LLC PO Box 162 Canal Fulton, OH 44614 Phone: 330-408-7656 Contact: James Rudo	GBC Design, Inc. 565 White Pond Drive Akron, Ohio 44320-1123 Phone: 330-836-0228 Contact: Caleb D. Knittel, P.E	Joseph A. Jeffries Company 5211 Louisville Road NE Louisville, Ohio 44641 Phone: 330-454-6103 Contacts: John Dempsev	\$1,147,000			90%	\$1,032,300	1. Jackson Township. 2. Incl. \$156,200 of sanitary sewer 3. Performance bond in effect
17	Wicker Creek No. 6	PL Neighborhoods, LTD. 11685 Cleveland Avenue NW Uniontown, Ohio 44686 Phone: (330) 896-8834 Contact: Patrick Long	GBC Design, Inc. 565 White Pond Drive Akron, Ohio 44320-1123 Phone: 330-836-0228 Contact: D. Michael Kendall, PE	Bontrager Excavating 11087 Cleveland Avenue NW Uniontown, Ohio 44685 Phone: 330-353-1465 Contact: Brian Bontrager	\$589,300			80%	\$471,440	1. Plain Township. 2. Includes \$193,100 of sanitary sewer 3. Performance bond in effect
18	Carrington West No. 2	Carrington West, LLC 821 South Main Street North Canton, Ohio 44720 Contact: Daniel J. DeHoff ddehoff@dehoff.com Phone: (330) 499-8153	GBC Design, Inc. 565 White Pond Drive Akron, Ohio 44320-1123 Phone: 330-836-0228 Contact: Caleb D. Knittel, P.E cknittel@ghcdesign.com	United Earthworks P.O. Box 124 Deerfield, Ohio 44411 Phone: 330-584-8102 Contact: Gary Smith	\$2,726,000			5%	\$136,300	1. Jackson Township. 2. Includes \$387,000 of sanitary sewer 3. Performance bond in effect
19	Mt. Pleasant SWMB Expansion	Stark County Commissioners 110 Central Plaza South, Ste. 240 Canton, OH 44702 Phone: (330) 451-7371	MS Consultants 333 East Federal St. Youngstown, OH 44503 Phone: (330) 744-5321	United Earthworks P.O. Box 124 Deerfield, Ohio 44411 Phone: 330-584-8102 Contact: Garv Smith	\$1,585,860	43%	\$674,250	96%	\$855,000	1. Plain Township. 3. Performance bond in effect
YEARLY TOTALS						\$10,815,329		\$6,841,647		

Note: The estimated cost of construction is for the publicly dedicated improvements only and does not include sidewalks. The portion of the total estimated cost of construction that is for public water mains and/or sanitary sewers under the jurisdiction of the Stark County Sanitary Engineering

Stark County Regional Planning Commission Subdivision Engineering Office
Summary of Subdivision Construction Plans Submitted During 2025

