

AGENDA

STARK COUNTY REGIONAL PLANNING COMMISSION

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

APRIL 7, 2026

7:00 p.m.

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

BE #1 Proposed Text Amendment that would: Remove regulations and definitions pertaining to the uses of accessory buildings and additional residential dwellings.

CA #1 Proposed rezoning from B-2 Neighborhood Business District to B-3 Commercial Business District – One tract, approximately 0.62 acres, located on the east side of Cleveland/SR 800, south of Mill in the NW ¼ Section 21, Canton Township (legal description on file with the Township) OWNER/APPLICANT: Stephen Tice. Stratosphere Holdings, LLC CURRENT USE: Vacant PROPOSED USE: Business PPN: 1313541

CA #2 Proposed rezoning from B-2 Neighborhood Business District to B-3 Commercial Business District – One tract, approximately 0.40 acres, part of lot 19 in M.H. Frank's Moreland Allotment, located on the west side of Waynesburg/SR 43, south of 26th in the NE ¼ Section 23, Canton Township (legal description on file in office). OWNER/APPLICANT: Popo, LLC/Todd DiMichele CURRENT USE: Business PROPOSED USE: Business PPN: 1307022

5. **SUBDIVISION ACTION (ATTACHED)**
6. **AGREEMENTS**
 - a. District 19 NRAC – Clean Ohio Green Space Conservation Program Administration
 - b. OpenGov Permitting and Licensing Software
7. **FISCAL**
 - a. Intergovernmental Transfer – OpenGov Permitting and Licensing Software - \$14,421.62
8. **TRAVEL**
 - a. ESRI User Conference in San Diego, CA July 13-17, 2026 – Sean Phillips
9. **PERSONNEL**
10. **OTHER BUSINESS**
 - a. Reappoint Tony Peldunas as RPC representative on NRAC committee

BETHLEHEM TOWNSHIP ZONING AMENDMENT

April 7, 2026

BE #1, 2026

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

- Remove regulations and definitions pertaining to the uses of accessory buildings and additional residential dwellings

APPLICANT: Bethlehem Township Zoning Commission

FACTS TO BE CONSIDERED:

1. An amendment has been proposed that would no longer allow a guest house or accessory living structure to be considered as an accessory use.
2. As proposed, the definition for Guest House or Accessory Living Quarters in Article II Definitions would be removed, additionally removing this use within the definition for Accessory Building or Use.
3. The proposed amendment would remove all references to accessory living quarters throughout the zoning resolution.
4. The amendment is proposing to remove text for Inconsistencies under Article III General Provisions, Section 301.4 Supplementary Regulations. Currently, it states “In the event any of the requirements or regulatory provisions of these regulations are found to be inconsistent one with another, the more restrictive or greater requirements shall be deemed in each case to be applicable.” Staff recommend ensuring any potential inconsistencies within the resolution are resolved before removing the text, as regulations currently offer the Township a disclaimer should inconsistencies exist.

STAFF REVIEW AND RECOMMENDATION:

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

CANTON TOWNSHIP ZONING AMENDMENT

April 7, 2026

CA #1, 2026

LOCATION AND DESCRIPTION: One tract, approximately 0.62 acres, located on the east side of Cleveland/SR 800, south of Mill in the NW ¼ Section 21, Canton Township (legal description on file with the Township)

EXISTING ZONING: B-2 Neighborhood Business

Uses Permitted: All uses permitted in the R-1, R-2, R-3, R-4 and B-1 districts; convenience retail uses and personal service stores being defined as food sales, drug store, barber shop, beauty shop, shoe repair shop and other similar uses, provided the floor area devoted to such use is no greater than five thousand square feet; restaurant, not including drive-in facilities or curb service; farm market; public building; school

PROPOSED ZONING: B-3 Commercial Business

Uses Permitted: All uses permitted in the R-1, R-2, R-3, R-4, B-1 and B-2 districts; retail stores, including, but not limited to clothing, stationary, home furnishings, drugs, jewelry, and sporting goods; indoor/outdoor recreation facilities including, but not limited to theaters, tennis, racquet clubs, health spas and physical exercise facilities; off-street public parking lots; veterinary hospital and clinic; tents; automobile service stations; car wash; garden supply sales; hotel, motel, tourist home; mini storage; planned commercial complex for two or more uses; farm market; public buildings; school

