

AGENDA

STARK COUNTY REGIONAL PLANNING COMMISSION

201 3rd Street NE, Suite 201 - Canton, Ohio 44702-1211

JANUARY 6, 2026

7:00 p.m.

1. **PLEDGE OF ALLEGIANCE**
2. **NOMINATING COMMITTEE REPORT/ELECTION OF OFFICERS**
3. **MINUTES OF THE DECEMBER 9, 2025 MEETING**
4. **FINANCIAL REPORT FOR DECEMBER**
5. **STAFF REPORT**

GIS Update – Sean Phillips, GIS/IT Director

6. **TOWNSHIP ZONING AMENDMENTS**

LA #1 Proposed rezoning from R-2 Medium Density Residential to I-2 General Industrial -
Part of one tract, approximately 80.8 acres, located east of Aultman, south of State in the SW ¼
Section 30, Lake Township. APPLICANT/OWNER: GBC Design, Inc./Highland Heights School
Development Company LTD. CURRENT USE: Agricultural PROPOSED USE: Industrial

7. **SUBDIVISION ACTION (ATTACHED)**
8. **APPOINTMENT OF COMMITTEES**
9. **PERSONNEL**
10. **OTHER BUSINESS**

LAKE TOWNSHIP ZONING AMENDMENT

January 6, 2026

LA #1, 2026

LOCATION AND DESCRIPTION: Part of one tract, approximately 80.8 acres, located east of Aultman, south of State in the SW ¼ Section 30, Lake Township (legal description on file with the Township).

EXISTING ZONING: R-2 Medium Density Residential

Uses Permitted: Single-family dwelling; two-family dwelling; family home; agriculture; farm market; public facility; place of worship; public school; type 'B' child daycare; type 'A' recreation facility; type 'A' home occupation

PROPOSED ZONING I-2 General Industrial

Uses Permitted: Wholesale trade; auction; crematorium; repair/servicing of appliances, office equipment, electronics and small engines; kennel; professional, administrative or executive offices; studios and workshops; manufacturing; sheet metal fabrication, welding, machining, machine tools and dies; print shop; self-storage facility; warehousing, storage; distribution center; shops of contractors; wireless communication antenna, structures and towers

PRESENT USE: Agricultural

PROPOSED USE: Industrial

APPLICANT/OWNERS: GBC Design, Inc./Highland Heights School Development Company LTD.

ADJACENT LAND USE

North: Single-Family Residential/Agricultural
South: Agricultural/Industrial
East: Single-Family
Residential/Agricultural/Vacant Land
West: Agricultural

ADJACENT ZONING

R-2 Medium Density Residential
I-2 General Industrial
R-2 Medium Density Residential/C-2
General Commercial
I-2 General Industrial

FACTS TO BE CONSIDERED:

1. The land use of the area consists of single-family residential and agricultural uses to the north and east, with the east additionally having a tract of vacant land. To the west of the subject tract is comprised of agricultural uses and vacant land that borders the Summit County/Stark County line. Immediately south are industrial and agricultural uses with business, public service and vacant land further south.
2. The zoning generally follows the land use as the R-2 Medium Density Residential District exists to the north, the R-2 Medium Density Residential District and C-2 General Commercial District exist to the east, and the I-2 General Industrial District exists to the south and west.
3. The portion of the tract being proposed for rezoning is approximately 80.8 acres. The tract is currently split-zoned, as approximately 2.3 acres to the southwest is already zoned as I-2. The applicant is proposing to keep approximately 1.7 acres of the tract, to the north, as R-2 Medium Density Residential District to act as a buffer between the proposed I-2 General Industrial District and the existing R-2 Medium Density Residential District where several dwellings exist. If the zone change is granted, it will result in the tract continuing as split-zoned between the R-2 and I-2 districts.

