

MINUTES OF SUBDIVISION REVIEW COMMITTEE MEETING
July 6, 2026

CALL TO ORDER

The Subdivision Review Subcommittee of the Stark County Regional Planning Commission met in regular session at 1:30 p.m. on Monday, July 6, 2026, in the Stark County Regional Planning Commission Conference Room, 201 3rd St. NE, Suite 201. Those present were:

Subdivision Review Subcommittee Members/Alternates:

Todd Paulus, Stark County Health Department
Matt Bailey, City of Canton
Todd Clark, Stark Soil & Water Conservation District
Tom Davis, Stark County Sanitary Engineer
Nicole Wilkinson, Lake Township Resident

RPC Staff:

Jonelle Melnichenko, Chief of Planning
Abdullah Alanazi, Engineering Technician
Corine Valentine, Regional Planner II
Nicole Blunk, Senior Regional Planner
Chloe Garner, Intern
Lauren Durr, Intern
Susan Nason, Administrative Assistant

Others:

Brian J. Allarding
Abbey Allarding
Mike Kendall, GBC Design
William Owen, Foundry DGU/Dollar General
Terry Moore, KWGD
Josh Drummond, David Pelligra and Architects, Inc./Dairy Queen
Tyler Croxton, Stark County Engineer
Brandon Hinderer, Landowner/Trustee
J. Richard Largent, Hettler Largent Engineering
Kendall Snyder, Animal Care Clinic
Josh Snyder, Animal Care Clinic

MINUTES OF JUNE 8, 2026

Davis moved, Wilkinson seconded, and the motion was carried to **approve** the minutes of the June 8, 2026, meeting.

SITE IMPROVEMENT PLAN REVIEW

Jonelle Melnichenko presented the staff review and recommendations on the following:

Clayco Trailer City

(16,000 sf bldg., 4,320 sf trailer, 2,880 sf trailer, 2,160 sf trailer, 5 – 1,440 sf trailers, approx. 64 sf bldg., walkways, paving, parking & access drive)
SW ¼ Section 25, Perry Township

Wilkinson moved, Clark seconded, and the motion carried to recommend **conditional approval** of the above-noted *site improvement plan*, subject to the following conditions:

1. Stark County Subdivision Engineer's conditions:
 - a. Provide final plans including a grading plan and a utility plan with water services, roof drains, catch basins, and sanitary shown. Indicate how the site's storm water is being collected and directed. Submit storm pipe calculations for on-site storm sewers.
 - b. Provide a storm water management report showing how the increased runoff is being controlled. If water quality storage is required, be sure to "stack" the water quality control volume separately from the flood control volumes in the calculations.
 - c. The plans show work on neighboring property including grading, an access drive, and cattle grates on the west side and significant grading on the north side. Provide work agreements from neighboring property owner and an easement for the access drive and cattle grates.
 - d. Move the discharge pipe and level spreader from the stormwater basin BMP #1 off the neighboring property. Keep the level spreader 25' away from the property lines.
 - e. It is not clear what the 2' dimensions are referring to at the west entrance near the cattle grates. Provide more details of this area.
 - f. Add a note to not impede the existing swales, ditches or pipes along Kropf Ave SW with the embankments for the stormwater basin. Move the stormwater BMP #2 west as necessary to maintain the water flow along Kropf.
 - g. Move the discharge pipe and level spreader from stormwater BMP #2 to discharge more southward onto the Trailer City property rather than right-of-way.
 - h. The scale and graphic scale are wrong on page C4.0.
 - i. List the property owners to the south.
 - j. Please email .pdf electronic files rather than paper copies to cdbungard@starkcountyohio.gov.
2. Stark County Engineer's condition:
 - a. More information is required on the use of the property along with the proposed traffic generation numbers (i.e. number of vehicles per day, peak hour volumes). Contact Tyler Croxton at 330-477-6781 for more information.
3. Stark County Sanitary Engineer's conditions:
 - a. The proposed and existing sewer easements shall be shown.
 - b. There shall be no structures within the existing sewer easement.
 - c. The existing sanitary manholes shall be accessible at all times.
 - d. The existing sanitary manholes shall not be buried or paved over.
 - e. Contact Tom Davis at 330-451-2335 with questions.
4. Stark Soil & Water Conservation District's condition:
 - a. The Ohio EPA Construction General Permit will be required for this site as it is to disturb greater than 1 acre. A Storm Water Pollution Prevention Plan (SWP3) must be submitted and include all items listed in the SWCD checklist. Please submit directly to our office at SWCDPlans@StarkCountyOhio.gov. Contact with any questions (330-451-7645). Checklist attached. (Checklist provided).

