

AGENDA

STARK COUNTY REGIONAL PLANNING COMMISSION

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

MARCH 3, 2026

7:00 p.m.

- 1. PLEDGE OF ALLEGIANCE**
- 2. MINUTES OF THE FEBRUARY 3, 2026 MEETING**
- 3. FINANCIAL REPORT FOR FEBRUARY**
- 4. STAFF REPORT/PUBLIC HEARING**

FY26 HUD Action Plan – Public Hearing

Presented by: Lisa Snyder, Community Development Administrator

Valerie Watson, Fair Housing Manager

- 5. TOWNSHIP ZONING AMENDMENTS**

MA #1 Proposed rezoning from R-1 Low-Density Residential District to B-2 Commercial Business District - Part of one tract, approximately 4.20 acres, located on the northwest corner of Edison/SR 619 & Ravenna/SR 44 in the NE ¼ Section 16, Marlboro Township (legal description on file with the Township) Owner/Applicant: James Ringer/Ringer Properties, LLC
Current Use: Multi-Family Residential Proposed Use: Business PPN: 3104195

NI #1 Proposed text amendment that would: Modify regulations pertaining to fencing and swimming pools

- 6. SUBDIVISION ACTION (ATTACHED)**
- 7. AGREEMENTS**

- M&L contract extension for HOME-ARP underwriting and subsidy layering.
- ASK Development contract extension for HOME Investment Partnership Program underwriting and subsidy layering.

- 8. TRAVEL**

- a. American Planning Association National Conference – Bob Nau, Jonelle Melnichenko

- 9. PERSONNEL**

- 10. OTHER BUSINESS**

Mark Your Calendar!

RPC Annual Dinner

March 11, 2026

Tozzi's on 12th

MARLBORO TOWNSHIP ZONING AMENDMENT

March 3, 2026

MA #1, 2026

LOCATION AND DESCRIPTION: Part of one tract, approximately 4.20 acres, located on the northwest corner of Edison/SR 619 & Ravenna/SR 44 in the NE ¼ Section 16, Marlboro Township (legal description on file with the Township)

EXISTING ZONING: R-1 Low-Density Residential District

Uses Permitted: Single-family dwelling; two-family dwelling; public buildings; churches and other buildings for the purpose of religious worship; roadside stand; licensed family home; type B family daycare home; bed and breakfast; recreation facility type A;

PROPOSED ZONING: B-2 Commercial Business District

Uses Permitted: All permitted uses as listed in the B-1 District; retail stores; recreation facility type B and C; drive-in establishments for food sales and banking facilities; automobile service station and auto service shop; car wash; commercial greenhouse and garden supply sales; hotel and motel; public or private transportation agency terminal; automobile, truck, trailer and farm implement sales, service, storage, and major repairs, such as motor, body, and radiator; funeral home and mortuary; printing and publishing operations; public storage garage and yards; carpentry, cabinet, upholstering, plumbing, heating, roofing, air conditioning, and sign painting.

PRESENT USE: Multi-Family Residential

PROPOSED USE: Business

APPLICANT/OWNERS: James Ringer/Ringer Properties, LLC

ADJACENT LAND USE

North: Single-Family Residential

South: Multi-Family Residential

East: Agriculture

West: Agriculture

ADJACENT ZONING

R-1 Low-Density Residential

B-2 Commercial Business

R-1 Low-Density Residential

R-1 Low-Density Residential

FACTS TO BE CONSIDERED:

1. The land use of the area consists of low-density residential and agriculture uses to the north, east and west. Immediately south is classified as public service. Further east on the south side of Edison/SR 619 there are business and industrial uses.
2. The existing zoning consists of the R-1 Low-Density Residential District to the north, east and west. Directly south of the subject area is zoned B-2 Commercial Business. The commercial area extends approximately 875 feet west and approximately 3,030 feet east from the Ravenna/SR 44 intersection, along Edison/SR 619.
3. The area proposed for rezoning is approximately 4.20 acres and is part of a tract that is split zoned between R-1 & B-2 districts. This tract appears to have been split zoned since the 1960s. The applicant is proposing to rezone the entire subject tract as B-2 Commercial Business District. According to the application, the purpose of this zone change request is to have the entire property to be zoned B-2 Commercial Business.
4. The Stark County 2040 Future Land Use Plan identifies the future land use of the area in question as rural/agriculture.

5. There are two structures which exist in the subject area that are currently being used for personal residential purposes.
6. This area is not served by sanitary sewer or public water facilities, which are generally required for the type of commercial development that would be permitted in a B-2 district.
7. Although the B-2 district exists on part of the subject tract and to the south, it is contained to the corner of Edison/SR 619 and Ravenna/SR 44.
8. When considering a zone change, the most intensive uses permitted in that district must be considered. The permitted uses allowed in the B-2 district, which includes uses such as a transportation terminal; vehicle service; sales and storage; printing facilities; and hotels could have a detrimental effect on the surrounding rural area.
9. If the Township is interested in allowing more commercial businesses to develop in this area, staff recommends the Township consider establishing a revised zoning scheme identifying commercial corridors.

STAFF RECOMMENDATION:

After considering the above facts, staff recommends **denial** of the proposed rezoning to B-2 Neighborhood Business District.

