

AGENDA

STARK COUNTY REGIONAL PLANNING COMMISSION

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

June 9, 2026

7:00 p.m.

1. **PLEDGE OF ALLEGIANCE**

2. **MINUTES OF THE MAY 5, 2026 MEETING**

3. **FINANCIAL REPORT FOR MAY**

4. **STAFF REPORT**

- HOME-ARP Allocation Plan Amendment (Public Hearing) – Diane Sheridan

5. **TOWNSHIP ZONING AMENDMENTS**

BE #2 Proposed text amendment that would: Modify regulations pertaining to the parking and storage of vehicles; accessory buildings; and sign regulations.

LA #2 Proposed rezoning from R-2 Medium Density Residential and C-2 General Commercial to R-3 High Density Residential – Three tracts, approximately 17.51 acres, located on the east side of Cleveland, south of State in the SE ¼ Section 30, Lake Township (legal description on file in office).

OWNER/APPLICANT: Randy R. & S. Renee Saler/Redwood Living

CURRENT USE: Agricultural & Vacant Land PROPOSED USE: Multi-Family Residential

PPN: 2000168; 2002710; & 2015508

6. **SUBDIVISION ACTION (ATTACHED)**

7. **AGREEMENTS**

- a. Prevailing Wages Agreement with Stark Parks – not to exceed \$10,000

8. **PURCHASE ORDERS**

- a. Purchase of Copiers
- b. Purchase of Plotter

9. **ACCEPT PARTICIPATION IN THE STARK COUNTY AUTOMATIC DATA PROCESSING BOARD CYBERSECURITY PROGRAM AND ADOPT THE POLICY AND PROCEDURES OF THE PROGRAM**

10. **ADOPT REVISIONS TO EMPLOYEE HANDBOOK**

11. **OTHER BUSINESS**

BETHLEHEM TOWNSHIP ZONING AMENDMENT

June 9, 2026

BE #2, 2026

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

- Modify regulations pertaining to parking and storage of vehicles; accessory buildings; and sign regulations

APPLICANT: Bethlehem Township Zoning Commission

FACTS TO BE CONSIDERED:

1. An amendment has been proposed that would prohibit the parking or storage of commercial vehicles, commercial construction equipment or semi-tractor or trailers in residential areas, unless used by an occupant of the dwelling as transportation to and from work. If used for transportation to and from work, up to two (2) vehicles will be permitted.
2. As proposed, the height for accessory buildings in residential districts will be increased from twenty (20) feet to twenty-five (25) feet.
3. The proposed amendment increases the signage area for a home occupation from three (3) square feet to sixteen (16) square feet to match what is permissible for farm markets.

STAFF REVIEW AND RECOMMENDATION:

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

LAKE TOWNSHIP ZONING AMENDMENT

June 9, 2026

LA #2, 2026

LOCATION AND DESCRIPTION: Three tracts, approximately 17.51 acres, located on the east side of Cleveland, south of State in the SE ¼ Section 30, Lake Township (legal description on file in office).

EXISTING ZONING: R-2 Medium Density Residential/C-2 General Commercial

R-2 Uses Permitted: Single-family dwelling; two-family dwelling; family home; agriculture; farm market; public facility; place of worship; public school; type 'B' child daycare; type 'A' recreation facility; type 'A' home occupation

C-2 Uses Permitted: Retail & wholesale trade; auction; farm market; agriculture; funeral home; bank; restaurant; small engine and electronic repair; dry cleaner; personal services; kennel; professional office; medical clinic; public/private school; hotel/motel; family home; type 'A' and type 'B' recreation facilities; print shop; contractor shop, including HVAC and construction/excavation; public facility; wireless communication facilities

PROPOSED ZONING: R-3 High Density Residential

Uses Permitted: Single-family dwelling; two-family dwelling; three-family dwelling; four-family dwelling; multi-family dwelling; family home; agriculture; farm market; public facility; place of worship; public school; type 'B' child daycare; type 'A' recreation facility; type 'A' home occupation

PRESENT USE: Agricultural/Vacant Land

PROPOSED USE: Multi-Family Residential

APPLICANT/OWNERS: Redwood Living/ Randy R. & S. Renee Saler

ADJACENT LAND USE

North: Single-Family Residential/Multi-Family Residential/Public Service/Vacant Land

South: Agricultural/Business

East: Multi-Family Residential

West: Single-Family Residential/Agricultural

ADJACENT ZONING

R-2 Medium Density Residential/VR Village Residential/VC Village Commercial

C-2 General Commercial

R-3 High Density Residential

C-2 General Commercial/VC Village Commercial

FACTS TO BE CONSIDERED:

1. There are a mix of land uses surrounding the subject area. North of the subject area consists of single-family residential, multi-family residential, public service owned by a church and vacant land. Immediately south are agricultural and business uses with one tract of single-family residential further south. East of the subject area is a multi-family residential condominium development, with single-family residential extending further east. To the west of the subject area is comprised of single-family residential and agricultural uses.
2. The zoning consists of the R-2 Medium Density Residential, VR Village Residential and VC Village Commercial Districts to the north. The VC district continues along the Cleveland corridor further north. To the south is the C-2 General Commercial District which continues along the Cleveland corridor. Approximately 1,350 feet south of the subject area transitions to a C-1 Light Commercial District on the west side of Cleveland adjacent to a PRD Planned Residential Development. East of the subject area is R-3 High Density Residential with R-1 Low Density Residential beyond the condominium development. To the west are the C-2 General Commercial and VC Village Commercial Districts.

