

AGENDA

STARK COUNTY REGIONAL PLANNING COMMISSION

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

July 7, 2026

7:00 p.m.

1. **PLEDGE OF ALLEGIANCE**
2. **MINUTES OF THE JUNE 9, 2026 MEETING**
3. **FINANCIAL REPORT FOR JUNE**
4. **STAFF REPORT**
 - Land Bank – Side Lot Program Update
5. **SUBDIVISION ACTION (ATTACHED)**
6. **AGREEMENTS**
 - a. District 19 OPWC – Administrative Services
7. **PURCHASE ORDERS**
 - a. Office Revolution – 18 office side chairs (new location)
8. **OTHER BUSINESS**

SITE IMPROVEMENT PLAN REVIEW

Clayco Trailer City
(16,000 sf bldg., 4,320 sf trailer, 2,880 sf trailer, 2,160 sf trailer, 5 – 1,440 sf trailers, approx. 64 sf bldg., walkways, paving, parking & access drive)
SW ¼ Section 25, Perry Township
W side of Kropf, S of Faircrest/SR 627
Plans by: CESO, Inc.
Dev./Owners: Clayco Corporation/Robert H. Miller II and MVP Real Estate, Ltd.

Compass North Church - Canton
(25,157 sf bldg., dumpster enclosures, walkways, paving, parking & drive modification)
SE ¼ Section 22, Perry Township
SW corner of Nave & Genoa
Plans by: AVID Architects, Inc.
Dev./Owner: AVID Architects, Inc./Compass North Church

Dairy Queen – Tuscarawas/SR 172 & Anna
(2,161 sf bldg., retaining wall, dumpster enclosure, concrete pads, walkways, paving, parking & drive modification)
SW ¼ Section 12, Perry Township
NW corner of Tuscarawas/SR 172 & Anna
Plans by: David Pelligra and Architects, Inc.
Dev./Owner: Parfait Properties, LLC/VMAC Holdings, LLC

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

Tuscarawas Valley Pioneer Power Association
(2,400 sf bldg. & gravel)
NE ¼ Section 24, Sugarcreek Township
E side of Day, S of Lawndell
Plans by: Hettler Largent Engineering, LLC
Owner: Tuscarawas Valley Pioneer Power Association, Inc.

Williams & Johnson Family Dental
(6,585 sf bldg., dumpster enclosure, walkways, paving parking & access drive)
SW ¼ Section 24, Jackson Township
S side of Munson, E of Everhard
Plans by: CIVPRO Engineering, LLC
Owner: GT Realty, LLC

RENEWAL OF PRELIMINARY PLAN REVIEW

Portland Place
SE ¼ Section 34, Sugarcreek Township
N side of Sandusky/US 250, E side of Portland
65 Lots remaining
(CA 8/2024)
Plans by: Davey Resource Group, Inc.

PRELIMINARY PLAN REVIEW

Kennedy Estates (Rev – 3)
SE ¼ Section 32, Lake Township
N of Mt. Pleasant, W of Stonebridge
Lots: 15 Acres: 7.94
(sanitary sewer and North Canton City water)
Plans by: GBC Design, Inc.
Dev./Owner: Brandon T. Hinderer, Trustee of the Darin Hinderer Revocable Trust

Sanctuary North
SE ¼ Section 5, Plain Township
N of Applegrove, E of Starcliff
Lots: 54 Acres: 78.05
(sanitary sewer & Aqua Ohio water)
Plans by: GBC Design, Inc.
Dev./Owner: Forward Principals, LLC

FINAL PLAT REVIEW

Belden Village Subdivision No. 7

(replat of part of lot 34 in Belden Village Subdivision No. 3)

SE ¼ Section 24, Jackson Township

E side of Dressler, S of Belden Village

Lots: 2 Acres: 2.06

(sanitary sewer & North Canton City water)

Plans by: BL Companies

Dev./Owner: 4990 Dressler Road NW Property, LLC

Floradale Acres No. 5

(replat of parts of lots 8, 9 & 10 in Floradale Acres)

SE ¼ Section 9, Jackson Township

NW corner of Glorine & Wales/SR 241

Lots: 1 Acres: 2.10

(sanitary sewer & Aqua Ohio water)

Plans by: Castle Surveying, LLC

Owner: Snyder DVM Investments, LLC

VARIANCE REQUEST

Owners: David R. & Miriam E. Bennett

Proposal to permit a parcel to have less than the required lot frontage

SW ¼ Section 35, Tuscarawas Twp

By: Baker Surveying, LLC

Note: Violation of Sec. 312.A.4.g.1 – Large Lot Developments (lot splits)

Leslie Zeisig Sr.

Owners: Proposal to permit a parcel to exceed the required 4:1 width to depth ratio

NW ¼ Section 20, Lake Twp

By: Brian J. Allering

Note: Violation of Sec. 310.A.5.a – Minor Subdivisions (lot splits)