

MINUTES OF THE REGIONAL PLANNING COMMISSION MEETING
February 3, 2026

The Stark County Regional Planning Commission met in regular session Tuesday, February 3, 2026, 7:00 p.m., in the Stark County Regional Planning Commission Conference Room.

RPC Members or Alternates

Dave Thorley, President
Kris Vincent, County Appointee
Tony Peldunas, County Appointee
Dave McAlister, County Appointee
Bob Leach, County Appointee
Alan Harold, County Commissioner

Michael Miller, Village of Brewster
Jeff Cleveland, Nimishillen Township
Aaron Stoller, Village of Minerva
Ralph DiChiara Jr., Perry Township
Jeff Wystell, Perry Township
Bill Watson, Perry Township

Staff

Bob Nau, Secretary
Curtis Bungard
Jonelle Melnichenko
Malia Burgasser
John Anthony
Sean Phillips
Valerie Watson
Sarah Peters
Nicole Blunk
Corine Valentine
Dan Slicker
Heather Cunningham
Diane Sheridan

Others

1) PLEDGE OF ALLEGIANCE

Dave Thorley opened the meeting with the Pledge of Allegiance. He welcomed several new members to commission.

2) MINUTES OF THE JANUARY 6, 2026 MEETING

Stoller moved, Miller seconded, and the motion carried to approve the minutes of the January 6, 2026 meeting.

3) FINANCIAL REPORT

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

4) TOWNSHIP ZONING AMENDMENTS

Nicole Blunk presented the staff recommendations for the following zoning amendment:

PL #1 Proposed rezoning from R-1 Single Family Residential to B-1 Neighborhood Business District - One tract, approximately 1.12 acres, located on the south side of 38th, east of Whipple in the NW ¼ Section 30, Plain Township (legal description on file with the Township) APPLICANT/OWNER: Jenny Can Real Estate Holding Company, LLC CURRENT USE: Vacant Land PROPOSED USE: Business

Leach moved, Vincent seconded, and the motion carried to recommend **denial** of a proposed rezoning to B-1 Neighborhood Business District. Harold opposed. The following facts were presented to the Commission for consideration:

1. The land use of the area consists of single-family residential to the south, east and west. To the north and further east are tracts classified as public service that are operating as places of worship. Further west, along the east side of Whipple, contains a mix of office, business and single-family residential uses. There are also several tracts of vacant land to the south, east and west.
2. The existing zoning consists of the B-2 General Business District to the north. To the south, east and west the R-1 Single Family Residential District exists, and further west along the Whipple corridor there is a section of the S-1 Suburban Office District approximately 200 feet from the centerline, extending just north of 37th to the south side of 38th. North of 38th transitions to the B-2 district with varying depths.
3. The tract being proposed for rezoning is approximately 1.12 acres and is zoned R-1 Single Family Residential. The applicant is proposing to rezone the subject tract as B-1 Neighborhood Business District. According to the application, the purpose of this zone change request is to open a hair salon.
4. The Stark County 2040 Future Land Use Plan identifies the future land use of the area in question as developed urban.
5. If rezoned to the B-1 district, a 50 foot set back and 20 foot buffer yard would be required for all sides abutting a residential district. The subject tract currently only appears to be 80 feet wide and would not be able to meet the setback requirements.

6. Although the B-2 district exists north of the subject tract, it is contained to the north side of 38th. The south side of 38th is predominately residential, other than office and business uses along Whipple and two churches to the west. Rezoning the subject tract would not be consistent with the existing zoning.
7. If the Township is interested in expanding the business district in this area, an overall rezoning scheme should be explored.

Discussion followed on whether the applicant intends to build a new building, which they are able to pursue now. Concerns were raised that the project would likely be denied due to setback requirements, and it was assumed the applicant would need to apply for a variance, though no one has spoken with them directly. No site plans have been submitted. From a zoning perspective, the proposed use is not permitted in the current zoning district. While site development and setbacks are a separate issue, zoning was noted as important to protect the adjacent residential area, which consists of four houses on that side of the street near Whipple.

5) SUBDIVISION ACTION

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

SITE IMPROVEMENT PLAN REVIEW

Mears Nissan – Tuscarawas/SR 172 & Woodlawn
(26,113 sf bldg., retaining wall, trash enclosure, tire storage,
walkways, paving & parking)
SW ¼ Section 12, Perry Township

Conditional Approval

Sander Contracting
(Approx. 5,910 sf bldg., dumpster enclosure, walkways, paving,
parking & 2 access drives)
NE ¼ Section 9, 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 reviews. The Commission also approved the variance request of Section 430.3.A (Site Improvement Plan Sheet Size) for Mears Nissan.

PRELIMINARY PLAN REVIEW

Frank Farms (Rev)
NE ¼ Section 14, Jackson Township

Conditional Approval

Leach moved, McAlister seconded, and the motion carried to accept the Subcommittee's recommendations of the above-noted preliminary plan review. The Commission also approved the variance requests of Section 410.3A (Preliminary Plan Sheet Size), Section 520.1 (Street Arrangement) and conditionally approved variance request of Section 530.4 (Double Frontage Lots).

FINAL PLAT REVIEW

Deibel's Grove Allotment No. 2 (Rev)
(replat of lots 6 – 9 in Deibel's Grove Allotment)
NE ¼ Section 21, Pike Township

Conditional Approval

Northwood Park No. 5

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

6) AGREEMENTS

a. Village of Brewster – Stormwater Mitigation Study

McAlister moved, Vincent seconded, and the motion carried to approve the above noted agreement with the village of Brewster. Miller abstained.

b. ms consultants – Stormwater Mitigation Study

Stoller moved, Vincent seconded, and the motion carried to approve the above noted agreement with ms consultants. Miller abstained.

c. Village of Minerva - Community Master Plan

Leach moved, Miller seconded, and the motion carried to approve the above noted community master plan with the village of Minerva. Stoller abstained.

7) FISCAL

a. Purchase order for \$29,921 - ms consultants for Village of Brewster Stormwater Mitigation Study

Vincent moved, McAlister seconded, and the motion carried to approve the above noted purchase order. Miller abstained.

8) 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