5. Perry Township Zoning Department's conditions:
 - a. There should not be 3 entry points on Kropf Ave. Township regulations state under Section 901.2 that no business should have more than 2 entrance/exit points abutting on any one street.
 - b. I do not see why Clayco needs to expand their operation into a contiguous parcel and feel that they should keep their activity relegated to parcel 4316471. Additional entry points and more vehicles on Kropf will result in potentially more congested traffic patterns, an increase in the number of large trucks on Kropf, and added distress to the surrounding residential neighbors. Contact Jeff Whytsell at 330-833-2141 with questions.
6. RPC Staff's conditions:

Submit three (3) paper copies **and an electronic version** of the revised site improvement plan, with minor changes made to comply with the above conditions, and with the following shown/labeled on the plan in accordance with Sec. 430 of the Stark County Subdivision Regulations: 1) Provide the quarter section (25 SW), township tract (10) and range (9); 2) Provide the phone numbers of the current owners; 3) Show/label all quarter section lines; 4) Provide owners of adjacent unplatted land; 5) Show/label all existing and proposed utilities and easements; and 6) Confirm/correct all governing agencies and utility companies listed on the plan. *More significant changes may require a revised site improvement plan review.*

Other comments/reports:

Stark County House Numbering: Must obtain house numbers for new construction. Contact RPC at 330-451-7389 for issuance. The house number will not be issued until **after** approval of the site plan has been received.

Stark County Building Department: No flood plain on site.

City of Canton Water Department: No water proposed service.

Discussion:

Bailey asked whether a well be dug for the proposed 16,000 sq ft building. Melnichenko responded that she did not believe the building would require water service as it is possibly support site for the construction of the data center. Davis asked if a representative of the project was present. Paulus repeated the inquiry, and there was no response.

Compass North Church – Canton

(25,157 sf bldg., dumpster enclosures, walkways, paving, parking & modification drive)
SE ¼ Section 22, Perry Township

Davis moved, Bailey seconded, and the motion carried to recommend **conditional approval** of the above-noted *site improvement plan*, subject to the following conditions:

1. Stark County Subdivision Engineer's conditions:
 - a. Provide final plans including a grading plan and a utility plan with water services, roof drains, catch basins, and sanitary shown. Indicate how the site's storm water is being collected and directed. Submit storm pipe calculations for on-site storm sewers.
 - b. Provide a storm water management report showing how the increased runoff is being controlled. If water quality storage is required, be sure to "stack" the water quality control

- volume separately from the flood control volumes in the calculations.
 - c. Show adjacent property structures within 50' of the property limits.
 - d. Show bearings and distances for all property lines shown on the site plan.
 - e. Provide the source of the bearings and distances shown on the site plan.
 - f. List the adjoining property owners and their addresses.
 - g. Provide the architect's address on the cover sheet.
 - h. Provide a sheet index on the cover sheet.
 - i. Please email .pdf electronic files rather than paper copies to cdbungard@starkcountyohio.gov.
2. Stark County Health Department's condition:
- a. The Health Department review and approval of the existing sewage treatment system is required. Contact Todd Paulus at 330-451-1475 with any questions.
3. Stark Soil & Water Conservation District's condition:
- a. The Ohio EPA Construction General Permit will be required for this site as it is to disturb greater than 1 acre. A Storm Water Pollution Prevention Plan (SWP3) must be submitted and include all items listed in the SWCD checklist. Please submit directly to our office at SWCDPlans@StarkCountyOhio.gov. Contact with any questions (330-451-7645). Checklist attached. (Checklist provided).
4. RPC Staff's conditions:
- Submit two (2) paper copies **and an electronic version** of the revised site improvement plan, with minor changes made to comply with the above conditions, and with the following shown/labeled on the plan in accordance with Sec. 430 of the Stark County Subdivision Regulations: 1) Change I-77 to US-30 in all areas; 2) Update the scale bar to reflect 1" = 80'; 3) Provide the seal of an Ohio licensed design professional; 4) Provide the quarter section (22 SE), township tract (10) and range (9); 5) Show the intersection at Genoa and Nave; 6) Provide the names, addresses and phone numbers for the owner, plan preparer and developer; 7) Provide the distances and bearings along all property lines and method derived; 8) Show/label all quarter section lines; 9) Show/label all right-of-way lines, centerlines and road widths; 10) Provide owners of adjacent unplatted land; 11) Provide dimensions for all improvements; and 12) Only submit those pages that have been modified. ***More significant changes may require a revised site improvement plan review.***

