

MINUTES OF THE REGIONAL PLANNING COMMISSION MEETING
June 9, 2026

The Stark County Regional Planning Commission met in regular session Tuesday, June 9, 2026, 7:00 p.m., in the Stark County Regional Planning Commission Conference Room.

RPC Members or Alternates

Dave Thorley, President
Dan Moeglin, Vice President
Michael Miller, Village of Brewster
Bob Sanderson, County Appointee
Tony Peldunas, County Appointee
Wayne Schillig, Marlboro Twp
Kris Vincent, County Appointee

Staff

Bob Nau, Secretary
Curtis Bungard
Jonelle Melnichenko
Diane Sheridan
Lisa Snyder
Dan Slicker
Jennifer Bayer
Barb Buonaspina
Abdullah Alanazi
Malia Burgasser
Heather Cunningham
Nicole Blunk
Sarah Peters
Corine Valentine
Sean Phillips

Other

1) PLEDGE OF ALLEGIANCE

Dave Thorley opened the meeting with the Pledge of Allegiance.

2) MINUTES OF THE MAY 5, 2026 MEETING

Miller moved, Sanderson seconded, and the motion carried to approve the minutes of the May 5, 2026 meeting.

3) FINANCIAL REPORT

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

4) STAFF REPORT

HOME-ARP Allocation Plan Amendment – Public Hearing
Presented by: Diane Sheridan, Chief of Community Development

Sanderson moved, Miller seconded to go into a Public Hearing for the HOME-ARP Allocation Plan Amendment.

Diane Sheridan presented the HOME-ARP Allocation Plan Amendment. In April of 2021, the county received approximately \$3.2 million in HOME-ARP, which is American Rescue Plan funding. The goal of the HOME-ARP program is to reduce homelessness and increase housing stability. The county was required to develop an allocation plan which would outline how the HOME-ARP funding would be utilized. The county developed an allocation plan with robust public participation in 2022. The commissioners approved the allocation plan in the HOME-ARP budget on March 15, 2023. HUD also approved the allocation plan in the HOME-ARP budget on April 5, 2023. All grant funds must be expended by September 30, 2030.

The HOME-ARP budget was passed by the commissioners and approved by HUD for the development of affordable rental housing for literally homeless. The budget is approximately \$2.3 million for the development of affordable rental housing and the supportive services line item for those living in the new rental units, \$300,000. Capacity building and operating funding for the developer of said units budgeted at \$108,000 and grant administration at approximately \$485,000.

The reason for this public hearing is to amend the plan because the county received an additional \$4,841 of HOME-ARP funding. The allocation plan needs amended to show HUD how the funding will be spent. Staff recommendation is to increase the supportive service line item to \$304,841.

HUD defines what can be funded as supportive services. Supportive services are tools utilized to assist in stabilizing tenants, promoting self-sufficiency, and decreasing individuals' chances of returning to homelessness. These services include legal assistance, workforce development and employment training, case management, basic life skills, health care, childcare, food and utilities, transportation, and financial literacy and counseling. The next step of this amendment is the 30-day public comment period which begins June 9 and concludes July 9, 2026. Next the revised allocation plan will be submitted to HUD after the commissioner's approval in July of this year.

Peldunas moved, Sanderson seconded and the motion carried to approve the HOME-ARP Allocation Plan Amendment.

5) TOWNSHIP ZONING AMENDMENTS

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

BE #2 Proposed Text Amendment that would modify regulations pertaining to parking and storage of vehicles; accessory buildings; and sign regulations

Vincent moved, Schillig seconded and the motion carried to recommend approval of the proposed text amendment. The following facts were presented to the Commission for consideration:

1. An amendment has been proposed that would prohibit the parking or storage of commercial vehicles, commercial construction equipment or semi-tractor or trailers in residential areas, unless used by an occupant of the dwelling as transportation to and from work. If used for transportation to and from work, up to two (2) vehicles will be permitted.
2. As proposed, the height for accessory buildings in residential districts will be increased from twenty (20) feet to twenty-five (25) feet.
3. The proposed amendment increases the signage area for a home occupation from three (3) square feet to sixteen (16) square feet to match what is permissible for farm markets.

