MINUTES OF THE REGIONAL PLANNING COMMISSION MEETING
October 6, 2026

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

RPC Members or Alternates

Dan Moeglin, Vice President
Dave McAlister, County Appointee
Bob Leach, County Appointee
Bob Nau, Secretary
Bill Watson, Perry Township
Bob Sanderson, County Appointee
Aaron Stoller, Village of Minerva
Kris Vincent, County Appointee
Cassie Pearson, City of Canton
Tony Peldunas, County Appointee

Staff

Jennifer Bayer
Malia Burgasser
John Anthony
Nicole Blunk
Valerie Watson
Sarah Peters
Jonelle Melnichenko
Abdullah Alanazi
Heather Cunningham
Corine Valentine
Curtis Bungard
Dan Slicker

Other

James Stimpert
Slama Ayad

1) PLEDGE OF ALLEGIANCE

Dan Moeglin opened the meeting with the Pledge of Allegiance.

2) MINUTES OF THE SEPTEMBER 8, 2026 MEETING

Leach moved, McAlister seconded, and the motion carried to approve the minutes of the September 8, 2026 meeting. Vincent and Sanderson abstained.

3) FINANCIAL REPORT

There being no questions or additions, the financial report for September 2026 will be filed for audit.

4) STAFF REPORT/PUBLIC HEARING

Stormwater/PIPE Committee Update – Malia Burgasser, Senior Community Relations Planner

Malia Burgasser provided an overview of the EPA mandated NPDES (National Pollutant Discharge Elimination System) stormwater education program. The Pipe Committee (Public Involvement, Public Education), established around 2007, serves as the public involvement and education component of the program. Membership is open to all cities, villages, and townships wishing to participate, as well as organizations. Currently the participants include Stark County Regional Planning Commission, the cities of Alliance, Canton, North Canton, Village of East Canton, Jackson, Perry, Plain Townships, and the county Health Department, Park District, and Soil & Water Conservation District. Residents are encouraged to share their input as well.

The committee typically meets in person once a year, with additional communication conducted by email. Members discuss annual stormwater education themes and activities. Soil and Water Conservation District also conducts workshops on topics such as stormwater management and rain gardens.

Annual outreach activities include:

- Publishing a stormwater education brochure, this year themed *"From Soil to Sea, Keep it Pollution-Free,"* featuring the committee's mascot, Clawd.
- Providing stormwater information and children's activities at the Stark County Home and Garden Show, which attracted approximately 4,300 attendees this year.
- Publishing quarterly articles in the Planning Progress newsletter, an annual report page, and information on the RPC website and social media.
- Distributing stormwater information at events such as the Governmental Law Seminar.
- Conducting an annual billboard coloring contest for K–5 students. Four winning designs were displayed on 8 billboards throughout the county during May, generating an estimated 386,000 weekly impressions.
- Running 120 60 second radio advertisements over four weeks on three local stations. The ads reached an estimated 34,000 people and generated nearly 104,000 listens.
- Resuming the LEAP (Litter Elimination Awareness and Prevention) Nimishillen Creek Cleanup, which involved more than 30 volunteers who collected approximately 700 pounds of trash from the McKinley Museum through Stadium, Monument, and Waterworks Parks.

The presentation emphasized continuing outreach activities that have proven effective in reaching a large portion of the community and encouraging public awareness of stormwater pollution prevention.

5) TOWNSHIP ZONING AMENDMENTS

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

NI #3 Proposed rezoning from R-1 Single Family Residential to B-1 Suburban Office District - One tract, approximately 10.00 acres, located on the west side of Pilot Knob and north of Easton, in the SE ¼ Section 7, Nimishillen Township (legal description on file with Township). OWNER/APPLICANT: Apple Orchard Properties, LLC CURRENT USE: Agriculture PROPOSED USE: Winery PPN: 3301244

Vincent moved, Sanderson seconded and the motion carried to recommend **denial** of the proposed zoning amendment. The following facts were presented to the Commission for consideration:

1. The area surrounding the tract proposed for rezoning consists primarily of agricultural uses. Further south of the subject tract along Pilot Knob is comprised of single-family residential uses.