Other comments/reports:

Stark County Sanitary Engineer: The parcel is not served by the Stark County Metropolitan Sewer District system.

Stark County House Numbering: Must obtain house number for new construction. Contact the Stark County Health Department at 330-493-9904 for issuance. The house number will not be issued until **after** approval of the site plan has been received.

Stark County Building Department: No flood plain on site.

Dairy Queen – Tuscarawas/SR 172 & Anna

(2,161 sf bldg., retaining wall, dumpster enclosure, concrete pads, walkways, paving, parking & drive modification)

SW ¼ Section 12, Perry Township

Clark moved, Wilkinson seconded, and the motion carried to recommend **conditional approval** of the above-noted *site improvement plan*, subject to the following conditions:

1. Stark County Subdivision Engineer's conditions:
 - a. Provide a storm water management report. Indicate how the site's storm water is being collected and directed. Submit storm pipe calculations for on-site storm sewers.
 - b. Provide a curb inlet or catch basin structure as needed at structure #1 to properly collect storm water runoff. Do not do a blind core-n-seal tie-in.
 - c. Provide the owner's phone number on the site plan.
 - d. Please email .pdf electronic files rather than paper copies to cdbungard@starkcountyohio.gov.
2. Stark County Health Department's condition:
 - a. Food Service Operation (FSO) plan review is required. Contact Chrissy Gallion at 330-451-1463 for more information.
3. RPC Staff's conditions:

Submit two (2) paper copies **and an electronic version** of the revised site improvement plan, with minor changes made to comply with the above conditions, and with the following shown/labeled on the plan in accordance with Sec. 430 of the Stark County Subdivision Regulations: 1) Check scale on page C100A for accuracy; 2) Provide the name, address and phone number of the current owner (VMAC Holdings) and provide the phone numbers of the developer and plan preparer; 3) Provide the subdivision name, plat book/page number, lot range and individual lot numbers for the subject tract and adjacent platted land; 4) Provide all building dimensions and restaurant seating capacity; 5) Confirm all information is correct within the notes, specifically the agencies involved with the reviews; and 6) Only submit those pages that have been modified. ***More significant changes may require a revised site improvement plan review.***

Other comments/reports:

Ohio Department of Transportation: ODOT agrees with the proposed drive removal on SR 172. Submit for an ODOT e-permit for the proposed drive apron removal within the state right-of-way.

Stark County Sanitary Engineer: The applicant shall contact the permit office at 330-451-2304 in order to proceed.

Stark County House Numbering: Must obtain house number for new construction. Contact RPC at 330-451-7389 for issuance. The house number will not be issued until **after** approval of the site plan has been received.

Stark County Building Department: No flood plain on site.

City of Canton Water Department: The City of Canton will not be providing water service.

Discussion:

Bailey noted several inaccuracies in the agencies listed on the plan, suggesting part of conditional approval be their correction. Josh Drummond (David Pelligra and Architects, Inc./Dairy Queen) and Bailey

reviewed these inaccuracies. Melnichenko indicated that a condition for confirmation/corrections would be included on the project notice.

Dollar General – Kent/SR 43 & Market (Rev.)