PRESENT USE: Vacant

PROPOSED USE: Business

APPLICANT/OWNERS: Stephen Tice/Stratosphere Holdings, LLC

ADJACENT LAND USE

North: Business
South: Multi-Family Residential
East: Multi-Family Residential
West: Business

ADJACENT ZONING

B-2 Neighborhood Business
B-2 Neighborhood Business
R-R Rural Residential
B-2 Neighborhood Business

FACTS TO BE CONSIDERED:

1. The land use of the area consists of business and public service uses to the north. The area being utilized for public service just north of the subject tract is the right-of-way along Cleveland/SR 800. Immediately south and east are tracts classified as multi-family residential consisting of a mobile home park. West of the subject tract, on the west side of Cleveland/SR 800, are business uses.
2. The existing zoning consists of the B-2 Neighborhood Business District to the north, south and west, part of a commercial corridor along Cleveland/SR 800. East of the subject area is zoned R-R Rural Residential.
3. The area proposed for rezoning is approximately 0.62 acres and is currently vacant. The applicant is proposing to construct an equipment dealership for mini excavators. Currently RPC has an active site improvement plan on file for the site that has been conditionally approved.

4. The Stark County 2040 Comprehensive Plan identifies the future land use of the area as commercial.
5. In August 2015, RPC reviewed a zone change request for two parcels, one of which is the subject tract. The applicant at the time was seeking to change the zoning from B-2 Neighborhood Business to B-3 Commercial Business. Approval was recommended due to the existing land uses along Cleveland/SR 800, creating concentrated commercial activity along the major thoroughfare. Additionally, the proximity of Canton City's B-3 General Business and B-4 Special Business Districts existing to the north of the subject tract, which also have similar uses; however, Canton Township Trustees denied the zone change request, keeping the tract within the B-2 district.
6. Staff believes rezoning the parcel to the B-3 district would not be detrimental to the area, given the surrounding land uses and continued growth of commercial development along the corridor.

STAFF RECOMMENDATION:

After considering the above facts, staff recommends **approval** of the proposed rezoning to the B-3 Commercial Business District.

CANTON TOWNSHIP ZONING AMENDMENT

April 7, 2026

CA #2, 2026

LOCATION AND DESCRIPTION: One tract, approximately 0.40 acres, part of lot 19 in M.H. Frank's Moreland Allotment, located on the west side of Waynesburg/SR 43, south of 26th in the NE ¼ Section 23, Canton Township (legal description on file in office).

EXISTING ZONING: B-2 Neighborhood Business

Uses Permitted: All uses permitted in the R-1, R-2, R-3, R-4 and B-1 districts; convenience retail uses and personal service stores being defined as food sales, drug store, barber shop, beauty shop, shoe repair shop and other similar uses, provided the floor area devoted to such use is no greater than five thousand square feet; restaurant, not including drive-in facilities or curb service; farm market; public building; school

PROPOSED ZONING: B-3 Commercial Business

Uses Permitted: All uses permitted in the R-1, R-2, R-3, R-4, B-1 and B-2 districts; retail stores, including, but not limited to clothing, stationary, home furnishings, drugs, jewelry, and sporting goods; indoor/outdoor recreation facilities including, but not limited to theaters, tennis, racquet clubs, health spas and physical exercise facilities; off-street public parking lots; veterinary hospital and clinic; tents; automobile service stations; car wash; garden supply sales; hotel, motel, tourist home; mini storage; planned commercial complex for two or more uses; farm market; public buildings; school

PRESENT USE: Business

PROPOSED USE: Business

APPLICANT/OWNERS: Todd DiMichele/Popo, LLC

ADJACENT LAND USE

North: Business

South: Agricultural

East: Single Family Residential/Business

West: Agricultural

ADJACENT ZONING

B-2 Neighborhood Business

B-2 Neighborhood Business

B-2 Neighborhood Business

B-2 Neighborhood Business

FACTS TO BE CONSIDERED:

1. The land use of the area consists of business and single-family residential uses to the north and east. To the west are tracts of agricultural uses. South of the subject tract, along Waynesburg/SR 43, are tracts consisting of agricultural and single-family residential uses.
2. The surrounding zoning consists of a B-2 Neighborhood Business corridor along Waynesburg/SR 43. This corridor is approximately 200-250 feet deep on both sides of Waynesburg/SR 43 and begins at 24th and extends south to Amford. Beyond the commercial corridor to the west and south is the R-R Rural Residential District. Beyond the commercial corridor to the north are the R-R Rural Residential and R-2 Single Family Residential districts, and to the east is primarily R-2 Single Family Residential.
3. According to the application, the purpose of this zone change is to operate a used commercial vehicle sales lot, additionally utilizing the 2nd floor of the existing building space for office, storage and/or an apartment.