2. The existing zoning largely consists of the R-1 Single Family Residential to the south, east and west. To the north of the subject tract is predominately R-R Rural Residential.

3. According to the application, the applicant is proposing to rezone the property to B-1 Suburban Office District to open a winery.

4. The Stark County 2040 Comprehensive Plan indicates this area will progress as Rural/ Agricultural.

5. The tract proposed for rezoning is approximately 10.00 acres and is zoned R-1 Single Family Residential. The parcel appears to have been zoned residential since the 1970s and RPC has not reviewed any zone change requests for this property.

6. According to the application, the applicant would like to produce and sell wine and hold private and public events on-site at the winery, which does not appear to be permitted nor conditionally permitted use in the B-1 district. According to the Nimishillen Township Zoning Resolution, the B-2 district allows 'microbreweries… and other similar uses' which would appear to be more in line with the intention of the zone change request.

7. This area appears to not be served by public water or sanitary sewer, which are usually recommended for commercial development.

8. Rezoning the subject property to B-1 when surrounded by residential zoning and land uses could be considered spot zoning.

McAlister inquired about the width of the property. Stoller asked to view several slides again.

6) SUBDIVISION ACTION

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

SITE IMPROVEMENT PLAN REVIEW

Clearwater Park Swimming Pool
(3 swimming pools, water playground & pool deck)
NE & SE ¼ Section 8 & NW ¼ Section 9, Lake Township — Conditional Approval

FJN Three Storage (Rev)
(11,200 sf bldg.)
NE ¼ Section 9, Jackson Township — Conditional Approval

Groffre Investments
(62,378 sf addition, paving & parking)
SW ¼ Section 30, Nimishillen Township — Conditional Approval

Katz Tires
(2,264 sf addition)
SW ¼ Section 11, Perry Township — Conditional Approval

Mac Trailer – Wreck Repair Addition
(10,560 sf addition & walkways)
SW ¼ Section 14, Lexington Township — Approval

Robin Industries
(51,359 sf bldg., walkways, paving, parking,
dumpster pad & 2 access drives)
NE ¼ Section 2, Jackson Township — Conditional Approval

McAlister moved, Leach seconded, and the motion carried to accept the Subcommittee's recommendations of the above-noted site improvement plan review. The Commission also approved the variance request of Section 430.3.A (Site Improvement Plan Sheet Size) for Robin Industries.

RENEWAL OF PRELIMINARY PLAN REVIEW

Stone Creek (Rev – 2)
NW ¼ Section 18, Jackson Township — Approval

Weston Place (Rev)
SE ¼ Section 16, Perry Township — Approval

Leach moved, Vincent seconded, and the motion carried to accept the Subcommittee's recommendations of the above noted renewal of preliminary plan review.

PRELIMINARY PLAN REVIEW

Rock Creek Estates
SW ¼ Section 2, Jackson Township — Conditional Approval

McAlister moved, Sanderson seconded, and the motion carried to accept the Subcommittee's recommendation for the above-noted preliminary plan review.

7) AGREEMENTS

Bob Nau presented the details for the following agreements:

a. City of Alliance Rehab Contract

McAlister moved, Vincent seconded and the motion carried to approve the above noted agreement with the City of Alliance.

b. City of Massillon Rehab Contract

Vincent moved, Sanderson seconded and the motion carried to approve the above noted agreement with the City of Massillon.

c. Lake Township Economic Development Study

Leach moved, Stoller seconded and the motion carried to approve the above noted agreement with Lake Township.

d. American Structurepoint – Lake Township Agreement

McAlister moved, Sanderson seconded and the motion carried to approve the above noted agreement with American Structurepoint.

8) FISCAL

- Purchase order for $29,800 for American Structurepoint, Inc – SCATS for Lake Township Economic Development Study

Sanderson moved, Vincent seconded and the motion carried to approve the above noted purchase order.

9) OTHER BUSINESS

With no other business, the meeting was adjourned.

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David Thorley, President Bob Nau, Secretary