No.	Subdivision Name	Developer	Consultant	Date Submitted	Review Fee	Date Approved	Number of Lots	Acres	Feet of Road	Engineer's Estimate	Plan Review Letter Sent	Resubmittal	Remarks
1	Glen Meadows No. 1	Pulte Homes of Ohio, LLC 387 Medina Rd., Suite 1700 Medina, OH 44256 Contact: Davis Francesconi david.francesconi@pultegroup.com Ph: (330) 849-3497 Jonathan Klutts (216) 219-1828	GBC Design, Inc. 565 White Pond Drive Akron, Ohio 44320-1123 Phone: 330-836-0228 Contact: Caleb D. Knittel, P.E	2/7/2025	\$4,100.00 pd. 2/24/25	8/12/2025 signed plans need letter	39	21.3484	2,213.68	GEN \$2,720,530.06 SW \$160,224.54	3/28/2025 & 5/29/25		
2	Fleming Estates	Wayne W. and Sarah Fleming 493 Treasure Lane Tallmadge, OH 44278 Ph: (330) 573-8595	David Broemsen Surveying PO Box 1135 Hartville, OH 44632 Contact: David R. Broemsen Ph: (330) 877-1409	2/18/2025	N/A	3/4/2025	3		0.00				Preliminary Plan & Final Plat only; No improvement plans or bond required. Existing roads.
3	The Enclave at Nobles Pond	DeHoff Development 821 S. Main St. North Canton, OH 44720 Phone: (330) 499-8153 Contact: Dan DeHoff ddehoff@dehoff.com	GBC Design, Inc. 565 White Pond Drive Akron, Ohio 44320-1123 Phone: 330-836-0228 Contact: Mark R. Floro, PE	3/14/2025, 5/2/25, & 5/13/25	\$3,276.61 pd. 5/19/25	5/22/2025	9	30.7661	288.85	GEN \$440,540.00 SW \$21,199.91	4/21/2025 & 5/9/25		Preliminary Plan 1/7/25
4	Redwood Jackson Township Allotment	Redwood, USA, LLC 7007 E. Pleasant Valley Rd. Independence, OH 44131 Contact: Pat Rakoci Prakoci@byrewood.com (330) 590-0194 (430) 832-0864	Davey Resource Group, Inc. 1310 Sharon Copley Rd. PO Box 37 Sharon Cenetr, OH 44274 Phone: (330) 590-8004 ext. 4721 Contact: Mathew Duncan, PE matthew.duncan@davey.com	5/5/2025, 8/12/2025	\$2,575.00 pd. 6/23/25	Revised - withdrawn?	4 (5)	23.7500	593.05		6/18/2025 & 8/24/25		Private road off Portage St. 4 lots plus open space pond. Adjacent to Redwood Appts. Site
5	Saratoga Hills No. 8	McKinley Development Co. 811 South Main St NW North Canton, OH 44720 Phone: 330-497-8686 Contact: Rich Costin	GBC Design, Inc. 565 White Pond Drive Akron, Ohio 44320-1123 Phone: 330-836-0228 Contact: Brad Booth, P.E	5/22/2025	\$5,200.00 invoiced		50	20.8158			7/8/2025	17-Oct	
6	Carrington West No. 2	Carrington West, LLC 821 South Main Street North Canton, Ohio 44720 Contact: Daniel J. DeHoff ddehoff@dehoff.com Phone: (330) 499-8153	GBC Design, Inc. 565 White Pond Drive Akron, Ohio 44320-1123 Phone: 330-836-0228 Contact: Caleb D. Knittel, P.E cknittel@gbcdesign.com	7/7/2025	\$4,500.00 pd. 7/15/25 chk 34673	12/3/2025	43	40.5191	3,548.40	GEN \$2,725,953.20 SW \$224,163.16	9/1/2025 10/1/25		
7	Lake Highlands No. 1	Lake Highlands, LTD 11685 Cleveland Ave. NW Uniontown, Ohio 44685 Contact: Patrick Long plong@patricklonghomes.com Phone: (330) 896-8833 xt. 501	GBC Design, Inc. 565 White Pond Drive Akron, Ohio 44320-1123 Phone: 330-836-0228 Contact: Brad R. Booth, P.E bbooth@gbcdesign.com	8/14/2025	\$1,900.00 pd. 8/27/25	12/12/2025 email	17	8.1442	1,326.29		10/23/2025	10/31/2025	
8	Glen Meadows No. 2	Pulte Homes of Ohio, LLC 387 Medina Rd., Suite 1700 Medina, OH 44256 Contact: Davis Francesconi david.francesconi@pultegroup.com Ph: (330) 849-3497 Jonathan Klutts (216) 219-1828	GBC Design, Inc. 565 White Pond Drive Akron, Ohio 44320-1123 Phone: 330-836-0228 Contact: Caleb D. Knittel, P.E	11/10/2025	\$4,600.00 pd. 11/18/25		44	15.4181	1,707.65	\$1,250,000.00	1/6/2026		
9	Addison Lake No. 1	Addison Properties 3401 Enterprise Parkway. Suite 410 Beachwood, OH 44122 Ph: (440) 459-1868 Jason Friedman	Davey Resource Group, Inc. 1310 Sharon Copley Rd. PO Box 37 Sharon Center, OH 44274 Phone: (330) 590-8004 ext. xxx Contact: Chris Schmidt, PE Chris.Schmidt@davey.com	11/17/2025	\$6,300.00 pd. 11/24/25		61	29 of 95.8432			1/9/2026		

STARK COUNTY REGIONAL PLANNING COMMISSION
SUMMARY OF SUBDIVISION ENGINEER ACTIVITIES

Activity	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Commercial/ Industrial Site Plan Reviews	107	90	115	82	113	104	99	96	98	77	78	108	99	70	96	106
Subdivision Preliminary Plan Reviews	6	3	2	5	8	10	9	12	13	10	6	8	13	10	13	15
Subdivision Construction Plan Reviews	1	3	0	3	5	6	11	9	3	10	5	8	8	16	7	9
Subdivision Plat Reviews	10	11	9	5	6	18	14	19	23	41	47	40	46	31	55	38
Miles of Road Dedicated	0.62	0.46	0.49	0.8	0.78	0.76	1.74	1.93	3.37	2.93	1.56	0.75	2.307	0.033	3.0635	1.849
Dollar Value of Public Dedicated Subdivision Improvements	\$1,630,100	\$900,151	\$4,682,814	\$3,512,000	\$1,690,229	\$1,782,637	\$6,842,355	\$7,269,792	\$7,574,883	\$9,706,935	\$7,967,883	\$3,248,750	\$7,154,650	\$11,860,439	\$10,815,329	\$6,841,647

