

A G E N D A

STARK COUNTY REGIONAL PLANNING COMMISSION

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

May 5, 2026

7:00 p.m.

- 1. PLEDGE OF ALLEGIANCE**
- 2. MINUTES OF THE APRIL 7, 2026 MEETING**
- 3. FINANCIAL REPORT FOR APRIL**
- 4. STAFF REPORT**

Comprehensive Planning Update - Jonelle Melnichenko, Chief of Planning

- 5. TOWNSHIP ZONING AMENDMENTS**

PL #2 Proposed rezoning from R-R Rural Residential & R-1 Single Family Residential to R-3 Low Density Multi-Family Residential – One tract, approximately 78.05 acres, located on the north side of Applegrove, west of Elmhurst in the SW ¼ Section 4 & SE ¼ Section 5, Plain Township (legal description on file in the office). OWNER/APPLICANT: McKinley Development Company, LTD/Forward Principals, LLC CURRENT USE: Former Golf Course PROPOSED USE: Single & Multi-Family Residential PPN: 10020630 & 10020631

- 6. SUBDIVISION ACTION (ATTACHED)**

- 7. AGREEMENTS**

- a. Village of Brewster – Davis-Bacon Prevailing Wages Amendment
- b. Stark County Commissioners - CDGB Administration Agreement
- c. Stark County Commissioners - HOME Administration Agreement
- d. 2026 STIC Grant – authorize grant submittal and 20% match not to exceed \$2,500

- 8. PERSONNEL**

- 9. OTHER BUSINESS**

PLAIN TOWNSHIP ZONING AMENDMENT

May 5, 2026

PL #2, 2026

LOCATION AND DESCRIPTION: One tract, approximately 78.05 acres, located on the north side of Applegrove, west of Elmhurst in the SW ¼ Section 4 & SE ¼ Section 5, Plain Township (legal description on file with the Township)

EXISTING ZONING: R-R Rural Residential/R-1 Single Family Residential

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

R-1 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: R-3 Low Density Multi-Family Residential

Uses Permitted: agriculture; single-family dwelling; two-family dwelling; multi-family dwelling; lodging or boarding house; public buildings; roadside stands; licensed family home; type “B” family daycare home; model home; accessory solar energy systems

PRESENT USE: Former Golf Course

PROPOSED USE: Single and Multi-Family Residential

APPLICANT/OWNERS: McKinley Development Company, LTD/Forward Principals, LLC

ADJACENT LAND USE

North: Single-Family Residential/Two-Family Residential/Multi-Family Residential/Recreation
South: Single-Family Agricultural/Single-Family Residential/Vacant Land
East: Single-Family Agricultural/Single-Family Residential/Recreation
West: Single-Family Residential/Multi-Family Residential/Recreation

ADJACENT ZONING

R-1 Single Family Residential/R-2 One and Two Family Residential
R-R Rural Residential/R-1 Single Family Residential/R-50 One Family Residential (North Canton City)
R-R Rural Residential/R-1 Single Family Residential
R-1 Single Family Residential/R-3 Low Density Multi-Family Residential

FACTS TO BE CONSIDERED:

1. There are a mix of uses surrounding the subject tract. To the north consists of single, two and multi-family residential uses, along with recreation. To the south are single-family agricultural and residential uses. East of the subject area is classified as recreation, and single-family residential, with some business uses further east of Applegrove. To the west there are single and multi-family uses. Additionally, the subject tract surrounds an apartment complex identified as multi-family residential.
2. The existing zoning consists of the R-1 Single Family Residential and R-2 One- and Two-Family Residential districts to the north, the R-R Rural Residential and R-1 Single Family Residential districts to the east, and R-1 Single Family Residential and R-3 Low Density Multi-Family Residential to the west. To the south consists of the R-R Rural Residential District and North Canton City’s R-50 Single Family District. The apartment complex surrounded by the subject tract is zoned R-3 Low Density Multi-Family Residential.

3. The tract proposed for rezoning is approximately 78.05 acres and is currently split zoned between the R-R Rural Residential (approximately 11 acres) and R-1 Single Family Residential (approximately 67 acres) districts.
4. According to the Plain Township Zoning Resolution, the purpose of the R-3 district is to provide single, two-family and multi-family dwelling units, allowing for a mix of housing types. Approximate density shall be eight (8) to nine (9) dwelling units per acre, which will permit a higher density of population adjacent to commercial areas or major roadways. The R-3 District will restrict the multi-family dwellings to no more than four units per building unless a conditional use permit is issued to allow for more than four units per building.
5. For areas with a central sewer system, minimum lot size in the R-R district is 20,000 sq. ft. and 15,000 sq. ft. in the R-1 district. For the R-3 district, minimum lot sizes are as follows: multi-family housing is 5,000 sq. ft. per dwelling unit, two-family housing is 10,000 sq. ft., and single-family housing is 8,000 sq. ft. Sanitary sewer is available to the site; however, capacity has not been discussed with the Sanitary Engineer's Office.
6. The Stark County 2040 Comprehensive Plan identifies the future land use of the area as developed urban. According to the Plain Township Mini-Master Plan, this property is in the northern residential planning area. Recommendations for this area encourage rezoning larger parcels available for development to avoid standard subdivision patterns that are not sensitive to environmental features. The plan recommends the R-6 Planned Unit Development District; however, the R-3 district would also allow a mix of uses and require open space reservation when multi-family units are proposed.
7. Although a preliminary layout was not provided, the applicant indicated an approximately 10-acre area adjacent to the existing neighborhood to the west would be restricted to single-family development only. Established planning practices generally encourage a gradual transition in land uses in terms of intensiveness. The proposed R-3 district would be an appropriate use of land as the tract is situated adjacent to existing R-3 districts with multi-family development. If the Township is interested in having more involvement in the development of the area, rezoning to the R-6 Planned Unit Development District should be considered.

