

MINUTES OF SUBDIVISION REVIEW COMMITTEE MEETING
August 3, 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, August 3, 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
Nicole Wilkinson, Lake Township Resident
Tom Davis, Stark County Sanitary Engineer
Mark Cozy, City of Canal Fulton
Jason Haines, City of Massillon

RPC Staff:

Bob Nau, Executive Director
Jonelle Melnichenko, Chief of Planning
Curtis Bungard, Subdivision Engineer
Corine Valentine, Regional Planner II
Nicole Blunk, Senior Regional Planner
Susan Nason, Administrative Assistant

Others:

Mike Kendall, GBC Design
Brent Artman, AEC
Rick Altman, AAC
Lou Altman, AAC
Alvin Altman, AAC
Jake, Miller, AAC
Chuck Putnam, 2800 Cleveland Ave.
Norman Saeger, Palmer & Nelson
Janice Frey, AEP

MINUTES OF JULY 6, 2026

Bailey moved, Clark seconded, and the motion was carried to **approve** the minutes of the July 6, 2026, meeting.

SITE IMPROVEMENT PLAN REVIEW

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

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

Cozy 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 showing how the site's storm water is being collected and directed. Show proposed roof drains, finish floor elevations, and any parking lot 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. Include printouts of the hydrographs and pond report to match the summary tables and plans.
 - c. Label the two ponds and outlet structures in the plan view to match the labeling on detail sheet C105 and SWP3 sheets. The plans are inconsistent with labels and hard to follow.
 - d. Please email .pdf electronic files rather than paper copies to cdbungard@starkcountyohio.gov.
2. Stark Soil & Water Conservation District's condition:
 - a. Project previously granted SWP3 approval on June 18, 2026. Please contact Stark SWCD to verify we have the most recent revisions. Changes to a previously approved plan may require additional review. Please submit any revisions directly to our office at SWCDPLANS@starkcountyohio.gov.
3. Jackson Township Zoning Department's conditions:
 - a. Same as previous submittal, the site plan must state what use the buildings will be utilized for, such as retail, office, etc., to determine what parking will be required. Applicant was notified that mini or auto storage or warehouse use is not a permitted use within the B-3 district as it was noted that the buildings have garage doors and any use must be in compliance with a permitted use in the B-3 district. Parking spaces required for the building are based on the proposed uses.
 - b. Landscaping must be provided where the use abuts a residential district or is across the street from a residential district.
 - c. Contact Joni Poindexter at 330-832-8023 with questions.
4. RPC Staff's conditions:
 - a. 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 township tract (11) & range (9); 2) Provide the uses for all proposed buildings; and 3) Correct mailing address on all side title blocks to 'North Canton, Ohio 44720' rather than Jackson Township, Ohio. ***More significant changes may require a revised site improvement plan review.***

Other comments/reports:

Stark County Sanitary Engineer: The parcel 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: No objections. House number issued on July 1, 2026, when project was issued 'Proceed at Own Risk' letter.

Stark County Building Department: No flood plain.

Bennetts Express (Rev)

(8,728 sf bldg. & gravel)

SW ¼ Section 35, Tuscarawas Township

Bailey 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 Health Department's condition:
 - a. Health Department review and approval of sewage treatment system alteration is required. Contact Todd Paulus for any questions at 330-451-1475.
2. Stark Soil & Water Conservation District's conditions:
 - a. Additional information is required. Please provide the total area of disturbance to include in the limits of construction disturbance for construction drives, gravel areas, structures, septic connections, and any stockpile/laydown/equipment areas.
 - b. The Ohio EPA Construction General Permit will be required for this site if 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. (Checklist attached.)(Checklist provided).
3. RPC Staff's conditions:
 - a. Submit one (1) paper copy **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 a location map; 2) Provide the quarter section, tract (12) & range (10), and distance to the nearest intersection; 3) Provide the phone number of the plan preparer; 4) Show the township section and quarter section lines; 5) Provide the bearings and the method in which they were derived; 6) Label the right-of-way lines and road width for Poorman; 7) Show the existing septic area; 8) Show/label the contour lines; 9) Show/label all structures on adjacent parcels within 50 feet of the subject tract's property lines; 10) Provide the owner information for adjacent unplatted land; and 11) Provide the dimensions for proposed gravel area. ***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 Health Department (330-493-9904) for issuance **after** approval of the site plan has been received.