(10,640 sf bldg., dumpster enclosure, walkways, paving & parking)

NW ¼ Section 3, Plain Township

Clark moved, Davis seconded, and the motion carried to recommend **conditional approval** of the above-noted *site improvement plan*, subject to the following conditions:

1. Stark County Subdivision Engineer's conditions:
 - a. Provide a storm water management report showing how the increased runoff is being controlled. If water quality storage is required, be sure to "stack" the water quality control volume separately from the flood control volumes in the calculations.
 - b. Provide storm pipe calculations for the on-site storm sewer system.
 - c. Indicate why the design uses the 72" outlet structure MH with baffles and if the 15" outlet pipe volume needs to be counted as storage. An outlet structure such as a CB in the pond with staged openings may be more cost effective and easier to clean.
 - d. Please email .pdf electronic files rather than paper copies to cdbungard@starkcountyohio.gov.
2. Stark Soil & Water Conservation District's conditions:
 - a. The Ohio EPA Construction General Permit will be required for this site as it is to disturb greater than 1 acre. A Storm Water Pollution Prevention Plan (SWP3) must be submitted and include all items listed in the SWCD checklist. Please submit directly to our office at SWCDPlans@StarkCountyOhio.gov. Contact with any questions (330-451-7645). Checklist attached. (Checklist provided).
 - b. Predominately hydric, wetland soils noted on-site. Existing wetlands indicated on-site. A wetland delineation and verification/approval letter from the appropriate agency will be required for this site. See page 6 of the SWCD checklist for additional information.
3. RPC Staff's conditions:

Submit two (2) paper copies **and an electronic version** of the revised site improvement plan, with minor changes made to comply with the above conditions, and with the following shown/labeled on the plan in accordance with Sec. 430 of the Stark County Subdivision Regulations: 1) Provide the quarter section (3 NW), township tract (11) and range (8); 2) Provide the owners name, address and phone number; 3) Show/label the quarter section lines; 4) Show/label all adjacent right-of-way lines and centerlines; 5) Show existing structures within 50' of the subject tract property; 6) Provide the owners of adjacent unplatted land; 7) Provide dimensions of all improvements; and 8) Only submit those pages that have been modified. ***More significant changes may require a revised site improvement plan review.***

Other comments/reports:

ODOT: The applicant will need to apply for an ODOT e-permit for removal of the existing drive apron to SR 43. The SR 43 right-of-way is required to be seeded and restored.

Stark County Engineer: Our conditional approval has been met, and we are in agreement with the revised plan.

Stark County Sanitary Engineer: The Stark County Metropolitan Sewer District has no sewers within 1,000 feet of the site.

Stark County House Numbering: Must obtain house number for new construction. Contact the Stark County Health Department at 330-493-9904 for issuance. The house number will not be issued until **after** approval of the site plan has been received.

Stark County Building Department: No flood plain on site.

Plain Township Zoning Department: Site plan meets Plain Township Zoning. The future building noted may need approval by our BZA.

Canton City Water Department: The Canton Water Department approves the water service portion of the Utility Site Plan from the service tap to the building entry as drawn on the Neff & Associates plans dated 6-15-2026. Any changes to this portion of the plan would have to be resubmitted for approval. Please submit the Dollar General Utility Site and Plumbing plans to the Canton Building Department. Contact Lewis Miller at 330-489-3310 with questions.

Discussion:

Bailey asked for the Township condition to be reread and asked about whether it was an addition. Melnichenko noted that since the future building isn't under consideration currently and would need to be reviewed by RPC, this was a comment for when the building is proposed.

Tuscarawas Valley Pioneer Power Association

(2,400 sf bldg. & gravel)

NE ¼ Section 24, Sugarcreek Township

Bailey moved, Wilkinson seconded, and the motion carried to recommend **conditional approval** of the above-noted *site improvement plan*, subject to the following conditions:

1. Stark Soil & Water Conservation District's conditions:
 - a. Additional information is required. Please provide the total area of disturbance to include limits of construction/disturbance for drive, structure, and any stockpile/laydown/equipment areas. Include area identified as "Existing Gravel Driveway" in disturbed area as this feature does not appear on 2025 aerial imagery and should be included as part of the overall site plan development.
 - b. The Ohio EPA Construction General Permit will be required for this site as it is to disturb greater than 1 acre. A Storm Water Pollution Prevention Plan (SWP3) must be submitted and include all items listed in the SWCD checklist. Please submit directly to our office at SWCDPlans@StarkCountyOhio.gov. Contact with any questions (330-451-7645). Checklist attached. (Checklist provided).
2. Wilmot Fire & Rescue's conditions:
 - a. Provide the occupancy of the building.
 - b. Indicate what the building will be used for, and if there are fire alarms and sprinklers.
 - c. Indicate whether the building will be used by the public.
 - d. At a minimum, there will need to be exit signs above the man doors and egress hardware on the man doors, along with fire extinguishers placed in the area of each man door.

- e. Please call Nick Schlabach at 330-685-3778 to provide further information and set up a fire inspection if it is needed for a certificate of occupancy.
3. RPC Staff's conditions:
Submit two (2) paper copies **and an electronic version** of the revised site improvement plan if minor changes are made to comply with the above conditions. ***More significant changes may require a revised site improvement plan review.***

Other comments/reports:

Stark County Sanitary Engineer: The parcel is not served by the Stark County Metropolitan Sewer District system.

Stark County Health Department: No water or sanitary facilities will be necessary for this proposal.

Stark County House Numbering: Must obtain house number for new construction. Contact RPC at 330-451-7389 for issuance. The house number will not be issued until **after** approval of the site plan has been received.

Stark County Building Department: No flood plain on site

Nicole Blunk presented the staff review and recommendations on the following:

Williams & Johnson Family Dental

(6,585 sf bldg., dumpster enclosure, walkways, paving, parking & access drive)
SW ¼ Section 24, Jackson Township

Davis moved, Clark seconded, and the motion carried to recommend **conditional approval** of the above-noted *site improvement plan*, subject to the following conditions:

1. Stark County Engineer's condition:
 - a. The proposed drive on the west side of the property will be required to be a right in/right out only drive due to the property already having full access from the drive on the east side of the parcel shared with the adjoining parcel. Contact Tyler Croxton at 330-477-6781 for more information.
2. Jackson Township Zoning's condition:
 - a. A twenty (20) foot front parking setback is required along Munson and landscaping showing three (3) shade trees and twelve (12) shrubs for every 100 feet of street frontage must be shown with the front building setback. Contact Joni Poindexter at 330-832-8023 for more information.
3. RPC Staff's conditions:
 - a. Submit three (3) paper copies **and an electronic version** of the revised site improvement plan, with minor changes made to comply with the above conditions, and with the following shown/labeled on the plan in accordance with Sec. 430 of the Stark County Subdivision Regulations: 1) Show/label the quarter section, tract and range; 2) Show/label the method in

which the boundaries were derived; 3) Show/label the centerline on Munson; 4) Show/label the dimensioned loading, walkways and driveways; 5) Show/label total site acreage; and 6) Only submit those pages that have been modified. ***More significant changes may require a revised site improvement plan review.***

Other comments/reports:

Stark County Sanitary Engineering Department: The site is served by the Stark County Metropolitan Sewer District system. The applicant shall contact the permit office at 330-451-2304 in order to proceed.

Stark County House Numbering: Must obtain house number for new construction. Contact RPC at 330-451-7389 for issuance **after** approval of the site plan has been received.

Stark County Building Department: No flood plain on site.

North Canton Engineering Department: This site is in Aqua Ohio's service area.

RENEWAL OF PRELIMINARY PLAN REVIEW

Blunk presented the staff review and recommendations on the following:

Portland Place

SE ¼ Section 34, Sugarcreek Township

Davis moved, Bailey seconded, and the motion carried to accept the request to **withdraw** the above-noted *renewal of preliminary plan*.

PRELIMINARY PLAN REVIEW

Blunk presented the staff review and recommendations on the following:

Kennedy Estates (Rev-3)

SE ¼ Section 32, Lake Township

The following variances were received for this project:

Section 410: Contiguous Holding Sketch

Clark moved, Bailey seconded, and the motion carried with one abstention (Wilkinson) to recommend **approval** of the variance request of Section 410.