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

LA #2 Proposed rezoning from R-2 Medium Density Residential/C-2 General Commercial to R-3 High Density Residential - Three tracts, approximately 17.51 acres, located on the east side of Cleveland, south of State in the SE ¼ Section 30, Lake Township (legal description on file in office).
OWNER/APPLICANT: Randy R. & S. Renee Saler/Redwood Living
CURRENT USE: Agricultural & Vacant Land PROPOSED USE: Multi-Family Residential
PPN: 2000168; 2002710; & 2015508

Schillig moved, Harold seconded, and the motion carried to recommend approval of a proposed rezoning to R-3 High Density Residential. Vincent opposed and Sanderson abstained. The following facts were presented to the Commission for consideration:

1. There are a mix of land uses surrounding the subject area. North of the subject area consists of single-family residential, multi-family residential, public service owned by a church and vacant land. Immediately south are agricultural and business uses with one tract of single-family residential further south. East of the subject area is a multi-family residential condominium development, with single-family residential extending further east. To the west of the subject area is comprised of single-family residential and agricultural uses.
2. The zoning consists of the R-2 Medium Density Residential, VR Village Residential and VC Village Commercial Districts to the north. The VC district continues along the Cleveland corridor further north. To the south is the C-2 General Commercial District which continues along the Cleveland corridor. Approximately 1,350 feet south of the subject area transitions to a C-1 Light Commercial District on the west side of Cleveland adjacent to a PRD Planned Residential Development. East of the subject area is R-3 High Density Residential with R-1 Low Density Residential beyond the condominium development. To the west are the C-2 General Commercial and VC Village Commercial Districts.
3. The area being proposed for rezoning is comprised of three tracts that total approximately 17.51 acres. All three tracts were a part of the Township's revised zoning scheme in 2024 to help

establish and support future commercial development along the Cleveland corridor while transitioning to a residential district that protected the existing residential dwellings.

4. One tract, approximately 5.77 acres, is currently split-zoned R-2 and C-2. Although split-zoned tracts are typically not recommended, the tract was rezoned in 2005 to help buffer the more intensive C-2 permitted uses along the corridor from the possible detrimental effects it could have on the surrounding residential districts. The approximately 0.52-acre tract and approximately 10.74-acre tract are both zoned as C-2. In 2024, staff recommended that the 10.74-acre tract also be split-zoned to allow the same buffer to residential dwellings, but the Township zoned the tract C-2 in its entirety.
5. The Stark County 2040 Comprehensive Plan indicates this area as Developed Suburban. While a portion of the property is within the commercial corridor, the surrounding land uses are predominately residential. The R-3 district appears to be compatible with surrounding land uses and should have no detrimental effect on the area, as the proposed rezoning to the R-3 allows lesser intensive uses than the C-2 district.
6. While a concept plan has been submitted for the site, staff is only reviewing the proposed zone change at this time. Any future development of this site will require compliance with the Stark County Subdivision Regulations, and other applicable agencies.

6) SUBDIVISION ACTION

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

SITE IMPROVEMENT PLAN REVIEW

6517 Promler

(11,840 sf bldg., retaining wall, ramp, paving & parking)

NE ¼ Section 13, Jackson Township

Conditional Approval

Bennetts Express

(8,432 sf bldg.)

SW ¼ Section 35, Tuscarawas Township

Conditional Approval

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

PRELIMINARY PLAN REVIEW

Belden Reserves

SE & SW ¼ Section 25, Jackson Township

Conditional Approval

Vincent moved, Harold seconded, and the motion carried to accept the Subcommittee's recommendations of the above-noted preliminary plan review. The Commission also approved the variance request of Section 520.3 (Street Right of Way Widths), and conditionally approved variance requests of Section 520.8 (Dead End Streets, Cul-de-sacs, and Turnarounds) and Section 520.8.A.1 (Permanent Dead End street Length) for Belden Reserves.

