

# **AGENDA**

## **STARK COUNTY REGIONAL PLANNING COMMISSION**

110 Central Plaza South, Suite 300 - Canton, Ohio 44702

**October 6, 2026**

**7:00 p.m.**

**1. PLEDGE OF ALLEGIANCE**

**2. MINUTES OF THE SEPTEMBER 8, 2026 MEETING**

**3. FINANCIAL REPORT FOR SEPTEMBER**

**4. STAFF REPORT**

- Stormwater/PIPE Committee Update – Malia Burgasser, Senior Community Relations Planner

**5. TOWNSHIP ZONING AMENDMENTS**

**NI #3 Proposed rezoning from R-1 Single Family Residential to B-1 Suburban Office District** - One tract, approximately 10.00 acres, located on the west side of Pilot Knob and north of Easton, in the SE ¼ Section 7, Nimishillen Township (legal description on file with Township). OWNER/APPLICANT: Apple Orchard Properties, LLC CURRENT USE: Agriculture PROPOSED USE: Winery PPN: 3301244

**6. SUBDIVISION ACTION (ATTACHED)**

**7. AGREEMENTS**

- a. City of Alliance Rehab Contract
- b. City of Massillon Rehab Contract
- c. Lake Township Economic Development Study
- d. American Structurepoint – Lake Township Agreement

**8. FISCAL**

- Purchase order for \$29,800 for American Structurepoint, Inc – SCATS for Lake Township Economic Development Study

**9. OTHER BUSINESS**

# NIMISHILLEN TOWNSHIP ZONING AMENDMENT

October 6, 2026

NI #3, 2026

**LOCATION AND DESCRIPTION:** One tract, approximately 10.00 acres, located on the west side of Pilot Knob and north of Easton in the SE ¼ Section 7, Nimishillen Township (legal description on file with Township).

**EXISTING ZONING:** R-1 Single Family Residential

**Uses Permitted:** Single-family dwelling; public buildings; roadside stands; licensed family home; type B family day-care home.

**PROPOSED ZONING:** B-1 Suburban Office District

**Uses Permitted:** Single-family dwelling; two- or multi-family dwelling; public buildings; type A & B family day-care home; offices; financial institutions; radio & television broadcasting station; roadside stand.

**PRESENT USE:** Single-family Agriculture

**PROPOSED USE:** Winery

**APPLICANT/OWNER:** Apple Orchard Properties, LLC

## **ADJACENT LAND USE**

**North:** Agricultural

**South:** Agricultural

**East:** Agricultural

**West:** Agricultural

## **ADJACENT ZONING**

R-R Rural Residential

R-1 Single Family Residential

R-1 Single Family Residential

R-1 Single Family Residential

## **FACTS TO BE CONSIDERED:**

1. The area surrounding the tract proposed for rezoning consist primarily of agricultural uses. Further south and west of the subject area is comprised of single-family residential.
2. The existing zoning largely consists of the R-1 Single Family Residential to the south, east and west. To the north of the subject tract is predominately R-R Rural Residential.
3. According to the application, the applicant is proposing to rezone the property to B-1 Suburban Office District to open a winery.
4. The Stark County 2040 Comprehensive Plan indicates this area will progress as Rural/ Agricultural.
5. The tract proposed for rezoning is approximately 10.00 acres and is zoned R-1 Single Family Residential. The parcel appears to have been zoned residential since the 1970s and RPC has not reviewed any zone change requests for this property.
6. According to the application, the applicant would like to produce and sell wine and hold private and public events on-site at the winery, which is not a permitted nor conditionally permitted use in the B-1 district. According to the Nimishillen Township Zoning Resolution, the B-2 district allows 'microbreweries... and other similar uses' which would appear to be more in line with the intention of the zone change request.

7. This area appears to not be served by public water or sanitary sewer, which are usually recommended for commercial development.
8. Rezoning the subject property to B-1 when surrounded by residential zoning and land uses could be considered spot zoning.
9. When considering a zone change, the most intensive permitted uses in that district must be considered, such as administrative, executive and professional offices, financial institutions and radio and television broadcasting stations, which could have a detrimental effect on the adjacent residential districts.

**STAFF RECOMMENDATION:**

After considering the above facts, staff recommends **denial** of the proposed rezoning to B-1 Suburban Office District.

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

**SITE IMPROVEMENT PLAN REVIEW**

**Clearwater Park Swimming Pool  
(3 swimming pools, water playground & pool deck)**  
NE & SE ¼ Section 8 & NW ¼ Section 9, Lake Township  
SE corner of Edison/SR 619 & Hoover  
Plans by: Family Fun Corp.  
Dev./Owner: Blaine Miller/Clearwater Equities & Real Estate Holdings, LTD

**FJN Three Storage (Rev)  
(11,200 sf bldg.)**  
NE ¼ Section 9, Jackson Township  
W side of Wales/SR 241, N end of Lourelton  
Plans by: Scheeser Buckley Mayfield, LLC  
Owner: FJN Three, LLC

**Groffre Investments  
(62,378 sf addition, paving & parking)**  
SW ¼ Section 30, Nimishillen Township  
N end of Jeffries, W of Broadway  
Plans by: Hettler Largent Engineering, LLC  
Owner: Groffre Investments

**Katz Tires  
(2,264 sf addition)**  
SW ¼ Section 11, Perry Township  
NW corner of Lincoln/SR 172 & Belle  
Plans by: Amy Kunkle Design  
Owner: 5141 Noor Property, LLC

**Mac Trailer – Wreck Repair Addition  
(10,560 sf addition & walkways)**  
SW ¼ Section 14, Lexington Township  
W end of Commerce, N of Gaskill/SR 619  
Plans by: Engineering Direct, LLC  
Dev./Owner: C. Tucker Cope and Associates/Mac Trailer Realty, Inc.

**Robin Industries  
(51,359 sf bldg., walkways, paving, parking, dumpster pad & 2 access drives)**  
NE ¼ Section 2, Jackson Township  
E side of Port Jackson, S of Lake O'Springs  
Plans by: CBLH Design, Inc.  
Owner: Akron Canton Regional Airport Authority

**RENEWAL OF PRELIMINARY PLAN REVIEW**

**Stone Creek (Rev – 2)**  
NW ¼ Section 18, Jackson Township  
W side of High Mill, S of Portage  
21 lots remaining  
(CA 9/2022, Renewal 9/2024)  
Plans by: Richard C. Friedel

**Weston Place (Rev)**  
SE ¼ Section 16, Perry Township  
SW corner of Southway & Jackson  
80 lots remaining  
(CA 9/2022, Renewal 9/2024)  
Plans by: Environmental Design Group, LLC

**PRELIMINARY PLAN REVIEW**

**Rock Creek Estates**  
SW ¼ Section 2, Jackson Township  
N side of Strausser, W of Portview  
Lots: 2 Acres: 13.08  
(sanitary sewer & Aqua Ohio water)  
Plans by: Hettler Largent Engineering, LLC  
Dev./Owner: BG Custom Homes, Inc.