Section 520.1: Street Arrangement to PPN 2003012

Bailey moved, Clark seconded, and the motion carried with one abstention (Wilkinson) to recommend **approval** of the variance request of Section 520.1.

Section 520.1: Street Arrangement to PPN 2000427

Clark moved, Bailey seconded, and the motion carried with one abstention (Wilkinson) to recommend **approval** of the variance request of Section 520.1.

Section 520.1: Street Arrangement to PPN 2002788

Bailey moved, Clark seconded, and the motion carried with one abstention (Wilkinson) to recommend **approval** of the variance request of Section 520.1.

Section 520.12: Block Length

Bailey moved, Clark seconded, and the motion carried with one abstention (Wilkinson) to recommend **approval** of the variance request of Section 520.12.

Bailey moved, Davis seconded, and the motion carried with one abstention (Wilkinson) to recommend **conditional approval** of the above-noted *preliminary plan*, subject to the following conditions:

1. Stark County Subdivision Engineer's conditions:
 - a. Provide a copy of the preliminary plan which has been signed by the Lake Township Zoning Inspector.
 - b. All public improvements required for this proposed allotment shall be provided by the Developer and shall be in accordance with the Stark County Subdivision Regulations. Construction plans and related design information shall be furnished to the Subdivision Engineer, which sufficiently shows how these requirements will be met.
2. Stark Soil & Water Conservation District's condition:
 - a. A Storm Water Pollution Prevention Plan (SWP3) must be submitted and include all items listed in the SWCD checklist. Please submit directly to our office at SWCDPlans@StarkCountyOhio.gov. Contact Todd Clark at 330-451-7645 for questions. (Checklist attached). (Checklist provided).
3. RPC Staff's conditions:
 - a. Submit three (3) copies of the revised preliminary plan with minor changes required to comply with the above conditions, and which have been signed by the Lake Township Zoning Inspector. **More significant changes may require full review and approval of a revised plan.**

Other comments/reports:

Stark County House Numbering: Post Office may require cluster boxes for new allotments.

Stark County Building Department: Some parcels in flood plain; these will need flood plain permits.

North Canton Engineering Department: This site is within the City of North Canton Water Department's Service Area. The North Canton City Council has passed an ordinance where the city will pay the difference between the 8-inch DIP extension proposed by the developer and the larger 12-inch DIP diameter needed in this portion of our service area. Please have the developer reach out to us at 330-499-8223 when they are ready to proceed with the development's construction.

Sanctuary North

SE ¼ Section 5, Plain Township

The following variances were received for this project:

Section 410: Contiguous Holding Sketch

Clark moved, Davis seconded, and the motion carried with one abstention (Wilkinson) to recommend **conditional approval** of the variance request of Section 410, subject to the following condition: open space tracts being included along the roadway where lots are not currently shown.

Section 520.1: Street Arrangement East

Bailey moved, Clark seconded, and the motion carried with one abstention (Wilkinson) to recommend **approval** of the variance request of Section 520.1.

Section 520.1: Street Arrangement South

Bailey moved, Clark seconded, and the motion carried with one abstention (Wilkinson) to recommend **approval** of the variance request of Section 520.1.

Davis moved, Clark seconded, and the motion carried with one abstention (Wilkinson) to recommend **conditional approval** of the above-noted *preliminary plan*, subject to the following conditions:

1. Stark County Subdivision Engineer's conditions:
 - a. Provide a preliminary plan that has been signed by the Township Zoning Inspector.
 - b. Create an open space Block A for the proposed stormwater management basin on the south bend of Peachmont Ave. NW and include it in the allotment. The proposed road cannot be extended past unplatted lands according to Section 520.8.B.4.
 - c. Create an open space Block B for the unplatted area between Lot 1 and the existing Bob-O-Link No. 2 allotment to the north. The proposed road cannot be extended past unplatted lands according to Section 520.8.B.4.
 - d. All public improvements required for this proposed allotment shall be provided by the Developer and shall be in accordance with the Stark County Subdivision Regulations. Furnish construction plans and related design information to the Subdivision Engineer, which sufficiently show how these requirements will be met.
2. Stark Soil & Water Conservation District's conditions:
 - a. The Ohio EPA Construction General Permit will be required for this site as it is to disturb greater than 1 acre. A Storm Water Pollution Prevention Plan (SWP3) must be submitted and include all items listed in the SWCD checklist. Please submit directly to our office at SWCDPLANS@starkcountyohio.gov.
 - b. Predominately hydric, wetland soils noted on-site. Both streams and riverine wetlands indicated on-site. A wetland delineation and verification/ approval letter from the appropriate agency will be required for this site. See page 6 of the SWCD checklist for additional information. Contact Todd Clark at 330-451-7645 for questions. (Checklist attached). (Checklist provided).
3. RPC Staff's conditions:
 - a. The following information is required to be shown and labeled on the plan, in accordance with Sections 410 and 520 of the Stark County Subdivision Regulations: Provide three (3) copies of the revised preliminary plan that has been signed by the Plain Township Zoning Inspector; and 2) Show/label the number of lots and typical lot size.

- b. Submit three (3) copies of the revised preliminary plan with minor changes required to comply with the above conditions, and which have been signed by the Lake Township Zoning Inspector. ***More significant changes may require full review and approval of a revised plan.***

Other comments/reports:

Stark County Engineer: Please note that there is currently an active vacation request on Sheffield Street that has yet to be resolved. If permitted, this would decrease connections to adjacent street network.

Stark County Sanitary Engineering Department: The developer shall provide the necessary sanitary sewer service in conformance with the rules and regulations of this department, the city of Canton and the Ohio Environmental Protection Agency. Contact Tom Davis at 330-451-2335 with any questions.

Stark County House Numbering: Post office may require cluster boxes for new allotments.

Stark County Building Department: No flood plain on site.

FINAL PLAT REVIEW

Corine Valentine presented the staff review and recommendations on the following:

Belden Village Subdivision No. 7

(replat of part of lot 34 in Belden Village Subdivision No. 3)

SE ¼ Section 24, Jackson Township

Wilkinson moved, Bailey seconded, and the motion carried to recommend **conditional approval** of the above-noted *final plat*, subject to the following conditions:

1. Stark County Subdivision Engineer's conditions:
 - a. In the Lands of the Grantor, please revise/update lot 34. Lot 34 should be listed as Belden Village Subdivision No. 6 and should be shown as lots 44 & 45, currently.
 - b. In the Lands of the Grantor, please revise/update lot 37 and part of 38. These should be listed as Belden Village Subdivision No. 5 and should be shown as lots 42 & 43, currently.
2. Stark County Health Department's condition:
 - a. The statement, "approved for sanitary sewer only", must be added to the Health Commissioner's endorsement.
3. RPC Staff's conditions:
 - a. On original tract drawing, correct the following:
 - i. Correct the subject tract's lot number to reflect as Pt. 34 and remove the interior property line, showing the parcel as it currently exists.
 - ii. Lot 34 should reflect as Lots 44 & 45 with the appropriate property lines and plat name, instrument number and lot range called out.
 - iii. Lot 37 should reflect as Lots 42 & 43 with the appropriate property lines and plat name, instrument number and lot range called out.
 - iv. Show/label Pt. 34 lot number, south of subject tract.
 - v. Include "Pt." on Lots 38 & 40.

- b. Include page 85 for the plat reference on parcel 1608196.
- c. In the Health Commissioner's statement, indicate "For Sanitary Sewer Only" appropriately.
- d. Include lot range 44-45 with plat references on parcels 10017771 and 10017772.
- e. **All conditions and corrections must be met no later than 12 p.m. on July 9, 2026, or the plat will be denied. Please schedule a time with RPC to make the appropriate corrections.**

Comments/reports:

Stark County Engineer: Existing drive to Dressler Road on southern parcel will be required to be converted to a right in/right out only driveway once new parcel is developed. A cross-access agreement (easement) with northern parcel should be prepared as part of the lot split to allow the southern parcel to have full access on Dressler Road. A sample cross access agreement can be found in Appendix D of the Stark County Access Management Regulations. Contact Tyler Croxton (330-477-6781) with questions.

