

AGENDA

STARK COUNTY REGIONAL PLANNING COMMISSION

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

FEBRUARY 3, 2026

7:00 p.m.

- 1. PLEDGE OF ALLEGIANCE**
- 2. MINUTES OF THE JANUARY 6, 2026 MEETING**
- 3. FINANCIAL REPORT FOR JANUARY**
- 4. TOWNSHIP ZONING AMENDMENTS**

PL #1 Proposed rezoning from R-1 Residential to B-1 Neighborhood Business District - Part of one tract, approximately 1.12 acres, located east of Whipple, south side of 38th Street in the NW ¼ Section 30, Plain Township (legal description on file with the Township).

APPLICANT/OWNER: Jenny Can Real Estate Holding Company, LLC **CURRENT USE:** Vacant Land **PROPOSED USE:** Business PPN #5201695

- 5. SUBDIVISION ACTION (ATTACHED)**
- 6. AGREEMENTS**
 - a. Village of Brewster – Stormwater Mitigation Study
ms consultants – Stormwater Mitigation Study
 - b. Village of Minerva - Community Master Plan
- 7. FISCAL**
 - a. Purchase order for \$29,921 - ms consultants for Village of Brewster Stormwater Mitigation Study
- 8. OTHER BUSINESS**

Mark Your Calendar!

**Governmental Law Seminar
February 28, 2026
R.G. Drage**

**RPC Annual Dinner
March 11, 2026
Tozzi's On 12th
Canton**

PLAIN TOWNSHIP ZONING AMENDMENT

February 3, 2026

PL #1, 2026

LOCATION AND DESCRIPTION: One tract, approximately 1.12 acres, located on the south side of 38th, east of Whipple in the NW ¼ Section 30, Plain Township (legal description on file with the Township)

EXISTING ZONING: R-1 Single Family Residential

Uses Permitted: Agriculture; single-family dwelling; public buildings; roadside stands; licensed family home; type “B” family daycare home; model home; accessory solar energy systems

PROPOSED ZONING: B-1 Neighborhood Business District

Uses Permitted: All uses permitted in the S-1 Suburban Office District; convenience retail uses and personal services stores, being defined as food sales, drug stores, barber or beauty shops, shoe repair shops, and other similar uses, provided the floor area devoted to such use or store is no greater than 5,000 square feet; restaurants, not including drive-thru, drive-in, drive-up facilities or carry-out services, except as permitted as a conditional use; accessory solar energy systems

PRESENT USE: Vacant Land

PROPOSED USE: Business

APPLICANT/OWNERS: Jenny Can Real Estate Holding Company, LLC

ADJACENT LAND USE

North: Public Service

South: Single-Family Residential/ Vacant Land

East: Single-Family Residential

West: Single-Family Residential

ADJACENT ZONING

B-2 General Business

R-1 Single Family Residential

R-1 Single Family Residential

R-1 Single Family Residential

FACTS TO BE CONSIDERED:

1. The land use of the area consists of single-family residential to the south, east and west. To the north and further east are tracts classified as public service that are operating as places of worship. Further west, along the east side of Whipple, contains a mix of office, business and single-family residential uses. There are also several tracts of vacant land to the south, east and west.
2. The existing zoning consists of the B-2 General Business District to the north. To the south, east and west the R-1 Single Family Residential District exists, and further west along the Whipple corridor there is a section of the S-1 Suburban Office District approximately 200 feet from the centerline, extending just north of 37th to the south side of 38th. North of 38th transitions to the B-2 district with varying depths.
3. The tract being proposed for rezoning is approximately 1.12 acres and is zoned R-1 Single Family Residential. The applicant is proposing to rezone the subject tract as B-1 Neighborhood Business District. According to the application, the purpose of this zone change request is to open a hair salon.

4. The Stark County 2040 Future Land Use Plan identifies the future land use of the area in question as developed urban.
5. If rezoned to the B-1 district, a 50 foot set back and 20 foot buffer yard would be required for all sides abutting a residential district. The subject tract currently only appears to be 80 feet wide and would not be able to meet the setback requirements.
6. Although the B-2 district exists north of the subject tract, it is contained to the north side of 38th. The south side of 38th is predominately residential, other than office and business uses along Whipple and two churches to the west. Rezoning the subject tract would not be consistent with the existing zoning.
7. If the Township is interest in expanding the business district in this area, an overall rezoning scheme should be explored.

STAFF RECOMMENDATION:

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

**Attachment to the RPC Agenda
Subdivision Review Subcommittee
February 3, 2026**

SITE IMPROVEMENT PLAN REVIEW

Mears Nissan – Tuscarawas/SR 172 & Woodlawn (26,113 sf bldg., retaining wall, trash enclosure, tire storage, walkways, paving & parking) SW ¼ Section 12, Perry Township NW corner of Tuscarawas/SR 172 & Woodlawn Plans by: The Foundation Architecture, LLC Owner: MKM-MN Land Management, LLC	Sander Contracting (Approx. 5,910 sf bldg., dumpster enclosure, walkways, paving, parking & 2 access drives) NE ¼ Section 9, Jackson Township NW corner of Braucher & Wales/SR 241 Plans by: Hettler-Largent Engineering Dev./Owners: Motter & Meadows Architects/ Sander Contracting Inc.
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PRELIMINARY PLAN REVIEW

Frank Farms (Rev)
NE ¼ Section 14, Jackson Township
S side of Portage, W of Frank
Lots: 104 Acres: 62.95
(sanitary sewer & Aqua Ohio water)
Plans by: GBC Design, Inc.
Dev./Owner: Leecrest Holdings, LLC

FINAL PLAT REVIEW

Deibel's Grove Allotment No. 2 (Rev) (replat of lots 6-9 in Deibel's Grove Allotment) NE ¼ Section 21, Pike Township E side of Briggles, N of Downing Lots: 2 Acres: 4.32 (septic systems & well water) Plans by: Bodo Surveying Owner: Thermal Roofing and Siding Ltd.	Northwood Park No. 5 (Replat of all lots 51, 52, 53, 54 & 55 in Northwood Park) SW ¼ Section 28, Jackson Township SW corner of Kensington & Carnegie Lots: 2 Acres: 1.33 (sanitary sewer & Aqua Ohio water) Plans by: Environmental Design Group Dev./Owner: J. Craddock Construction/James Lester Craddock
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