4. The 2040 Comprehensive Plan designates the future land use of this area as Industrial.
5. In 1965, the Township approved a zone change amendment expanding the industrial district west of the subject area to the county line, between State and Mount Pleasant, due to the proximity of the airport and interstate. The industrial district generally has a depth of 1,000 feet from the county line, other than the industrial park just south of the subject area.
6. In 2024, the Township approved a zone change for several tracts to the east of the subject area to the C-2 district to allow more commercial development. By expanding the C-2 district, the subject area now exists between two non-residential districts. As the surrounding areas to the south, east and west continue to develop with more intensive land uses, the subject area may not be appropriate for residential development.
7. While split-zoned parcels are not usually recommended, the proposed zone change configuration provides protection for the adjacent residential neighbors to the north. Rezoning this area to the I-2 district would be in keeping with the existing surrounding zoning and land uses. Staff believes this change would not have a detrimental effect on the surrounding areas.

STAFF RECOMMENDATION:

After considering the above facts, staff recommends **approval** of the proposed rezoning to I-2 General Industrial.

**Attachment to the RPC Agenda
Subdivision Review Subcommittee
January 6, 2026**

RENEWAL OF SITE IMPROVEMENT PLAN REVIEW

**Bear Creek Resort Ranch KOA
(39 RV sites and paving)**

SW ¼ Section 17, SE ¼ Section 18, NE ¼ Section
19 & NW ¼ Section 20, Pike Township
(CA: 1/2022, Renewal 1/2024)

SITE IMPROVEMENT PLAN REVIEW

**Bells Wales fka Bell's Custom Concrete
(6,530 sf bldg., 4,370 sf bldg., walkways, paving,
parking & access drive)**

SE ¼ Section 9, Jackson Township
SE corner of Glorine & Harvey
Plans by: Krumroy-Cozad Construction Corporation
Dev./Owners: Bells Wales, LLC

**Perry Local Schools – Perry Middle School
(156,255 sf bldg., paving, parking & access drive)**

NE & NW ¼ Section 14, Perry Township
S side of 13th, E side of Genoa
Plans by: BSHM Architects
Dev./Owners: Perry Township Local School District

**Cedar Landing Apartments fka 7439 Hills and
Dales Road NW**

**(39,540 sf bldg., walkways, paving, parking &
access drive)**

SE ¼ Section 33, Jackson Township
W side of Hills and Dales, S of Stuhldreher
Plans by: GBC Design, Inc

RENEWAL OF PRELIMINARY PLAN REVIEW

The Farms at Enclave (Rev – 2)

SE ¼ Section 8, Lake Township
W side of Hoover, S of Edison/SR 619
Lots remaining: 27
(CA 1/2022, Renewal 1/2024)
(sanitary sewer and Aqua Ohio water)
Plans by: GBC Design, Inc

Pike Place

NE ¼ Section 3, Pike Township
W side of Cleveland/SR 800, S of Howenstine
Lots remaining: 7
(CA 1/2024)
(septic & well water)
Plans by: GBC Design, Inc.

FINAL PLAT REVIEW

**Hazelwood Terrace No. 4 (Rev.)
(replat of lot 162 in Hazelwood Terrace No. 3)**

SW ¼ Section 29, Nimishillen Township
W side of Paumier, S of Louisville/SR 153
Lots: 2 Acres: 2.75
(sanitary sewer & well water)
Plans by: Deibel Surveying, Inc.
Owner: Kevin J. Rich

Treemont Estates No. 3

NW ¼ Section 33, Canton Township
W end of Honeymont, S of Prairie College
Lots: 8 Acres: 6.05
(sanitary sewer & Canton City water)
Plans by: E.C. Metzger & Associates, Inc.
Dev./Owner: Malavite Development, Inc.

VARIANCE REQUEST

Owners: Estate of Donna J. Middaugh c/o David Middaugh, Executor
Proposal to permit a parcel to exceed the 4:1 width-to-depth ratio
SE ¼ Section 6, Osnaburg Township
By: Edgar M. Moore Jr./Bixler Moore, LLC
Note: Violation of Sec. 310.A.5.a – Minor Subdivisions (lot splits)