Stark County Building Department: No flood plain.

CitySwitch, LLC – Homedale/10th/Canton Township

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

SE ¼ Section 6, Canton Township

Bailey moved, Cozy 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 condition:
 - a. Potential wetlands on site. Soil survey indicates hydric soils (Carlisle muck) throughout 100 percent of the parcel. Potential stream runs southeast to northeast corner diagonally across site on the eastern boundary. Please contact USACE Huntington District to determine if wetland delineation/permitting shall be required. Site disturbance under 1 acre. No objection.
2. Canton Township Zoning Department's conditions:
 - a. Applicant shall demonstrate that collocation to the adjacent property's existing tower was rejected by owner, or provide reason to why collocation is not feasible. The first priority in a B-2 district, permitted location to a new telecommunication tower, would be collocating to an existing tower. If an area in a permitted location is technically suitable, the applicant must demonstrate that a technically suitable location is not available in any area and shall list the location of every tower, or structure and all the areas in the permitted locations that could support the proposed antenna so as to allow it to serve its intended function, and the reasons why such tower, or structure or area has been determined not to be technically suitable.
 - b. Applicant is to demonstrate such new tower is needed to meet reasonable service requirement needs for Canton Township.
 - c. Applicant shall demonstrate the proposed tower is the minimum height necessary to accommodate the antennae and no higher than existing towers similar antennae.
 - d. Applicant to obtain a 40-foot variance from the Board of Zoning Appeals in regard to the minimum yard setback of the tower abutting a residential property.
 - e. Applicant to complete a Canton Township Cellular Communications Tower Registration form.
 - f. Site plan shall include required fencing to completely enclose the tower and all related facilities and equipment, having a minimum height of eight (8) feet and locking gate.
 - g. Tower shall not be artificially lighted except as required for security and safety, or by the FAA.
 - h. Applicant shall submit a reclamation plan at the time of the development plan for review. Tower, structures, and equipment shall be removed by the owner of the tower, and the site restored to its original state within six (6) months following the date that the tower is no longer operational.
 - i. While I understand the need to improve communications infrastructure, I ask that Regional Planning carefully consider the applicant options for collocation opportunities to reduce the need for an additional tower.
 - j. The proposed location for the telecommunication tower carries B-2 Neighborhood Business District zoning classification. Applicant to follow all requirements of section, T-1 Wireless Telecommunications, listed in the Canton Township Zoning Resolution.
 - k. Contact Todd Miller at 330-484-2501 with questions.
3. RPC Staff's conditions:
 - a. 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) Plans should be on a sheet size measuring between 18"x 24" and 24" x 36"; 2) Provide a location map with existing property lines and nearest intersection; 3) Check the accuracy of the 1"=20' scale; 4) Provide the seal of Ohio licensed design professional; 5) Provide the addresses and phone numbers of owner and developer; 6) Show/label centerlines

of adjacent streets; 7) Show/label all existing and proposed utilities and easements, including location, size and type; 8) Show utility tower on adjacent land within 50' of the property; 9) Correct the owner of parcel 1401135 and correct the acreage to 2.46; 10) Update the instrument numbers for the parcels to the north to 201603240010971; 11) Provide the instrument number or book/page for parcel 10017291; 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 RPC (330-451-7389) for issuance **after** approval of the site plan has been received.

Stark County Building Department: No flood plain.

Dutch Bros Coffee – Everhard

(986 sf bldg., dumpster enclosure, patio, walkways and drive modification)
SW ¼ Section 24, Jackson Township

Clark moved, Cozy 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 full-access driveways do not satisfy the minimum spacing requirements per the Stark County Access Management Regulations. As such, our office finds the existing access configuration to be acceptable and should remain unchanged. Contact Mike Chapin with any questions at 330-477-6781.
2. Stark County Health Department's condition:
 - a. FSO plan review is required. Please contact Chrissy Gallion for more information at 330-451-1463.
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) Provide the township tract & range (T-11, R-9); 2) Provide the owner's phone number; and 3) 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 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 (330-451-7389) for issuance **after** approval of the site plan has been received.