3. The area being proposed for rezoning is comprised of three tracts that total approximately 17.51 acres. All three tracts were a part of the Township's revised zoning scheme in 2024 to help establish and support future commercial development along the Cleveland corridor while transitioning to a residential district that protected the existing residential dwellings.
4. One tract, approximately 5.77 acres, is currently split-zoned R-2 and C-2. Although split-zoned tracts are typically not recommended, the tract was rezoned in 2005 to help buffer the more intensive C-2 permitted uses along the corridor from the possible detrimental effects it could have on the surrounding residential districts. The approximately 0.52-acre tract and approximately 10.74-acre tract are both zoned as C-2. In 2024, staff recommended that the 10.74-acre tract also be split-zoned to allow the same buffer to residential dwellings, but the Township zoned the tract C-2 in its entirety.
5. The Stark County 2040 Comprehensive Plan indicates this area as Developed Suburban. While a portion of the property is within the commercial corridor, the surrounding land uses are predominately residential. The R-3 district appears to be compatible with surrounding land uses and should have no detrimental effect on the area, as the proposed rezoning to the R-3 allows lesser intensive uses than the C-2 district.
6. While a concept plan has been submitted for the site, staff is only reviewing the proposed zone change at this time. Any future development of this site will require compliance with the Stark County Subdivision Regulations, and other applicable agencies.

STAFF RECOMMENDATION:

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

**Attachment to the RPC Agenda
Subdivision Review Subcommittee
June 9, 2026**

SITE IMPROVEMENT PLAN REVIEW

6517 Promler
(11,840 sf bldg., retaining wall, ramp, paving & parking)
NE ¼ Section 13, Jackson Township
W side of Promler, E side of I-77
Plans by: Stephen C. Walker
Dev./Owner: Mark Mauser/Promler Properties III, LLC

Bennetts Express
(8,432 sf bldg.)
SW ¼ Section 35, Tuscarawas Township
N side of Poorman, W of Pigeon Run
Plans by: Jennifer Hochstetler Architect, LLC
Dev./Owner: Morning Hope Services/David R. Jr. & Miriam E. Bennett

PRELIMINARY PLAN REVIEW

Belden Reserves
SE & SW ¼ Section 25, Jackson Township
SE corner of Montgomery & Dressler
Lots: 34 Acres: 9.52
(sanitary sewer & Aqua Ohio water)
Plans by: GBC Design, Inc.
Dev./Owner: Partner Land Company, LLC

FINAL PLAT REVIEW

Berkshire Farms No. 8
(replat of lot 56 in Berkshire Farms No. 2 & lot 89 in Berkshire Farms No. 6)
SW ¼ Section 8, Jackson Township
E side of Emerson, N of Portage
Lots: 2 Acres: 3.99
(sanitary sewer & Aqua Ohio water)
Plans by: Civpro Engineering, LLC
Owners: Benjamin B. & Amanda M. Mott and Matthew R. & Christina M. Hunt

Portview No. 4
(replat of lot 16 and part of vacated Astrojet St. NW in Portview No. 2)
SW ¼ Section 2, Jackson Township
SW corner of Astrojet and Portview
Lots: 1 Acres: 0.53
(septic system & well water)
Plans by: Deibel Surveying, Inc.
Owner: Michael E. Buddenberg

Dimmerling Estates No. 3
(replat of lots 20 & 21 in Dimmerling Estates No. 1)
SW ¼ Section 34, Nimishillen Township
E side of Nickel Plate, N of Georgetown
Lots: 1 Acres: 0.93
(septic system & well water)
Plans by: Hammontree & Associates, Ltd.
Owners: Glenn David III & Mandy Marie Foor

Sparwood Farms No. 3
(replat of Blocks A & B in Sparwood Farms No. 1 and part of the NE ¼ section 2, Plain Township)
NE ¼ Section 2, Plain Township
S of Mt. Pleasant, W of Middlebranch
Lots: 53 Acres: 14.93
(sanitary sewer & Canton City water)
Plans by: GBC Design, Inc.
Dev./Owner: Sparwood Farms, LLC

Downs & Hinton's Acreage Allotment No. 4 (Rev – 2)
(replat of part of lots 6 & 7 in Downs & Hinton's Acreage Allotment)
SW ¼ Section 26, Plain Township
SE corner of 31st & Roosevelt
Lots: 2 Acres: 1.1
(sanitary sewer & Canton city water)
Plans by: Bodo Surveying
Owners: Beverly M. Kell & Susan A. Cleavenger, Trustees

VARIANCE REQUEST

Owners: Lake Highlands, Ltd.
Proposal to create more than five lots without a plat and sale of land within Lake Highlands Subdivision.
NW ¼ Section 17, Lake Twp
By: GBC Design, Inc.
Note: Violation of Sec. 310.A.4 – Minor Subdivisions (lot splits)
720 – Sale of Land within Subdivisions

Owners: Ryan A. & Hannah B. Raber and Gabriel J. Weaver
Proposal to permit a parcel to have less than the required lot frontage
SW ¼ Section 32, Tuscarawas Township
By: Ryan Raber
Note: Violation of Sec 310. A.5.a – Minor Subdivisions (lot splits)