

A G E N D A

STARK COUNTY REGIONAL PLANNING COMMISSION

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

August 4, 2026

7:00 p.m.

1. PLEDGE OF ALLEGIANCE

2. MINUTES OF THE JULY 7, 2026 MEETING

3. FINANCIAL REPORT FOR JULY

4. STAFF REPORT

- Bob Nau – Building Update

5. TOWNSHIP ZONING AMENDMENTS

PL #3 Proposed rezoning from R-1 Single Family Residential to R-6 Planned Unit Development (PUD) – One tract, approximately 59.11 acres, located on the east side of Elmhurst, south of Mt. Pleasant in the NE & SE ¼ Section 4, Plain Township (legal description on file in office). OWNER/APPLICANT: Kauth Custom Builder & Developer Inc./ K. Hovnanian Ohio Division, LLC; CURRENT USE: Single-family Agriculture PROPOSED USE: Single-family Residential PPN: 5215455

6. SUBDIVISION ACTION (ATTACHED)

7. TRAVEL

- a. Association of Pedestrian & Bicycle Professionals in Pittsburg, PA – August 10-12, 2026
– Spencer Gibbs

8. OTHER BUSINESS

PLAIN TOWNSHIP ZONING AMENDMENT

August 4, 2026

PL #3, 2026

LOCATION AND DESCRIPTION: One tract, approximately 59.11 acres, located on the east side of Elmhurst, south of Mt. Pleasant in the NE & SE ¼ Section 4, Plain Township (legal description on file with Township).

EXISTING ZONING: R-1 Single Family Residential

Uses Permitted: Single-family dwelling; roadside stand; licensed family home; type 'B' family day care home; public building; model home

PROPOSED ZONING: R-6 Planned Unit Development

Uses Permitted: Single-, two- or multi-family dwelling; churches; professional office, convenience retail uses no greater than 5,000 square feet; restaurant, financial institution; child or family daycare; recreational structure

PRESENT USE: Single-family Agriculture

PROPOSED USE: Single-family Residential

APPLICANT/OWNER: K. Hovnanian Ohio Division, LLC/Kauth Custom Builder & Developer Inc.

ADJACENT LAND USE

North: Single-family Residential/Agricultural

South: Single-family Residential

East: Single-family Residential/Agricultural/
Vacant Land

West: Single-family Residential/Agricultural/
Recreation/Vacant Land

ADJACENT ZONING

R-1 Single Family Residential

R-1 Single Family Residential

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R-R Rural Residential/R-1 Single Family
Residential

FACTS TO BE CONSIDERED:

1. The area surrounding the subject tract primarily consists of single-family residential and agricultural uses. Further east are several tracts classified as public service which consists of property owned by the township, a church and a non-profit. Additionally, there is one tract classified as commercial. Further west are tracts containing a former golf course classified as recreation.
2. The zoning generally follows the land use as the R-1 Single Family Residential district exists to the north, south and east. The R-R Rural Residential and R-1 Single Family Residential districts exist to the west.
3. The tract proposed for rezoning is approximately 59.11 acres that is along the east side of Elmhurst. The subject tract is split in half, to the north and south of Ivy Street. According to the application, the purpose of the zone change request is to develop single-family, high-quality homes that highlight and preserve elements the parcel naturally offers to future homeowners. The site appears to have been zoned as single-family residential since zoning was initiated in Plain Township. In 2025, RPC reviewed a zone change request for the parcel. Staff recommended approving the request from R-1 to R-6; however, it was denied by the Township.
4. The concept plan submitted appears to show less density, originally proposing 120 lots, now proposing only 106 lots. Additionally, the concept plan shows a greater setback, increasing the buffer of the proposed development from adjacent residential parcels.

5. The permitted density under the R-6 district is 6 dwelling units per acre with a minimum lot size of 7,500 square feet for single-family dwellings with 30% of the total land area being devoted to open space and recreation facilities. The current R-1 zoning allows for a minimum lot size of 15,000 square feet for single-family dwellings with no requirements for preservation of open space or areas for recreation.
6. In a PUD district, the Township is given the opportunity to be the development review authority, ensuring the appropriate direction the Township desires is achieved. The developer will not be able to modify the approved layout without approval from the Township.
7. While a revised 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 the R-6 District.

