

MINUTES OF THE REGIONAL PLANNING COMMISSION MEETING
April 7, 2026

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

RPC Members or Alternates

Dave Thorley, President
Dave McAlister, County Appointee
Michael Miller, Village of Brewster
Cassie Pearson, City of Canton
Bill Watson, Perry Township
Aaron Stoller, Village of Minerva
Tony Peldunas, County Appointee

Staff

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

Other

1) PLEDGE OF ALLEGIANCE

Dave Thorley opened the meeting with the Pledge of Allegiance.

2) MINUTES OF THE March 3, 2026 MEETING

Miller moved, McAlister seconded, and the motion carried to approve the minutes of the March 3, 2026 meeting.

3) FINANCIAL REPORT

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

4) TOWNSHIP ZONING AMENDMENTS

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

BE #1 Proposed Text Amendment that would: Remove regulations and definitions pertaining to the uses of accessory buildings and additional residential dwellings.

McAlister moved, Peldunas seconded and the motion carried to recommend **approval of a modification** of the proposed text amendment. The following facts were presented to the Commission for consideration:

1. An amendment has been proposed that would no longer allow a guest house or accessory living structure to be considered as an accessory use.
2. As proposed, the definition for Guest House or Accessory Living Quarters in Article II Definitions would be removed, additionally removing this use within the definition for Accessory Building or Use.
3. The proposed amendment would remove all references to accessory living quarters throughout the zoning resolution.
4. The amendment is proposing to remove text for Inconsistencies under Article III General Provisions, Section 301.4 Supplementary Regulations. Currently, it states “In the event any of the requirements or regulatory provisions of these regulations are found to be inconsistent one with another, the more restrictive or greater requirements shall be deemed in each case to be applicable.” Staff recommend ensuring any potential inconsistencies within the resolution are resolved before removing the text, as regulations currently offer the Township a disclaimer should inconsistencies exist.

CA #1 Proposed rezoning from B-2 Neighborhood Business District to B-3 Commercial Business

District – One tract, approximately 0.62 acres, located on the east side of Cleveland/SR 800, south of Mill in the NW ¼ Section 21, Canton Township (legal description on file with the Township)

OWNER/APPLICANT: Stephen Tice/Stratosphere Holdings, LLC CURRENT USE: Vacant PROPOSED USE: Business PPN: 1313541

McAlister moved, Stoller seconded and the motion carried to recommend **approval** of the proposed rezoning to the B-3 Commercial Business District. The following facts were presented to the Commission for consideration:

1. The land use of the area consists of business and public service uses to the north. The area being utilized for public service just north of the subject tract is the right-of-way along

Cleveland/SR 800. Immediately south and east are tracts classified as multi-family residential consisting of a mobile home park. West of the subject tract, on the west side of Cleveland/SR 800, are business uses.

2. The existing zoning consists of the B-2 Neighborhood Business District to the north, south and west, part of a commercial corridor along Cleveland/SR 800. East of the subject area is zoned R-R Rural Residential.
3. The area proposed for rezoning is approximately 0.62 acres and is currently vacant. The applicant is proposing to construct an equipment dealership for mini excavators. Currently RPC has an active site improvement plan on file for the site that has been conditionally approved.
4. The Stark County 2040 Comprehensive Plan identifies the future land use of the area as commercial.
5. In August 2015, RPC reviewed a zone change request for two parcels, one of which is the subject tract. The applicant at the time was seeking to change the zoning from B-2 Neighborhood Business to B-3 Commercial Business. Approval was recommended due to the existing land uses along Cleveland/SR 800, creating concentrated commercial activity along the major thoroughfare. Additionally, the proximity of Canton City's B-3 General Business and B-4 Special Business Districts existing to the north of the subject tract, which also have similar uses; however, Canton Township Trustees denied the zone change request, keeping the tract within the B-2 district.
6. Staff believes rezoning the parcel to the B-3 district would not be detrimental to the area, given the surrounding land uses and continued growth of commercial development along the corridor.

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

CA #2 Proposed rezoning from B-2 Neighborhood Business District to B-3 Commercial Business District – One tract, approximately 0.40 acres, part of lot 19 in M.H. Frank's Moreland Allotment, located on the west side of Waynesburg/SR 43, south of 26th in the NE ¼ Section 23, Canton Township (legal description on file in office). OWNER/APPLICANT: Popo, LLC/Todd DiMichele CURRENT USE: Business PROPOSED USE: Business PPN: 1307022

Moeglin moved, Peldunas seconded and the motion carried to recommend **denial** of the proposed rezoning to the B-3 Commercial Business District. The following facts were presented to the Commission for consideration:

1. The land use of the area consists of business and single-family residential uses to the north and east. To the west are tracts of agricultural uses. South of the subject tract, along Waynesburg/SR 43, are tracts consisting of agricultural and single-family residential uses.
2. The surrounding zoning consists of a B-2 Neighborhood Business corridor along Waynesburg/SR 43. This corridor is approximately 200-250 feet deep on both sides of Waynesburg/SR 43 and begins at 24th and extends south to Amford. Beyond the commercial corridor to the west and south is the R-R Rural Residential District. Beyond the commercial corridor to the north are the R-R Rural Residential and R-2 Single Family Residential districts, and to the east is primarily R-2 Single Family Residential.
3. According to the application, the purpose of this zone change is to operate a used commercial vehicle sales lot, additionally utilizing the 2nd floor of the existing building space for office, storage and/or an apartment.