Stark County Building Department: No flood plain.

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

Federal Steel Building - Cleveland/SR 800 (Rev)

(4,800 sf bldg., dumpster enclosure, walkways, paving, parking & access drive)
NW ¼ Section 21, Canton Township

Davis moved, Cozy 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. Include an inspection port for each of the underground storage chamber rows.
 - d. Please email .pdf electronic files rather than paper copies to cdbungard@starkcountyohio.gov.
2. Canton Township Zoning Department's conditions:
 - a. Applicant must obtain a variance from the Board of Zoning Appeals to a proposed 8' x 40' sign.
 - b. Parking spaces shall be a minimum of 180 square feet.
 - c. Landscaping plan must be submitted for review.
 - d. B-3 Commercial Business Districts adjacent to R-R Rural Residential require a ten (10) foot landscaped strip along all street frontages and a ten (10) foot buffer yard located along side and rear lot lines.
 - e. No lighting shall constitute a nuisance to the adjacent residential properties.
 - f. This property carries a B-3 Commercial Business District zoning classification. Once approved by RPC, a Canton Township Zoning permit is required. Please contact Todd Miller (330-484-2501) with questions.
3. Canton City Water Department's conditions:
 - a. On page C400:
 - i. Call out how tap will be made, reflect appropriate detail from CWD AutoCAD Standards.
 - ii. Call out what type of backflow.
 - iii. Meter pits are not allowed.
 - iv. Include "site plans/private side services" 30-36 from CWD standards (attached). (Provided).
 - v. CWD will need to verify backflow and meter, submit appropriate plans. If this does not fall within the scope notify appropriate individuals.
 - vi. Note 20- water tubing to be deflected to maintain 18" separation.
 - b. On pages C600 – C602, ensure you use Canton Water Department details that are applicable to this project (See attached CWD AutoCAD Standards). (Provided).
 - c. The Acceptable Water Service Materials list is part of the CWD Rules and Regulations (attached). (Provided).
 - d. The standard(s) C94 detail is based on OAC 3745-91-08 (attached). (Provided).

- e. Please make the necessary changes and resubmit the plans for approval. For questions or comments, please contact the Engineering Office at 330-489-3310 or water.engineer@cantonohio.gov.

4. 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) Show the project's name, township, quarter section (NW ¼ Section 21), township tract (10) and range (8); 2) Show owner's phone number; 3) Show method in which bearings were derived; 4) Cleveland Ave. SW should reflect as Cleveland Ave S. on all applicable pages; 5) Include State Route 800 to Cleveland Ave. S on all applicable sheets; 6) Show/label right-of-way lines and centerlines on adjacent roadways; 7) Update the owner's information for parcel 1300716 (Jerome M. Gang & Holly Dunlap; Instr. # 202512120046179) and parcel 1312396 (Emerling Properties, LLC; Instr. # 202512290048154); 8) Indicate the use of the proposed building; and 9) Only submit those pages that have been modified. ***More significant changes may require a revised site improvement plan review.***

Other comments/reports:

ODOT: An ODOT e-permit will be required for proposed work within state right-of-way.

Stark County Sanitary Engineer: The parcel is served by the Stark County Metropolitan Sewer District system. The applicant shall contact the Permit Office (330-451-2304) in order to proceed.

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

Stark County Building Department: No flood plain.

Lake Center Christian School – Batting Cages

(1,900 sf addition)

NW ¼ Section 9, Lake Township

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

1. Stark Soil & Water Conservation District's condition:
 - a. Proposal is in area of project with a previously granted SWP3 approval on June 30, 2026. Please contact Stark SWCD to discuss the additional disturbance. Changes to a previously approved plan may require additional review. Please submit any revisions directly to our office at SWCDPLANS@starkcountyohio.gov.
2. RPC Staff's condition:

Submit two (2) revised paper copies and an electronic version IF changes are needed to the site improvement plan to comply. ***More significant changes may require a revised site improvement plan review.***

Other comments/reports:

Stark County Engineer: Please coordinate with Lake Township to determine whether any additional traffic information is needed regarding the anticipated increases of traffic on Kaufman Avenue associated with the proposed improvements.