**Attachment to the RPC Agenda
Subdivision Review Subcommittee
August 4, 2026**

SITE IMPROVEMENT PLAN REVIEW

Bells Wales fka Bells Custom Concrete (Rev)
**(6,636 sf bldg., 4,320 sf bldg., paving, parking, drive
modification & access drive)**
SE ¼ Section 9, Jackson Township
SE corner of Glorine & Harvey
Plans by: Krumroy-Cozad Construction Corporation
Owner: Bells Wales, LLC

Bennetts Express (Rev)
(8,728 sf bldg. & gravel)
SW ¼ Section 35, Tuscarawas Township
N side of Poorman, W of Pigeon Run
Plans by: Cypress Engineering & Design
Dev./Owner: Morning Hope Services/David R. Jr. &
Miriam E. Bennett

CitySwitch, LLC – Homedale/10th/Canton Township
**(195-ft. monopole, 45 sf equipment pad, 24 sf generator
pad & transmission station)**
SE ¼ Section 6, Canton Township
S end of Homedale, W of Wertz
Plans by: Terra Consulting Group
Owner: Jeff & Tracy Kidd

Dutch Bros Coffee - Everhard
**(986 sf bldg., dumpster enclosure, patio, walkways &
drive modification)**
SW ¼ Section 24, Jackson Township
E side of Everhard, N of Belpar
Plans by: Artman Engineering
Dev./Owners: Everhard Holding, LLC/ Gary L. Moore &
Linda M. Evanoff Co-trustees

Federal Steel Building - Cleveland/SR 800 (Rev)
**(4,800 sf bldg., dumpster enclosure, walkways, paving,
parking & access drive)**
NW ¼ Section 21, Canton Township
E side of Cleveland/SR 800, S of Mill
Plans by: Civil Design Group
Owner: Stratosphere Holdings LLC

Lake Center Christian School – Batting Cages
(1,900 sf addition)
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.

Nelson's Bar & Grille
(912 sf addition & concrete pad)
SW ¼ Section 30, Plain Township
E side of Whipple, N of Hills and Dales
Plans by: Saegar Architectural Services, LLC
Owner: RR Apartments, LLC

Palmer Insurance
(1,222 sf addition)
NE ¼ Section 12, Paris Township
E side of Union/SR 183, S of Lisbon
Plans by: Saegar Architectural Services, LLC
Owner: 981 W. State 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

Sanctuary North (Rev)
SE ¼ Section 5, Plain Township
N of Applegrove, E of Starcliff
Lots: 56 Acres: 18.36
(sanitary sewer & Aqua Ohio water)
Plans by: GBC Design, Inc.
Dev./Owner: Forward Principals, LLC

FINAL PLAT REVIEW

Brookside Acres No. 2

(replat of parts of lots 4 & 5 in Brookside Acres)

SW ¼ Section 3, Perry Township

W side of Singing Brook, S of 12th

Lots: 2 Acres: 2.00

(sanitary sewer & Aqua Ohio water)

Plans by: Castle Surveying, LLC

Owners: Elizabeth A. Gainey and Patrick M. Robeck & Mary
Weckbacher - Robeck

Heatherwood Knolls No. 4

**(replat of lot 127 & parts of vacated Uniondale Street in
Heatherwood Knolls No. 3)**

NW ¼ Section 33, Jackson Township

N side of Heatherview, E of Princeton

Lots: 1 Acres: 0.37

(sanitary sewer & Aqua Ohio water)

Plans by: Castle Surveying, LLC

Owners: Thomas F. and Judy A. McCaulley

Oak Park Estates No. 4

(replat of lot 31 in Oak Park Estates No. 1 & lot 117 in

Oak Park Estates No. 3)

SW ¼ Section 18, Canton Township

SW corner of 21st & Gambrinus

Lots: 2 Acres: 2.48

(sanitary sewer & Canton City water)

Plans by: Bair, Goodie and Associates, Inc.

Owners: Ohio Power Company and B&B Kessler, LLC

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