Stark County Sanitary Engineer: No recommendation for this proposed plat of subdivision. Sanitary sewer service is possible but not accessible to proposed lot 47. Contact Tom Davis (330-451-2335) with questions.

Stark County House Numbering: Must obtain house number for new construction.

Stark County Building Department: No flood plain on site.

North Canton Water Department: Please have the developer contact us (330-499-8223) when ready for our water service to the new lot, as our main is located outside the paved roadway on the east side of the right-of-way.

Discussion:

Davis asked what would happen if the County Engineer didn't give a road opening permit to allow for the extension of the sewer line from across the street. Valentine answered that she had spoken to them and that it is believed that it wouldn't interfere with the project on Dressler and shouldn't be an issue.

Floradale Acres No. 5

(replat of parts of lots 8, 9 & 10 in Floradale Acres)

SE ¼ Section 9, Jackson Township

Davis moved, Clark seconded, and the motion carried to recommend **conditional approval** of the above-noted *final plat*, subject to the following conditions:

1. Stark County Prosecutor's condition:
 - a. The application is missing the corporate resolution required by Section 351B of the Regulations. A "certification of ownership" was provided but this does not serve the same purpose as the corporate resolution identifying an authorized individual to act in the matter on behalf of the corporation and as required by Section 351B of the Regulations. Section 351B of the Regulations generally requires a certified resolution and reads as follows:

B. Where the signature of one individual is purported to bind a fictitious person (corporations, partnerships, etc.), the execution of that signature shall be authorized by action on the records of the fictitious person and evidenced by a certified resolution, certificate of incumbency, or such other instruments as are commonly accepted for that purpose within the legal community indicating that

such action is not repealed and that the authority of any individual so authorized to bind the fictitious person is current.

2. RPC Staff's condition:
 - a. **All conditions and corrections must be met no later than 12 p.m. on July 9, 2026, or the plat will be denied.**

Comments/reports:

Stark County Sanitary Engineer: The existing structure on the proposed parcel is connected to the Stark County Metropolitan Sewer District system.

Stark County Building Department: No flood plain on site.

VARIANCE REQUEST

Valentine presented the staff review and recommendations on the following:

David Bennett Variance Request

Proposal to permit a parcel to have less than the required lot frontage
SW ¼ Section 35, Tuscarawas Township

Section 312.A.4.g.1: Large Lot Developments (lot splits)

Bailey moved, Wilkinson seconded, and the motion carried to recommend **approval** of the *variance request* of Section 312.A.4.g.1

Comments/reports:

Stark County Building Department: No flood plain on site.

RPC Staff: Approval of the variance does not constitute approval of a lot split and approvals from all required agencies must be obtained. Refer to the enclosed "Division of Property Without Plat Within Unincorporated Area Only" application for other requirements when submitting the division of property. Please attach a copy of this letter when you submit your application to the Auditor's Tax Map Office. (Application provided).

Leslie Zeisig Sr. Variance Request

Proposal to permit a parcel to exceed the required 4:1 width to depth ratio
NW ¼ Section 20, Lake Township

Section 310.A.5.a: Minor Subdivisions (lot splits)

Bailey moved, Clark seconded, and the motion carried to recommend **conditional approval** of the *variance request* of Section 310.A.5.a subject to the following conditions: review and approval from the Stark County Health Department be completed.

1. Stark County Health Department's condition:
 - a. Health Department review and approval is required to ensure existing sewage treatment system is not impacted by proposed split and area for future replacement is reserved. Contact Todd Paulus (330-451-1475) with questions.

Comments/reports:

Stark County Building Department: No flood plain on site.

RPC Staff: Approval of the variance does not constitute approval of a lot split and approvals from all required agencies must be obtained. Refer to the enclosed “Division of Property Without Plat Within Unincorporated Area Only” application for other requirements when submitting the division of property. Please attach a copy of this letter when you submit your application to the Auditor’s Tax Map Office. (Application provided).

ADJOURNMENT

There being no further business, the meeting adjourned at 2:14 p.m.

Respectfully submitted,

Susan Nason