

MINUTES OF THE REGIONAL PLANNING COMMISSION MEETING
August 4, 2026

The Stark County Regional Planning Commission met in regular session Tuesday, August 4, 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
Tony Peldunas, County Appointee
Dave McAlister, County Appointee
Bob Leach, County Appointee
Aaron Stoller, Village of Minerva

Cassie Pearson, City of Canton
Jeff Cleveland, Nimishillen Township
Mike Miller, Village of Brewster
Bill Watson, Perry Township

Staff

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

Other

Harrison Zoldan

1) PLEDGE OF ALLEGIANCE

Dave Thorley opened the meeting with the Pledge of Allegiance.

2) MINUTES OF THE JULY 7, 2026 MEETING

Leach moved, McAlister seconded, and the motion carried to approve the minutes of the July 7, 2026 meeting.

MINUTES OF THE JULY 16 SPECIAL MEETING

Leach moved, Moeglin seconded, and the motion carried to approve the minutes of the July 16, 2026 special meeting.

3) FINANCIAL REPORT

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

4) STAFF REPORT

Bob Nau shared an update on the RPC's upcoming move to the newly renovated third floor of the Stark County Office Building. About a year ago, the County Commissioners began renovating the space, completely gutting the space and rebuilding it. Once the move is complete, the RPC will occupy the third floor alongside a Sheriff's Office substation, while the Fifth District Court of Appeals will remain in its current location. Nau noted that the new space is a nice upgrade from the current office.

The move is scheduled to begin the following Wednesday, August 12, with a professional moving company handling the relocation. Staff have been busy packing offices and preparing filing cabinets, and the movers expect the process to take about five or six days. Since computers, phones, and other equipment will also need to be transferred, the move will require close coordination with IT. Nau acknowledged there are a lot of moving pieces and that the schedule will need to remain flexible throughout the week.

The new office will be located at 110 Central Plaza South, Suite 300. Visitors can find the RPC offices by exiting the elevators and turning right. For now, RPC meetings will be held in the third-floor conference room, which is about the same size as the current meeting room, although it has a more square layout. Eventually, the County plans to create a larger conference room on the building's first floor in the former bank space, but additional renovations still need to take place before that project moves forward. Until then, meetings will remain on the third floor.

One of the biggest changes will be the building's security. Unlike the current office, the County Office Building has sheriff's deputies on site and visitors will pass through metal detectors. This will be a positive change and provide a more secure environment. Parking was also discussed. For evening meetings, attendees can use the county employee parking lot east of the building across the alley, and street parking is also available after 4:00 p.m. Employee parking will move from the current parking lot to the nearby Cornerstone garage, which is the closest practical option.

Construction is in its final stages, although there were a few delays after one of the subcontractors handling the cabinetry had to be replaced. The building is expected to receive its final inspection and, if everything passed, a certificate of occupancy. Overall, Nau recognized that the move will be a busy and sometimes challenging process, but was excited to move into the new office and looked forward to the improved workspace.

5) TOWNSHIP ZONING AMENDMENTS

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

PL #3 Proposed rezoning from R-1 Single Family Residential to R-6 Planned Unit Development (PUD) – One tract, approximately 59.11 acres, located on the east side of Elmhurst, south of Mt. Pleasant in the NE & SE ¼ Section 4, Plain Township (legal description on file in office).
OWNER/APPLICANT: Kauth Custom Builder & Developer Inc./ K. Hovnanian Ohio Division, LLC; CURRENT USE: Single-family Agriculture PROPOSED USE: Single-family Residential PPN: 5215455

Leach moved, Stoller seconded and the motion carried to recommend **approval** of the proposed rezoning to the R-6 Planning Unit Development (PUD). Miller opposed. The following facts were presented to the Commission for consideration:

