

A G E N D A

STARK COUNTY REGIONAL PLANNING COMMISSION

110 Central Plaza South, Suite 300 - Canton, Ohio 44702

September 8, 2026

7:00 p.m.

- 1. PLEDGE OF ALLEGIANCE**
- 2. MINUTES OF THE AUGUST 4, 2026 MEETING**
- 3. FINANCIAL REPORT FOR AUGUST**
- 4. STAFF REPORT**
 - a. FY25 CAPER – Lisa Snyder, Community Development Administrator and Valerie Watson, Fair Housing Manager – PUBLIC HEARING
 - b. HOME-ARP Allocation Plan Implementation Recommendation – Diane Sheridan, Chief of Community Development
- 5. TOWNSHIP ZONING AMENDMENTS**

NI #2 Proposed text amendment that would: Modify regulations pertaining to accessory structures.
- 6. SUBDIVISION ACTION (ATTACHED)**
- 7. OTHER BUSINESS**

Don't forget to take the survey for the Stark County 2050 Plan!



NIMISHILLEN TOWNSHIP ZONING AMENDMENT

September 8, 2026

NI #2, 2026

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

- Modify regulations pertaining to accessory structures.

APPLICANT: Nimishillen Township Zoning Commission

FACTS TO BE CONSIDERED:

1. An amendment has been proposed that would modify regulations pertaining to accessory structures.
2. As proposed, the amendment would increase the maximum allowable square footage for accessory structures on tracts five (5) acres or larger to 2,400 square feet. Under the current regulations, accessory structures on tracts over 43,000 square feet are limited to a maximum of 1,800 square feet.
3. The proposed amendment would allow accessory structures on tracts five (5) acres or larger to be up to twenty-four (24) feet in height; however, the current regulations state all accessory structures in residential districts shall be limited to seventeen (17) feet in height. Staff recommend the Township clarify if this is applicable to residential properties five (5) acres and larger.
4. There are a few grammatical changes and formatting comments that staff will be providing the Township with a marked-up copy.

STAFF REVIEW AND RECOMMENDATION:

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

SITE IMPROVEMENT PLAN REVIEW

**AEP – Shepler Church & Dueber
(paving & parking)**

NE ¼ Section 20, Canton Township
S side of Shepler Church, E side of Dueber
Plans by: Weber Engineering Services
Owner: Ohio Power Company

**Belden Park Crossings
(paving)**

NW ¼ Section 24, Jackson Township
SW corner of University & Dressler
Plans by: JSS Engineering, LLC
Owner: Belden Park Delaware, LLC

**Blue Wave Car Wash – Waynesburg/SR 43
(3,827 sf bldg., dumpster enclosure, walkways,
paving & parking)**

NE ¼ Section 21, Sandy Township
E side of Waynesburg/SR 43, N of Minerva/SR 43
Plans by: Tekton Engineering, LLC
Owner: MBBJ Property Management, LLC

**Epic Cascades Car Wash – Lincoln/SR 172 &
Kolpwood (Rev)
(2,732 sf addition, dumpster enclosure, paving,
parking & drive modification)**

SW ¼ Section 10, Perry Township
NE corner of Lincoln/SR 172 & Kolpwood
Plans by: M.A. Lehman Professional Engineering,
LLC
Owner: IMAR Investments, LLC

**Stark County Engineer - Decanting Station
(1,680 sf bldg.)**

NE ¼ Section 14, Perry Township
N side of Southway, W of Perry
Plans by: Hettler Largent Engineering, LLC
Owner: Stark County Commissioners

**Ermanno's Pizza – Louisville/SR 153
(2,912 sf bldg., dumpster enclosure, walkways,
paving, parking & access drive)**

SW ¼ Section 29, Nimishillen Township
S side of Louisville/SR 153, W of Fruitland
Plans by: Saeger Architectural Services, LLC
Owner: Nickeldog, LLC

**Fry Family Park – Parking
(walkways, paving & parking)**

NE ¼ Section 26, Pike Township
N side of Farber, E of Cleveland/SR 800
Plans by: DLZ Ohio, Inc.
Owner: Stark County Park District

**North Canton Soccer Club – Midway Soccer
Complex (2 - 900 sf pavilions, 3 - 21,600 sf soccer
fields, 2 - 33,750 sf soccer fields, 2- 69,300 sf soccer
fields, paving, parking & access drive)**

SE & SW ¼ Section 21, Lake Township
N side of Midway, W of Market
Plans by: Hettler Largent Engineering, LLC
Dev./Owner: North Canton Soccer Club/ Lake Twp
Board of Trustees

**Redwood – Cleveland/Lake
(19 multi-family bldgs., office/garage unit, walkways,
paving, parking & access drive)**

SE ¼ Section 30, Lake Township
E side of Cleveland, S of State
Plans by: Davey Resource Group, Inc.
Dev./Owners: Redwood Apartment Neighborhoods/
Randy R. & S. Renee Saler

RENEWAL OF PRELIMINARY PLAN REVIEW

Glen Meadows

NW ¼ Section 8, Lake Township
E side of Mogadore, S of Edison/SR 619
Lots Remaining: 44
(CA 9/2024)
Plans by: GBC Design, Inc.

Wellington Hills West

NW ¼ Section 10, Plain Township
S side of Applegrove, E of Market/SR 43
Lots Remaining: 15
(CA 8/2020) (Renewed 9/2022 & 9/2024)
By: GBC Design, Inc.

FINAL PLAT REVIEW

Belden Reserves

SE & SW ¼ Section 25, Jackson Township
SE corner of Montgomery & Dressler
Lots: 34 Acres: 9.51
(sanitary sewer & Aqua Ohio water)
Plans by: GBC Design, Inc.
Dev./Owner: Partner Land Company, LLC

Shawbell Gardens No. 3

(replat of lot 11 in Shawbell Gardens)
NE ¼ Section 15, Perry Township
NW corner of Clark & Genoa
Lots: 2 Acres: 0.82
(sanitary sewer & well water)
Plans by: Lewis Land Professionals, Inc.
Owners: Todd & Becky Bossler and Laura Stewart

M.H. Frank's Moreland Allotment No. 3

(replat of lots 36 and 249 in M.H. Frank's Moreland Allotment)

NE ¼ Section 23, Canton Township
S side of 24th, E side of Waynesburg/SR 43
Lots: 1 Acres: 0.79
(sanitary sewer & well water)
Plans by: E.C. Metzger & Associates, Inc.
Owners: James W. & Lori A. Barke