



STARK COUNTY REGIONAL PLANNING COMMISSION

**Annual Report
2025**



Robert Nau
Executive Director



Joseph Skubiak
President

Mission Statement

“To improve the quality of life in Stark County and its communities through an effective regional forum characterized by communication, collaboration, facilitation, and planning assistance.”

Agency Message

The Stark County Regional Planning Commission (SCRPC) is a member-based regional partnership charged with providing planning services to Stark County political subdivisions. Our mission “to improve the quality of life in Stark County and its communities through an effective regional forum characterized by communication, collaboration, facilitation and planning assistance” reflects our commitment to regional partnerships aimed at solving the challenges facing our communities.

This annual report will highlight the planning services available to our member communities through programs we administer. The Planning Department is updating the Stark Parks Comprehensive Plan which is anticipated to be adopted in 2026. The department also completed housing studies in Plain and Perry Townships which will help facilitate economic development through tax incentives associated with Community Reinvestment Areas.

The Stark County Area Transportation Study (SCATS) is responsible for planning federally funded transportation projects in Stark County. Projects on the Transportation Improvement Plan (TIP) include a five-leg roundabout at the intersection of Wooster Street, Cherry Road, Earl Road, Carmount Avenue, and 17th Street in Massillon; a roundabout planned in Plain Township at the intersection of Easton Street, Rosedown Boulevard, and the north entrance to GlenOak High School; and a roundabout planned in Lake Township (Greentown) at the intersection of Cleveland Avenue and State Street. Community Planning Transportation Studies are also planned in Massillon at the intersection of Lake Avenue and SR 21, as well as a stormwater mitigation study in the village of Brewster to address flooding at the Wabash Avenue/SR 93 underpass. These studies are important because they often result in construction projects. The Stark County Crash Report highlights the top ten hazardous intersections in Stark County, which helps local jurisdictions identify and prioritize needed safety enhancements.

The SCRPC's Community Development (CD) and Land Bank Departments are tasked with improving housing in our existing neighborhoods. The CD Department has long-standing housing rehabilitation programs which successfully rehabilitated 94 houses this past year. The department also funded improvements to waterlines, sanitary sewers, and septic systems for qualified low-income neighborhoods and residents. This past year, the Stark County Land Reutilization Corporation (Land Bank) was very active administering demolition and brownfield remediation grants. Approximately \$5 million was spent on demolition and brownfield remediation projects, which include the former Molly Stark Hospital, Ohio Cast Products, and Columbus Road Starfire Gas Station. The Land Bank also continued its partnership with local non-profits to help facilitate the construction of new infill housing in our legacy cities and our first ring suburbs.

The SCRPC's role of providing a framework for problem solving and regional cooperation leaves the SCRPC well positioned to serve as an impetus to improve the quality of life of our citizens. Thanks to leadership of our commission and our dedicated staff, we are committed to that effort.



SCATS

Stark County Area Transportation Study

SCATS is the designated Metropolitan Planning Organization (MPO) responsible for transportation planning in Stark County. This includes developing and maintaining a *Long-Range Plan* with a minimum 20-year horizon and a *Transportation Improvement Program* (TIP) with projects occurring within the next four years. Projects must be listed in the Long-Range Plan and TIP in order to qualify for funding from the Federal Highway Administration (FHWA) and Federal Transit Authority (FTA). Major planning efforts completed in 2025 include:

- approved the FY 2026-2029 TIP while maintaining the FY 2024-2027 TIP
- completed an update of the *Long-Range Plan*, “Moving Stark Forward 2050”
- completed the 2024 *Stark County Crash Report and Safety Work Plan*
- completed the FY 2024 District 19 Public Works Integrating Committee and the Natural Resources Assistance Council annual programs of funding

Some highlights of projects added to the **FY 2026-2029 Transportation Improvement Program** this year include:

- A roundabout at the five-leg intersection of Wooster Street, Cherry Road, Earl Road, Carmont Avenue, and 17th Street in Massillon. The intersection has unique geometry, excessive speed observed, large amounts of vehicle turn movements, and a high volume of daily traffic which might increase congestion if full signalization & turn lanes were considered.
- A roundabout on Easton Street at the intersection of Rosedown Boulevard and the north entrance to GlenOak High School. This roadway experiences steep peaks of congestion due to arrival and departures from the school, along with excessive speed when not congested. Due to the proximity of the school and a multipurpose trail crossing, the speed calming improvement of a roundabout was chosen.
- Several major paving projects are scheduled: in FY 2027, Cleveland Avenue between Orion Street and Wright Road in Lake Township; Everhard Road from Brunnerdale Avenue to Fulton Drive in Jackson Township; in FY 2028, Portage Street between Lorraine Avenue and Frank Avenue in Jackson Township; and Main Street from Knoll Street to Rose Lane Street in North Canton.
- Stark Parks continues its multiyear project to replace Sippo Valley Trail bridges. Additionally, several high-use and high-wear multipurpose trails will be paved to improve accessibility and to lower maintenance costs where washouts annually occur.

In 2025, the SCATS Community Transportation Studies Program funded two new studies, with several in progress. Contracts being finalized in 2025 include:

- An intersection improvement and safety study in Massillon on SR 21: The goal of this study is to analyze multiple lane configurations at the intersection of Lake Avenue and SR 21. The analysis will evaluate how these alternatives impact the functionality and overall footprint of the proposed roundabout. In addition, the study will help determine the most feasible configuration for pedestrian crossing across SR 21, providing a safe connection between the residential neighborhoods along Lake Avenue and the Congressman Ralph Regula Towpath Trail.
- A stormwater mitigation study in the village of Brewster for the underpass of Wabash Avenue/SR 93: The goal of the study is to identify options that will allow storm water from the underpass across Route 93 to drain fast enough so that the probability of the underpass flooding is greatly reduced. The village of Brewster is split in two by a railyard underpass on Wabash Avenue, which, if flooded, would create much longer travel times for emergency response vehicles and other road users.
- SCATS is currently developing a Stark County Comprehensive Safety Action Plan: Once completed, this plan will make entities across Stark County eligible to apply for the roadway safety program under the Infrastructure Investment and Jobs Act (IIJA).
- Two different school districts received funding to update to their School Travel Plans through SCATS and their hired consultants: The intent is to update the School Travel Plan which can be used to identify needed infrastructure improvements and non-infrastructure programs to support the goal of safely walking and biking to school. The plan will also be used to apply for Safe Routes to School funds through ODOT and other funding sources. Plain Local School District's Glenwood Intermediate and Frazer Elementary in the city of Canton were studied, along with Fairless Local Schools in the village of Brewster.

The 2024 Stark County Crash Report and Safety Work Plan reviews accident statistics provided by the Ohio Department of Public Safety. The data from the past three years is used to determine hazard ratings for intersections and road segments throughout the county. Factors used included the number of crashes, their severity, and the traffic volume where those accidents occurred.

Top Ten Hazardous Intersections in Stark County

Jurisdiction	1ST STREET	2ND STREET	2024 Total	2023 Total	2022 Total	3-Year Total	Possible Injury	Non-Serious Injury	Serious Injury	Total Injury	Total Fatal	2024 ADT	Severity Index	Crash Rate	Crashes Per Year	Hazard Rating
ODOT	SR173 (State St)	Paris Ave	5	6	11	22	4	9	2	15	0	5,540	3.32	3.62	7.33	58.79
Canton	15th St NE	Walnut Ave NE	8	8	5	21	3	4	0	7	0	2,900	1.86	6.61	7.00	57.27
County	Dressler Rd	Everhard Rd	20	28	38	86	5	10	0	15	0	31,250	1.47	2.51	28.67	55.20
Canton	US 62	Harmont Ave/Lesh St	30	34	26	90	6	14	0	20	0	38,920	1.60	2.11	30.00	50.65
County	Everhard Rd	Whipple Ave	25	28	20	73	8	8	1	17	1	38,750	1.81	1.72	24.33	46.63
Canton	13th/12th St NW	I-77 Ramps	16	26	20	62	6	3	0	9	0	22,490	1.34	2.52	20.67	46.40
ODOT	SR172 (Tuscarawas St)	Perry Dr	19	16	20	55	4	9	2	15	0	28,500	1.93	1.76	18.33	41.49
ODOT	SR687 (Fulton Rd)	Blackburn Hills & Dales	27	13	10	50	5	5	1	11	0	20,400	1.66	2.24	16.67	41.26
County	12th St NW	Whipple Ave	15	17	19	51	5	12	1	18	0	26,850	2.06	1.73	17.00	40.45
County	Frank Ave	Portage St	15	18	28	61	6	8	1	15	0	32,350	1.72	1.72	20.33	40.15

Several of the intersections have had recent improvements or are scheduled for improvements in the next several years. This report assists local jurisdictions in identifying and prioritizing where safety enhancement projects will help the most.