Stark County Sanitary Engineer: There is no proposal of sanitary facilities apparent.

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

Stark County Building Department: No flood plain.

Nelson's Bar & Grille

(912 sf addition & concrete pad)

SW ¼ Section 30, Plain Township

Cozy 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 Soil & Water Conservation District's condition:
 - a. Preliminary review indicated that approximately 0.28 acres of impervious surfaces have been created on adjacent parcel 5216014 of same owner immediately north of project site since 2021 imagery. Please account for this additional disturbed area in current plan disturbance. No objection. Site disturbance under 1 acre. Contact Todd Clark (330-451-7645) with questions.
2. 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) Confirm square footage of proposed addition, update if needed; 2) Indicate township tract (11), range (8) and distance to the nearest intersection; 3) Show/label bearings and the method in which they were derived; 4) Show/label township section line along Whipple; 5) Include NW directional to Wise Ave. label on plan view; 6) Show/label adjacent roadway centerlines, right-of-way lines and road widths; 7) Show/label existing utilities on subject tract, including location, size and type; 8) Show the existing building's accurate location/encroachment on parcel 5216014; 9) Show/label the location and types of buildings on parcels 5216014, 5219542, 5212034 & 5218578, as they are within 50 ft of the subject tract's property lines; 10) For reference 2, under "Adjacent Properties" section, correct parcel number 5219542; and 11) Indicate seating capacity of new addition/patio. ***More significant changes may require a revised site improvement plan review.***

Other comments/reports:

Stark County Sanitary Engineer: There is no proposal of sanitary facilities apparent.

Stark County Health Department: FSO plan review may be required depending on use of proposed addition. Please contact Chrissy Gallion (330-451-1463) to discuss further.

Stark County Building Department: No flood plain.

Plain Township Fire Department: All building modifications/additions/alterations shall comply with the 2024 Ohio Building Code and 2025 Ohio Fire Code. Plans for modifications/additions/alterations shall be provided to Plain Township Fire Department at the time of submission to the Stark County Building Department. Please contact Amy Hohenberger or John Forberg (330-492-4089) with questions.

Palmer Insurance

(1,222 sf addition)

NE ¼ Section 12, Paris 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. RPC Staff's conditions:

Submit one (1) paper copy **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) Confirm square footage of proposed addition, update if needed; 2) Indicate township tract (17) and range (6); 3) Indicate the method in which the bearings were derived; 4) Show/label adjacent roadway centerlines, right-of-way lines and road widths; 5) Show/label existing utilities on subject tract, including location, size and type; 6) Show/label the types of buildings on parcels 4101257 & 4101227; 7) Update the owner of parcel 4101357; and 8) Show/label dimensions of proposed walkways, if applicable. ***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: Health Department review complete. No objection.

Stark County Building Department: No flood plain.

Ohio Edison – Youngstown: If an upgrade to accommodate the new portion of the building is needed, please submit a commercial upgrade request through our customer service department (1-800-633-4766). Please have electrical plans and loading information ready before doing so.

RENEWAL OF PRELIMINARY PLAN REVIEW

Valentine presented the staff review and recommendations on the following:

Portland Place

SE ¼ Section 34, Sugarcreek Township

Wilkinson moved, Clark seconded, and the motion carried to recommend **approval** of the above-noted *renewal of preliminary plan*.

Comments/reports:

Stark County Subdivision Engineer: Approval of renewal with original comments still in effect.

Stark County Sanitary Engineer: The project shall provide an agreement between the Board of Stark County Commissioners and the Village of Beach City for the Village to provide sanitary sewer service to the proposed development in Sugarcreek Township. Contact Tom Davis (330-451-2335) with questions.

Stark County Health Department: No objection, provided sanitary sewer is provided by Beach City.

Stark Soil & Water Conservation District: A conditional approval was granted for this project in April of 2025. Please contact Stark SWCD to verify we have most recent revisions. Changes to a previously approved plan may require additional review. Please submit any revisions directly to our office at SWCDPLANS@starkcountyohio.gov.

Stark County Building Department: No flood plain.