4. The Stark County 2040 Comprehensive Plan identifies the future land use of this area as developed suburban.
5. The parcel proposed for re-zoning has been zoned for commercial use since the 1960s. The 1969 Canton Township zoning map shows the parcel as retail zoning. In the late 1990s the Township amended their zoning code, at which time the parcel was zoned B2 Neighborhood Business.
6. The subject tract is at the southern end of the B-2 district along Waynesburg/SR 43. While within the commercial corridor, there only appears to be a few businesses actually in operation, the corridor mainly consists of single-family residences. Additionally, the minimum lot size in the B-3 district is 20,000 square feet, the subject tract is approximately 17,000 square feet, making the tract a substandard lot, if approved.
7. When considering a zone change, the most intensive uses permitted in that district must be considered. The permitted uses allowed in the B-3 district, which include uses such as vehicle service stations; car washes; veterinary hospitals; garden supply sales; and hotels could have a detrimental effect on the surrounding residential area.
8. Staff finds the existing zoning is an appropriate district for this area and is in keeping with the above-mentioned land use and zoning plans. The B-2 district provides an appropriate buffer to the residential districts that extend beyond the commercial corridor.

5) **SUBDIVISION ACTION**

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

SITE IMPROVEMENT PLAN REVIEW

**American Engineering & Metalworking aka AEM (Rev - 2)
(51,450 sf bldg.)**

NW ¼ Section 31, Lake Township

Conditional Approval

**Cramers' Inc.
(21,957 sf bldg., walkways, paving and parking)**

SW ¼ Section 13, Perry Township

Conditional Approval

**Dollar General - Kent/SR 43 & Market
(10,640 sf bldg., dumpster enclosure, walkways, paving and parking)**

NW ¼ Section 3, Plain Township

Conditional Approval

**Lake Center Christian School – Gymnasium
(Approx. 14,850 sf addition, 1,200 sf bldg., soccer field, softball field, walkways, paving and parking)**

NW ¼ Section 9, Lake Township

Conditional Approval

**Pav's Beanery - Easton/Plain
(800 sf bldg., dumpster enclosure, patio, walkways, paving, parking and access drive)**

SE ¼ Section 11, Plain Township

Conditional Approval

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

FINAL PLAT REVIEW

Belpar No. 14

(replat of parts of lot 44 in Belpar No. 3)

SW ¼ Section 24, Jackson Township

Approval

Frank Farms No. 3

(replat of lots 36-44 in Frank Farms No. 2)

NE ¼ Section 14, Jackson Township

Conditional Approval

Miller moved, Stoller seconded, and the motion carried to accept the Subcommittee's recommendation for the above-noted final plat review.

6) **AGREEMENTS**

- a. District 19 NRAC – Clean Ohio Green Space Conservation Program Administration

Miller moved, McAlister seconded, and the motion carried to approve the agreement. Moeglin abstained.

- b. OpenGov Permitting and Licensing Software

McAlister moved, Peldunas seconded, and the motion carried to approve an MOU with the Board of Stark County Commissioners for the agreement with OpenGov. The MOU will cover a three year period, however the intergovernmental transfer will occur annually.

7) **FISCAL**

- a. Intergovernmental Transfer – OpenGov Permitting and Licensing Software - \$14,421.62

McAlister moved, Peldunas seconded, and the motion carried to approve the intergovernmental transfer an MOU with the Board of Stark County Commissioners for the agreement with OpenGov.

8) **TRAVEL**

- a. ESRI User Conference in San Diego, CA July 13-17, 2026 – Sean Phillips

Stoller moved, Miller seconded, and the motion carried to approve the travel request.

8) **PERSONNEL**

McAlister motioned and Stoller seconded and motion carried 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. Peldunas, McAlister, Thorley, Miller, Stoller, Pearson, Moeglin, Nau and Watson.

McAlister moved, Miller seconded, and the motion carried to hire Wyatt Hayes to the position of Housing Rehabilitation Specialist with a start date on or before April 22, at an annual salary of \$58,100.

10) **OTHER BUSINESS**

- a. Reappoint Tony Peldunas as RPC representative on NRAC committee

Stoller moved, Miller seconded and the motion carried to reappoint Tony Peldunas as an RPC representative to the NRAC committee. Peldunas abstained.

With no other business, the meeting was adjourned.

David Thorley, President

Bob Nau, Secretary