1. The area surrounding the subject tract primarily consists of single-family residential and agricultural uses. Further east are several tracts classified as public service which consists of property owned by the township, a church and a non-profit. Additionally, there is one tract classified as commercial. Further west are tracts containing a former golf course classified as recreation.
2. The zoning generally follows the land use as the R-1 Single Family Residential district exists to the north, south and east. The R-R Rural Residential and R-1 Single Family Residential districts exist to the west.
3. The tract proposed for rezoning is approximately 59.11 acres that is along the east side of Elmhurst. The subject tract is split in half, to the north and south of Ivy Street. According to the application, the purpose of the zone change request is to develop single-family, high-quality homes that highlight and preserve elements the parcel naturally offers to future homeowners. The site appears to have been zoned as single-family residential since zoning was initiated in Plain Township. In 2025, RPC reviewed a zone change request for the parcel. Staff recommended approving the request from R-1 to R-6; however, it was denied by the Township.
4. The concept plan submitted appears to show less density, originally proposing 120 lots, now proposing only 106 lots. Additionally, the concept plan shows a greater setback, increasing the buffer of the proposed development from adjacent residential parcels.
5. The permitted density under the R-6 district is 6 dwelling units per acre with a minimum lot size of 7,500 square feet for single-family dwellings with 30% of the total land area being devoted to open space and recreation facilities. The current R-1 zoning allows for a minimum lot size of 15,000 square feet for single-family dwellings with no requirements for preservation of open space or areas for recreation.
6. In a PUD district, the Township is given the opportunity to be the development review authority, ensuring the appropriate direction the Township desires is achieved. The developer will not be able to modify the approved layout without approval from the Township.
7. While a revised 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

Bells Wales fka Bells Custom Concrete (Rev)

(6,636 sf bldg., 4,320 sf bldg., paving, parking, drive modification & access drive)

SE ¼ Section 9, Jackson Township

Conditional Approval

Bennetts Express (Rev)

(8,728 sf bldg. & gravel)

SW ¼ Section 35, Tuscarawas Township

Conditional Approval

CitySwitch, LLC – Homedale/10th/Canton Township

(195-ft. monopole, 45 sf equipment pad, 24 sf generator pad & transmission station)

SE ¼ Section 6, Canton Township

Conditional Approval

Dutch Bros Coffee - Everhard

(986 sf bldg., dumpster enclosure, patio, walkways & drive modification)

SW ¼ Section 24, Jackson Township

Conditional Approval

Federal Steel Building - Cleveland/SR 800 (Rev)

(4,800 sf bldg., dumpster enclosure, walkways, paving, parking & access drive)

NW ¼ Section 21, Canton Township

Conditional Approval

Lake Center Christian School – Batting Cages

(1,900 sf addition)

NW ¼ Section 9, Lake Township

Conditional Approval

Nelson's Bar & Grille

(912 sf addition & concrete pad)

SW ¼ Section 30, Plain Township

Conditional Approval

Palmer Insurance

(1,222 sf addition)

NE ¼ Section 12, Paris Township

Conditional Approval

Stoller moved, Moeglin seconded, and the motion carried to accept the Subcommittee's recommendations of the above-noted site improvement plan reviews. McAlister abstained from Palmer Insurance.

RENEWAL OF PRELIMINARY PLAN REVIEW

Portland Place

SE ¼ Section 34, Sugarcreek Township

Approval

McAlister moved, Moeglin seconded, and the motion carried to accept the subcommittee's recommendations of the above noted renewal of preliminary plan review.

PRELIMINARY PLAN REVIEW

Sanctuary North (Rev)

SE ¼ Section 5, Plain Township

Denial

Leach moved, McAlister seconded, and the motion carried to accept the Subcommittee's recommendation for the above-noted preliminary plan review. The Commission also denied the variance requests of Section 520.1 (Street Arrangement to PPN 10020630).

FINAL PLATS

Brookside Acres No. 2

(replat of parts of lots 4 & 5 in Brookside Acres)

SW ¼ Section 3, Perry Township

Approval

Heatherwood Knolls No. 4

(replat of lot 127 & parts of vacated Uniondale Street in Heatherwood Knolls No. 3)

NW ¼ Section 33, Jackson Township

Approval

Oak Park Estates No. 4

(replat of lot 31 in Oak Park Estates No. 1 & lot 117 in Oak Park Estates No. 3)

SW ¼ Section 18, Canton Township

Conditional Approval

Upland Meadows

NE ¼ Section 23, Tuscarawas Township

Approval

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

7) **TRAVEL**

- a. Association of Pedestrian & Bicycle Professionals in Pittsburg, PA – August 10-12, 2026 – Spencer Gibbs

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

8) **OTHER BUSINESS**

With no other business, the meeting was adjourned.

David Thorley, President

Bob Nau, Secretary