PRELIMINARY PLAN REVIEW

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

Sanctuary North (Rev)

SE ¼ Section 5, Plain Township

The following variances were received for this project:

Section 520.1: Street Arrangement PPN 10020630

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

Cozy moved, Clark seconded, and the motion carried with one abstention (Wilkinson) to accept to recommend **denial** of the above-noted *preliminary plan* with resubmission required.

Other comments/reports:

Stark County Subdivision Engineer: 1) Provide a Preliminary Plan that has been signed by the Township Zoning Inspector; 2) Make revisions based on those variances granted or denied; 3) Northbound Peachmont Ave. NW shall have stop control at Carmen Ave. NW as it does in the southbound direction; 4) Include stationing on the road centerline on pages 2 & 3; 5) 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. Please send PDF electronic files by email to cdbungard@starkcountyohio.gov rather than paper copies.

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 Soil & Water Conservation District: 1) 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. 2) 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. Contact Todd Clark at 330-451-7645 for questions. (Checklist attached). (Checklist provided).

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

Stark County Building Department: No flood plain on lots.

RPC Staff: 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: 1) Provide street continuation of Carmen to the new subdivision; 2) Provide a stub street to adjacent unplatted tract to the east; 3) Block B does not meet width to depth ratio, if this tract remains a variance will be required; 4) Show/label the number of lots and typical lot size; 5) The preliminary plan will be required to be signed by the Plain Township Zoning Inspector.

FINAL PLAT REVIEW

Blunk presented the staff review and recommendations on the following:

Brookside Acres No. 2

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

SW ¼ Section 3, Perry Township

Bailey moved, Wilkinson seconded, and the motion carried to recommend **approval** of the above-noted *final plat*.

Comments/reports:

Stark County Sanitary Engineer: The proposed parcels are served by the Stark County Metropolitan Sewer District system.

Stark County Auditor: Deeds submitted are not sufficient, prior instrument number missing.

Stark County Building Department: Flood plain and flood way on lots.

Heatherwood Knolls No. 4

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

NW ¼ Section 33, Jackson Township

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

1. RPC Staff's conditions:
 - a. The statement, "approved for sanitary sewer only", must be added to the Health Commissioner's endorsement.
 - b. **All conditions and corrections must be met no later than 12 p.m. on August 6, 2026, or the plat will be denied.**

Comments/reports:

Stark County Sanitary Engineer: The proposed parcel is served by the Stark County Metropolitan Sewer District system.

Stark County Building Department: No flood plain on site.

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

Clark 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 Prosecutor's conditions:
 - a. This application is missing a corporate resolution and a title opinion.
 - b. The commitment for title insurance is not sufficient. A title opinion per the requirements of Section 351A of the Regulations is required.
 - c. The corporate resolution should meet the requirements of Section 351B of the Regulations. The operating agreement submitted does not meet the requirements of 351B of the Regulations.
2. RPC Staff's condition:
 - a. **All conditions and corrections must be met no later than 12 p.m. on August 6, 2026, or the plat will be denied. Please schedule a time with RPC to make the appropriate corrections.**

Comments/reports:

Stark County Sanitary Engineer: The proposed parcels are served by the Stark County Metropolitan Sewer District system.

Stark County Building Department: No flood plain on site.

Upland Meadows

NE ¼ Section 23, Tuscarawas Township

Cozy moved, Wilkinson seconded, and the motion carried to recommend **approval** of the above-noted *final plat*.

Comments/reports:

Stark County Sanitary Engineer: The proposed parcels are served by the Stark County Metropolitan Sewer District system.

Stark County House Numbering: Must obtain house numbers for new construction. Contact RPC (330-451-7389) for issuance after plat has been recorded.

Stark County Building Department: No flood plain on site.

ANNOUNCEMENT

Melnichenko advised that the next Subdivision Review Committee meeting will most likely be held at the new office location in the **Stark County Office Building, 110 Central Plaza South, Suite 300, on the third floor**. The current office will be open to receive submissions through the deadline for September before completing the move. Attendees will be advised of any changing plans and reminded of the new meeting location.

ADJOURNMENT

There being no further business, the meeting adjourned at 2:00 p.m.

Respectfully submitted,

Susan Nason