NIMISHILLEN TOWNSHIP ZONING AMENDMENT

March 3, 2026

NI #1, 2026

SUMMARY OF PROPOSED TEXT CHANGES: An amendment is proposed to the Nimishillen Township Zoning Resolution which would:

- Modify regulations pertaining to fencing and swimming pools

APPLICANT: Nimishillen Township Zoning Commission

FACTS TO BE CONSIDERED:

1. An amendment has been proposed that would modify regulations pertaining to fencing and swimming pools.
2. The proposal states a wall or hedge shall be considered a fence for the purpose of the regulations; however, clarification is recommended, as fencing requirements for swimming pools could be interpreted as hedges being accepted in lieu of required fencing.
3. Currently, the regulations limit fencing within the required front yard to a maximum height of two and one-half (2-1/2) feet. The proposed amendment would instead establish a minimum height of two and one-half (2-1/2) feet, with a maximum of six (6) feet. Staff recommend the Township consider keeping the maximum height for fencing within the front yard to two and one-half (2-1/2) feet.
4. As proposed, the amendment would permit fences within industrial districts to be located a minimum of five (5) feet from any street right-of-way line, while requiring a minimum setback of ten (10) feet in all other districts. Staff recommends the Township adopt a uniform ten-foot setback requirement for fencing in all zoning districts.
5. For fences proposed across public easements, the proposed amendment requires approval from the Stark County Engineer; however, in many instances these easements are not established by the Engineer's Office, but rather by another agency. Staff recommend the Township revise the requirement to obtain approval from the applicable agency with jurisdiction over the easement.
6. As proposed, the amendment would authorize the use of a pool cover as a conditionally permitted alternative to a required fence. Staff recommend maintaining consistent language within the resolution by clearly specifying the type of pool cover that may be permitted in lieu of a fence.
7. The proposed amendment would introduce additional language to Article XI outlining conditions related to automatic pool covers. Staff recommend consolidating all provisions concerning automatic pool covers within Article VI to ensure consistency and uniformity throughout the resolution.
8. Staff would encourage the Township to ensure that their legal counsel has reviewed the amendment for sufficiency and compliance with applicable laws. There are a few grammatical changes and formatting comments that staff will be providing the Township in a marked-up copy.

STAFF REVIEW AND RECOMMENDATION:

Based on the above facts, staff recommends **approval of a modification** of the proposed text amendment.

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

SITE IMPROVEMENT PLAN REVIEW

Ample Storage, Inc. (Rev)
(2 – 11,200 sf bldgs. & paving)
NE ¼ Section 19, Lake Township
W side of Cleveland, S of Heckman
Plans by: GBC Design, Inc.
Dev./Owner: Ample Storage, Inc

Kingsway Paving
**(2 – 18,500 sf bldgs., 17,000 sf bldg., walkways,
paving, parking & access drive)**
SW ¼ Section 32, Sugarcreek Township
S side of Navarre/US 62, W of Lawnford
Plans by: GBC Design, Inc.
Dev./Owner: Chazak Holdings, LLC

**The Fountains at Edgewood Community Center
– Pickleball Courts**
**(3,600 sf pickleball courts, walkways, paving &
parking)**
NW ¼ Section 10, Plain Township
W side of Fountain View, N of Southbrook
Plans by: GBC Design, Inc.
Dev./Owner: The Fountains of Edgewood Master
Homeowners Association, Inc.

The Reserve on Woodlawn (Rev)
**(10 multi-family complexes, approx. 57,000 sf
bldg., 2,331 sf bldg., 2,121 sf bldg., approx. 1,200
sf addition, 320 sf pavilion, dumpster enclosures,
retaining wall, patio, pickleball courts, bocce
court, walkways, paving & parking)**
NE ¼ Section 36, Jackson Township
E side of Woodlawn, S of Hills & Dales
Plans by: GBC Design, Inc.
Dev./Owner: Reserve on Woodlawn Senior Living,
LLC/McKinley Holdings, LLC & McKinley
Development Company, LTD.

FINAL PLAT REVIEW

Floradale Acres No. 4
(replat of parts of lots 1-4 in Floradale Acres)
SE ¼ Section 9, Jackson Township
NW corner of Portage & Wales/SR 241
Lots: 1 Acres: 2.08
(sanitary sewer & Aqua Ohio water)
Plans by: Riverstone Land Surveying
Owner: MSFM LTD.

Village Manor No. 3
**(replat of lot 1 & parts of lots 2 & 3 in Village
Manor)**
SE & SW ¼ Section 6, Lake Township
NW corner of Broad Vista & Cleveland
Lots: 1 Acres: 1.68
(sanitary sewer & county water)
Plans by: Deibel Surveying, Inc.
Owner: JHDC Properties LLC

**George E. Pollock's Addition to North Lawrence
No. 2**
**(replat of lots 14-15, part of lot 13 & vacated
unnamed alley in George. E. Pollock's Addition
to North Lawrence)**
SE ¼ Section 29, Lawrence Township
E side of Easter, N of Lawmont
Lots: 1 Acres: 0.37
(sanitary sewer & well water)
Plans by: Castle Surveying, LLC
Owners: Lara Schmidt, Brett Baker & Cory Miller

Wicker Creek No. 6
SW ¼ Section 1, Plain Township
N side of Werner Church, E of Middlebranch
Lots: 16 Acres: 7.32
(sanitary sewer & Canton City water)
Plans by: GBC Design, Inc.
Dev./Owner: PL Neighborhoods LTD.

FINAL PLAT REVIEW CONT.

Mount Marie Place No. 8

(replat of parts of lots 1-5 in Mount Marie Place)

SW $\frac{1}{4}$ Section 12, Perry Township

NW corner of Tuscarawas/SR 172 & Woodlawn

Lots: 1 Acres: 3.16

(sanitary sewer & Canton City water)

Plans by: ECS Surveying

Owner: MKM-MN Land Management, LLC