STAFF RECOMMENDATION:

After considering the above facts, staff recommends **approval** of the proposed rezoning to R-3 Low Density Multi-Family Residential District.

**Attachment to the RPC Agenda
Subdivision Review Subcommittee
May 5, 2026**

SITE IMPROVEMENT PLAN REVIEW

**7 Brew – Everhard/Jackson
(510 sf bldg., approx. 280 sf cooler, canopies, trash enclosure, walkways, paving, parking & access drive)**

NW ¼ Section 24, Jackson Township
E side of Everhard, S of Belden Village
Plans by: CESO, Inc.
Dev./Owners: Motley 7 Brew, LLC/CM Associates of Jackson Township and N&V Properties, LTD.

**Christadelphians Church
(Approx. 1,300 sf addition & concrete pad)**

SW ¼ Section 34, Marlboro Township
NW corner of Paris & French
Plans by: Commercial Design Group, LLC
Dev./Owner: Yoder Quality Construction & Remodeling, LLC/North Industry Christadelphians

**F.E.A. Adult Day Center
(2,400 sf bldg., 252 sf covered entry, walkways, paving & parking)**

NE ¼ Section 6, Plain Township
W side of Cleveland, N of Orion
Plans by: MXA Architecture
Owner: Forever Agency, LLC

**JEM Plumbing (Rev)
(9,000 sf addition, retaining wall, paving, parking & access drive)**

SE & SW ¼ Section 6, Lake Township
N side of Broad Vista, W side of Cleveland
Plans by: GBC Design, Inc.
Owner: JHDC Properties, LLC

**Pegasus Farm – Riding Arena
(16,640 sf bldg., walkways, paving & parking)**

SE & SW ¼ Section 16, Marlboro Township
S side of Edison/SR 619, W side of Ravenna/SR 44
Plans by: Hettler-Largent Engineering, LLC
Owner: Pegasus Farm Properties, Inc.

**Sacred Heart of Mary Church
(3,200 sf bldg.)**

SE ¼ Section 3, Nimishillen Township
SW corner of Columbus & an unnamed alley, W of Paris
Plans by: GBC Design, Inc.
Owner: The Most Reverend David J. Bonnar, SJ Bishop of The Roman Catholic Diocese of Youngstown

**Sheetz – Orion & Cleveland
(6,139 sf bldg., fuel canopy, dumpster enclosure, walkways, paving, parking & 2 access drives)**

NE ¼ Section 6, Plain Township
NE corner of Orion & Cleveland
Plans by: GPD Group
Dev./Owner: Sheetz, Inc./PRO-NAN VIII, LLC

**Warstler Cemetery
(paving & access drive)**

SE ¼ Section 14, Plain Township
E side of Middlebranch, N of 55th
Plans by: Hettler-Largent Engineering, LLC
Owner: The Henry Cemetery Association

PRELIMINARY PLAN REVIEW

Upland Meadows

NE ¼ Section 23, Tuscarawas Township
E side of Upland, S of Millersburg
Lots: 4 Acres: 2.02
(sanitary sewer & Aqua Ohio water)
Plans by: Deibel Surveying, Inc.
Owners: Joseph W. & Charlene Kay Glick

FINAL PLAT REVIEW

Carrington West No. 2

SW ¼ Section 17 & SE ¼ Section 18, Jackson Township

S side of Mudbrook, W end of Drummond

Lots: 43 Acres: 40.52

(sanitary sewer & Aqua Ohio water)

Plans by: GBC Design, Inc.

Dev./Owner: Carrington West I, LLC

Estates of Glenmoor No. 28

(replat of lots 411 & 412 in Estates of Glenmoor No. 24)

SE ¼ Section 22 & NE ¼ Section 27, Jackson Township

W side of Lismore, N of Armandale

Lots: 1 Acres: 0.58

(sanitary sewer & Aqua Ohio water)

Plans by: Hammontree & Associates, LTD.

Owner: KeyBank National Assoc., Trustee

Country Place Estates No. 2

(replat of lot 1 in Country Place Estates and part of the SE 1/4 Section 5, Jackson Township)

SE ¼ Section 5, Jackson Township

N side of Strausser, W of Laura

Lots: 1 Acres: 2.04

(septic system & Aqua Ohio water)

Plans by: E.C. Metzger & Associates, Inc.

Owner: Rita M. Gentzler, Trustee

Mudbrook Village No. 3

(replat of Lot 44 & Open Space Tract E in Mudbrook Village No. 2)

NE ¼ Section 17, Jackson Township

W side of Woodbridge, N of Eastbrook

Lots: 1 Acres: 0.55

(sanitary sewer & Aqua Ohio water)

Plans by: GBC Design, Inc.

Owner: Cynthia A. Gensamer

Daniel Graber's Subdivision No. 2

(replat of parts of lots 1 & 2 in Daniel Graber's Subdivision)

SW ¼ Section 11, Perry Township

NW corner of Lincoln/SR 172 & Belle

Lots: 1 Acres: 0.68

(sanitary sewer & Aqua Ohio water)

Plans by: Castle Surveying, LLC

Owner: 5141 Noor Property, LLC