The Ohio Public Works Commission (OPWC) was created in 1987 to administer the State Capital Improvement Program (SCIP) which was soon joined by the Local Transportation Improvement Program (LTIP). These programs run concurrently and are solicited, scored, and selected by the District 19 Integrating Committees according to each district's schedule.

Stark County District 19 is one of seven singular county districts. For Fiscal Year 2027, Stark County had a total of 23 submitted projects; 16 were funded. District 19 awards for this year totaled \$11,191,632 across both the SCIP and LTIP programs.

State Capital Improvement Program (SCIP)						
<i>Applicant</i>	<i>Project</i>	<i>Project Type</i>	<i>Grant Request</i>	<i>Loan Request</i>	<i>Total Request</i>	<i>Total Project Cost</i>
Bethlehem Township	Hensel St. SW Road and Culvert Repairs	Road	\$174,553	\$0	\$174,553	\$174,553
City of Canton	Norman Ave. NW Storm Sewer & Road Reconstruction	Storm Water	\$1,500,000	\$0	\$1,500,000	\$3,007,818
City of Canton	Mount Vernon Area Water Main Replacement	Water Supply	\$581,200	\$918,800	\$1,500,000	\$3,090,280
City of Canton	Croydon - Brookpark Water Main Replacement	Water Supply	\$768,800	\$731,200	\$1,500,000	\$2,736,746
City of North Canton	W Maple St. Reconstruction & Waterline Replacement	Road/Water	\$825,353	\$0	\$825,353	\$1,684,395
Lexington Township	Price St. Causeway Improvement	Road	\$61,500	\$0	\$61,500	\$71,500
Stark County Engineers	Easton St. Bridge	Bridge/Culvert	\$0	\$318,000	\$318,000	\$1,800,000
Stark County Engineers	Clermont Ave. Bridge	Bridge/Culvert	\$0	\$762,200	\$762,200	\$1,030,000
Village of Beach City	Wastewater Treatment Plant Improvements	Wastewater	\$499,970	\$431,000	\$930,970	\$940,970
Village of Brewster	Brester W Main Resurfacing Project	Road	\$83,243	\$0	\$83,243	\$112,493
Village of Brewster	Brewster WWTP Rehabilitation Project	Wastewater	\$331,058	\$69,018	\$400,076	\$447,376
Village of Brewster	Brewster Clearwell Rehab Project	Water Supply	\$276,640	\$119,126	\$395,766	\$439,740
Village of Brewster	Brewster Wabash Water Main Replacement Project	Water Supply	\$499,999	\$163,751	\$663,750	\$737,500
Village of Hartville	Steffy Ave. 2026 Pavement Improvement	Road	\$103,561	\$0	\$103,561	\$211,561
Local Transportation Improvement Program (LTIP)						
<i>Applicant</i>	<i>Project</i>	<i>Project Type</i>	<i>Grant Request</i>	<i>Loan Request</i>	<i>Total Request</i>	<i>Total Project Cost</i>
City of Massillon	Warmington Rd. SW Rehab Project	Road	\$1,500,000	\$0	\$1,500,000	\$2,757,806
SCE	Whipple Ave. / 4th St. & 3rd St. Improvement	Road	\$472,660	\$0	\$472,660	\$1,693,913

The District 19 Natural Resource Assistance Council (NRAC) of Stark County approved two conservation easements:

- 313 acres of Pike Ridge Park, part of a 520-acre property owned by the city of Canton and managed by Stark Parks under a joint use agreement. The easement value was estimated at \$693,931 with 75% requested for funding. The purpose of the project is to protect valuable habitat and ensure long-term conservation while allowing continued recreational use.

- Plain Township entered into a partnership with Western Reserve Land Conservancy to acquire and protect 47 acres of land located just north of the Hoover Community Recreation Complex, south of Applegrove Street and east of Marquardt Avenue. The property, which will become part of Plain Township's park system, includes approximately 1,300 feet of frontage along the West Branch of Nimishillen Creek. The site consists primarily of floodplain wetlands, along with areas of upland forest and prairie habitat, including about 20 acres of high-quality Category 3 wetlands. In addition to its environmental and recreational benefits, the project represents strong collaboration between the Land Conservancy, Plain Township, and local partners.