FINAL PLAT REVIEW

Berkshire Farms No. 8

(replat of lot 56 in Berkshire Farms No. 2 & lot 89 in Berkshire Farms No. 6)

SW ¼ Section 8, Jackson Township

Approval

Dimmerling Estates No. 3

(replat of lots 20 & 21 in Dimmerling Estates No. 1)

SW ¼ Section 34, Nimishillen Township

Approval

Downs & Hinton's Acreage Allotment No. 4 (Rev – 2)

(replat of part of lots 6 & 7 in Downs & Hinton's Acreage Allotment)

SW ¼ Section 26, Plain Township

Conditional Approval

Portview No. 4

(replat of lot 16 and part of vacated Astrojet St. NW in Portview No. 2)

SW ¼ Section 2, Jackson Township

Conditional Approval

Sparwood Farms No. 3

(replat of Blocks A & B in Sparwood Farms No. 1 and part of the NE ¼ section 2, Plain Township)

NE ¼ Section 2, Plain Township

Approval

Sanderson moved, Vincent seconded, and the motion carried to accept the Subcommittee's recommendation for the above-noted final plat reviews.

VARIANCE REQUESTS

Lake Highlands, Ltd.

Proposal to create more than five lots without a plat and sale of land within Lake Highlands Subdivision.

NW ¼ Section 17, Lake Twp

By: GBC Design, Inc.

Note: Violation of Sec. 310.A.4 – Minor Subdivisions (lot splits)

Conditional Approval

720 – Sale of Land within Subdivisions

Approval

Ryan A. & Hannah B. Raber and Gabriel J. Weaver

Proposal to permit a parcel to have less than the required lot frontage

SW ¼ Section 32, Tuscarawas Township

By: Ryan Raber

Note: Violation of Sec 312. A.4.5.a – Large Lot Development (lot splits) Conditional Approval

Vincent moved, Schillig seconded, and the motion carried to accept the Subcommittee's recommendation for the above-noted variance requests.

7) AGREEMENTS

a. Prevailing Wages Agreement with Stark Parks – not to exceed \$10,000

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

8) PURCHASE ORDERS

a. Purchase of copiers

Bob Nau recommended the purchase of two Sharp BP 71C-65 with the individual price being \$9,002.77. Three proposals were received including Doing Better Business (DBB), Copier Consultants and OBM. He recommended the purchase of two copiers from DBB at an amount of \$18,005.54.

Vincent moved, Schillig seconded, and the motion carried to purchase the copiers from DBB.

b. Purchase of plotter

Nau explained that three quotes were received from DBB, OBM and AA Blueprint. The lowest purchase price was with DBB which was \$11,277.68

Harold moved, Miller seconded, and the motion carried to purchase the plotter from DBB.

9) ACCEPT PARTICIPATION IN THE STARK COUNTY AUTOMATIC DATA PROCESSING BOARD CYBERSECURITY PROGRAM AND ADOPT THE POLICY AND PROCEDURES OF THE PROGRAM

Nau stated that in response to recent advisories from the State Auditor's Office, staff requests the Board to consider a motion to accept participation in the Stark County Automatic Data Processing Board Cybersecurity Program and to adopt its associated policies and procedures.

It was noted that the Stark County Commissioners approved these policies and procedures in December, establishing a countywide cybersecurity program. Legal counsel reviewed the matter and determined that RPC qualifies as a county office under the relevant definition, and is therefore covered under the Commissioners' program. In the interest of full compliance, however, it was determined appropriate to independently adopt the program by formally accepting participation and adopting its policies and procedures.

Harold moved, Miller seconded, and the motion carried to accept participation in the Stark County Automatic Data Processing Board Cybersecurity Program and adopt its policies and procedures.

10) ADOPT REVISIONS TO EMPLOYEE HANDBOOK

Harold moved, Moeglin seconded and the motion carried to adopt the revisions to the employee handbook.

11) OTHER BUSINESS

With no other business, the meeting was adjourned.

David Thorley, President

Bob Nau, Secretary