4. The Stark County 2040 Comprehensive Plan identifies the future land use of this area as developed suburban.
5. The parcel proposed for re-zoning has been zoned for commercial use since the 1960s. The 1969 Canton Township zoning map shows the parcel as retail zoning. In the late 1990s the Township amended their zoning code, at which time the parcel was zoned B2 Neighborhood Business.
6. The subject tract is at the southern end of the B-2 district along Waynesburg/SR 43. While within the commercial corridor, there only appears to be a few businesses actually in operation, the corridor mainly consists of single-family residences. Additionally, the minimum lot size in the B-3 district is 20,000 square feet, the subject tract is approximately 17,000 square feet, making the tract a substandard lot, if approved.
7. When considering a zone change, the most intensive uses permitted in that district must be considered. The permitted uses allowed in the B-3 district, which include uses such as vehicle service stations; car washes; veterinary hospitals; garden supply sales; and hotels could have a detrimental effect on the surrounding residential area.
8. Staff finds the existing zoning is an appropriate district for this area and is in keeping with the above-mentioned land use and zoning plans. The B-2 district provides an appropriate buffer to the residential districts that extend beyond the commercial corridor.

STAFF RECOMMENDATION:

After considering the above facts, staff recommends **denial** of the proposed rezoning to the B-3 Commercial Business District.

**Attachment to the RPC Agenda
Subdivision Review Subcommittee
April 8, 2025**

SITE IMPROVEMENT PLAN REVIEW

**American Engineering & Metalworking aka AEM
(Rev - 2)
(51,450 sf bldg.)**
NW ¼ Section 31, Lake Township
S end of Meridian, E of Pleasantwood
Plans by: GBC Design, Inc.
Dev./Owner: AEM/American Engineering &
Metalworking, LTD

**Cramers' Inc.
(21,957 sf bldg., walkways, paving and parking)**
SW ¼ Section 13, Perry Township
S side of Southway, E of Perry
Plans by: Weber Engineering Services, LLC
Dev./Owner: R.G. Smith Company/RGS Real Estate,
LLC

**Dollar General - Kent/SR 43 & Market
(10,640 sf bldg., dumpster enclosure, walkways,
paving and parking)**
NW ¼ Section 3, Plain Township
NW corner of Market & Kent/SR 43
Plans by: Neff & Associates
Dev./Owner: William Owen/Stark Mini Storage, LLC

FINAL PLAT REVIEW

**Belpar No. 14
(replat of parts of lot 44 in Belpar No. 3)**
SW ¼ Section 24, Jackson Township
N side of Munson, W of Dressler
Lots: 1 Acres: 2.67
(sanitary sewer & Aqua Ohio water)
Plans by: Hammontree & Associates, LTD
Dev./Owner: JJ & W XII, LTD

**Lake Center Christian School – Gymnasium
(Approx. 14,850 sf addition, 1,200 sf bldg., soccer
field, softball field, walkways, paving and parking)**
NW ¼ Section 9, Lake Township
W side of Kaufman, N of Edison/SR 619
Plans by: GBC Design, Inc.
Dev./Owner: Lake Center Christian School, Inc.

**Pav's Beanery - Easton/Plain
(800 sf bldg., dumpster enclosure, patio, walkways,
paving, parking and access drive)**
SE ¼ Section 11, Plain Township
N side of Easton, E of Middlebranch
Plans by: Artman Engineering
Owner: Easton Lot, LLC

**Frank Farms No. 3
(replat of lots 36-44 in Frank Farms No. 2)**
NE ¼ Section 14, Jackson Township
N side of Walbridge, W of Frank
Lots: 12 Acres: 5.21
(sanitary sewer & Aqua Ohio water)
Plans by: GBC Design, Inc.
Dev./Owner: Leecrest Holdings, Inc./Leecrest Holdings,
LLC