

MINUTES OF THE REGIONAL PLANNING COMMISSION MEETING
January 6, 2026

The Stark County Regional Planning Commission met in regular session Tuesday, January 6, 2026, 7:00 p.m., in the Stark County Regional Planning Commission Conference Room.

RPC Members or Alternates

Joseph Skubiak, President
Kris Vincent, County Appointee
Tony Peldunas, County Appointee
Bob Sanderson, County Appointee
Dave McAlister, County Appointee
Dave Thorley, County Appointee
Wayne Schillig, Marlboro Township

Michael Miller, Village of Brewster
Travis Boyd, Village of Magnolia
Alan Harold, County Commissioner
Dan Moeglin, Stark Parks
Jeff Cleveland, Nimishillen Township
Bill Watson, Perry Township

Staff

Bob Nau, Secretary
Curtis Bungard
Jonelle Melnichenko
Malia Burgasser
John Anthony
Sean Phillips
Barb Buonaspina
Jennifer Bayer
Nicole Blunk
Corine Valentine
Dan Slicker

Others

Sue Grabowski, Lake Township
Aaron Stoller, Village of Minerva

1) PLEDGE OF ALLEGIANCE

Joseph Skubiak opened the meeting with the Pledge of Allegiance.

2) NOMINATING COMMITTEE REPORT/ELECTION OF OFFICERS

McAlister reported on the Nominating Committee meeting of Tuesday, December 9, 2025, and proposed the following officers be voted upon for 2026: Dave Thorley, President; Dan Moeglin, Vice President; and Bob Nau, Secretary. McAlister moved, Vincent seconded, and the motion carried to approve the slate of officers for 2026 as presented above. Bob Nau, Dave Thorley and Dan Moeglin abstained from voting.

3) MINUTES OF THE DECEMBER 9, 2025 MEETING

Miller moved, Moeglin seconded, and the motion carried to approve the minutes of the December 9, 2025 meeting.

4) FINANCIAL REPORT

There being no questions or additions, the financial report for December 2025 will be filed for audit.

5) STAFF REPORT

GIS Update – Sean Phillips, GIS/IT Director

Sean Phillips gave a presentation titled “Beyond the Map, Driving Impact Geospatial Data”.

The presentation explained how modern mapping tools are being used for much more than just making maps. Geographic information systems (GIS) now helps with planning, problem-solving, and decision-making by combining maps, data, and visuals in new ways. This includes traditional maps, 3D views, and up-to-date imagery that make it easier to understand places and projects. Phillips also noted that new technology, including artificial intelligence, is starting to play a bigger role by helping process information faster and spot patterns that would be harder to see otherwise.

Much of the presentation focused on how Stark County used these tools in 2025. A major area of growth was the drone program, which was used to document road projects, bridges, subdivisions, and other planning efforts. While drone flights may seem quick, each one involves careful setup, travel, and hours of processing afterward. These efforts allow planners and engineers to clearly see project areas, track progress, and plan improvements more effectively. The team also created realistic 3D visuals to show different design ideas, helping communities review options before moving forward.

One of the largest projects was documenting Molly Stark Hospital before it was demolished. Thousands of photos were taken to create a detailed digital record of the building, preserving its appearance for the future even though it no longer exists. Phillips explained that this served both as a learning opportunity for staff and as a way to honor a building that held meaning for many people. The presentation closed by emphasizing that, alongside these large projects, the GIS team continues to produce many everyday maps and resources that support cities, villages, and townships throughout Stark County.

6) TOWNSHIP ZONING AMENDMENTS

Corine Valentine presented the staff recommendations for the following zoning amendment:

LA #1 Proposed rezoning from R-2 Medium Density Residential to I-2 General Industrial -
Part of one tract, approximately 80.8 acres, located east of Aultman, south of State in the SW ¼ Section 30, Lake Township. APPLICANT/OWNER: GBC Design, Inc./Highland Heights School Development Company LTD. CURRENT USE: Agricultural PROPOSED USE: Industrial

McAlister moved, Schillig seconded, and the motion carried to recommend **approval** of a proposed rezoning to I-2 General Industrial. Vincent opposed. The following facts were presented to the Commission for consideration:

1. The land use of the area consists of single-family residential and agricultural uses to the north and east, with the east additionally having a tract of vacant land. To the west of the subject tract is comprised of agricultural uses and vacant land that borders the Summit County/Stark County line. Immediately south are industrial and agricultural uses with business, public service and vacant land further south.
 2. The zoning generally follows the land use as the R-2 Medium Density Residential District exists to the north, the R-2 Medium Density Residential District and C-2 General Commercial District exist to the east, and the I-2 General Industrial District exists to the south and west.
 3. The portion of the tract being proposed for rezoning is approximately 80.8 acres. The tract is currently split-zoned, as approximately 2.3 acres to the southwest is already zoned as I-2. The applicant is proposing to keep approximately 1.7 acres of the tract, to the north, as R-2 Medium Density Residential District to act as a buffer between the proposed I-2 General Industrial District and the existing R-2 Medium Density Residential District where several dwellings exist. If the zone change is granted, it will result in the tract continuing as split-zoned between the R-2 and I-2 districts.
 4. The 2040 Comprehensive Plan designates the future land use of this area as Industrial.
 5. In 1965, the Township approved a zone change amendment expanding the industrial district west of the subject area to the county line, between State and Mount Pleasant, due to the proximity of the airport and interstate. The industrial district generally has a depth of 1,000 feet from the county line, other than the industrial park just south of the subject area.
 6. In 2024, the Township approved a zone change for several tracts to the east of the subject area to the C-2 district to allow more commercial development. By expanding the C-2 district, the subject area now exists between two non-residential districts. As the surrounding areas to the south, east and west continue to develop with more intensive land uses, the subject area may not be appropriate for residential development.
 7. While split-zoned parcels are not usually recommended, the proposed zone change configuration provides protection for the adjacent residential neighbors to the north. Rezoning this area to the I-2 district would be in keeping with the existing surrounding zoning and land uses. Staff believes this change would not have a detrimental effect on the surrounding areas.
- 7) SUBDIVISION ACTION

Valentine presented the Subcommittee's recommendations on the following projects:

RENEWAL OF SITE IMPROVEMENT PLAN REVIEW

**Bear Creek Resort Ranch KOA
(39 RV sites and paving)**

SW ¼ Section 17, SE ¼ Section 18, NE ¼ Section
19 & NW ¼ Section 20, Pike Township

Approval

McAlister moved, Vincent seconded, and the motion carried to accept the Subcommittee's recommendations of the above-noted renewal of site improvement plan reviews.

SITE IMPROVEMENT PLAN REVIEW

Bells Wales fka Bell's Custom Concrete
(6,530 sf bldg., 4,370 sf bldg., walkways, paving, parking & access drive)

SE ¼ Section 9, Jackson Township

Conditional Approval

Cedar Landing Apartments fka 7439 Hills and Dales Road NW
(39,540 sf bldg., walkways, paving, parking & access drive)

SE ¼ Section 33, Jackson Township

Conditional Approval

Perry Local Schools – Perry Middle School
(156,255 sf bldg., paving, parking & access drive)

NE & NW ¼ Section 14, Perry Township

Conditional Approval

Vincent moved, Schillig seconded, and the motion carried to accept the Subcommittee's recommendations of the above-noted site improvement plan reviews. The Commission also approved the variance request of Section 430.3.A (Site Improvement Plan Sheet Size) for Perry Local Schools.

RENEWAL OF PRELIMINARY PLAN REVIEW

The Farms at Enclave (Rev – 2)

SE ¼ Section 8, Lake Township

Approval

Pike Place

NE ¼ Section 3, Pike Township

Approval

Vincent moved, Skubiak seconded, and the motion carried to accept the Subcommittee's recommendation for the above-noted renewal of preliminary plan review.

FINAL PLAT REVIEW

Hazelwood Terrace No. 4 (Rev.)
(replat of lot 162 in Hazelwood Terrace No. 3)

SW ¼ Section 29, Nimishillen Township

Conditional Approval

Treemont Estates No. 3

NW ¼ Section 33, Canton Township

Approval

Schillig moved, McAlister seconded, and the motion carried to accept the Subcommittee's recommendations on the above-noted final plats.

VARIANCE REQUEST

Estate of Donna J. Middaugh c/o David Middaugh, Executor
Proposal to permit a parcel to exceed the 4:1 width-to-depth ratio
SE ¼ Section 6, Osnauburg Township

Approval

McAlister moved, Skubiak seconded, and the motion carried to accept the Subcommittee's recommendations on the above-noted variance request.

8) APPOINTMENT OF COMMITTEES

Thorley referenced the list of appointed committees for 2026 made available for review.

9) PERSONNEL

McAlister moved and Schillig seconded to adjourn into executive session to discuss the employment and/or compensation of a government employee. Motion carried on a roll call vote as follows: Voting Aye: Skubiak, Peldunas, Thorley, Schillig, Sanderson, McAlister, Boyd, Harold, Miller, Vincent, Moeglin, Nau.

McAlister moved and Schillig seconded for the adoption of the revised worksheet that includes salary changes, title changes, and range changes and the organizational chart to become effective January 1, 2026. Nau abstained from voting.

10) OTHER BUSINESS

Nau announced the Governmental Law Seminar will be held on February 28th at R.G. Drage from 9am-3pm. The Annual Dinner will be held on March 11 at Tozzi's on 12th. With no other business, the meeting was adjourned.

Dave Thorley, President

Bob Nau, Secretary