Major projects completed or begun in 2025 included:



- Dressler Road Corridor Project included intersection improvements at the three crossroads of Belden Village Street, Everhard Road and Belden Village Business Park, as well as adding turn lanes and applying access management type improvements.

- Cleveland Avenue was resurfaced from 12th Street to the Canton northern corporation limit. The project also included full and partial depth repairs, repairing catch basins, manholes, ADA curb ramps, and new pavement markings.



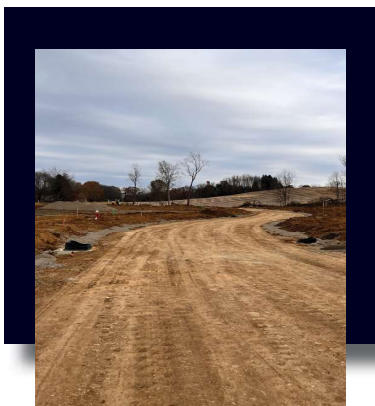
- Stark Parks hosted a ribbon-cutting ceremony at Tam O'Shanter Park to celebrate a series of major improvements to the park. The project included renovations to the clubhouse, featuring new flushable restrooms funded by Visit Canton, as well as enhancements to parking areas and trail surfaces made possible through support from the Ohio Department of Transportation (ODOT) and Clean Ohio funds.



Subdivision Engineering

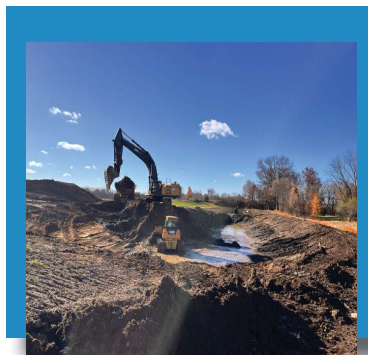
SCRPC administers the Subdivision Engineering Program on behalf of the Stark County Board of Commissioners. Some of the work performed by the Subdivision Engineer included:

- reviewed new residential, commercial, and industrial allotments' preliminary plans, construction drawings, construction variances, and final plats for compliance with the Subdivision Regulations
- performed construction inspections of the public improvements installed in new allotments to ensure compliance with the Subdivision Regulations and accepted construction standards; and handled any questions or drawing revisions occurring during construction
- performed inspections, in conjunction with the townships, for project completion for the release of performance and maintenance bonds
- established dollar amounts of performance and maintenance bonds for new allotments, reviewed performance and maintenance bonds, bond collateral reduction requests, and maintained all current, approved bond forms on the SCRPC website for public use
- reviewed private utility company installation drawings for new allotments
- archived and subsequently maintained allotments' project documents including as-built construction drawings, stormwater management reports, bond related files, construction inspection reports, variances, off-site easements, etc.
- reviewed private commercial and industrial site improvement plans for compliance with the Subdivision Regulations, and made recommendations to SCRPC for any variances requested



Glen Meadows No. 1
Ready to Pave,
Lake Township

Carrington West No. 2
Excavating Stormwater
Management Pond,
Jackson Township



Mt. Pleasant Stormwater
Basin Expansion
Drone 3-D Rendering,
Plain Township



US 62/SR 21 (Erie Ave.) &
Ortt St. SW
New Sheetz Access Road,
Perry Township

Wicker Creek No. 6
Road Base & Waterlines,
Plain Township



Oldestone Crossing No. 4
Paving a Cul-de-Sac,
Lake Township



Rolling Green West No. 4
Private Utility Trench,
Jackson Township



Weston Place No. 1
Paving Road,
Perry Township

The Farms at
Enclave No. 2
Truck Hauling
Roadway Stone,
Lake Township



- performed monthly inspections of the county's Zimmer Ditch Detention Basin B concrete dam as required by the Ohio Department of Natural Resources for Class I Structures and obtained bids and administered the contract for the yearly maintenance work required for the Zimmer Ditch Detention Basins A and B
- assisted various townships with drainage related issues and reviewed construction plans for new condominium developments, both on an as-requested basis
- Ohio Environmental Protection Agency National Pollutant Discharge Elimination System Permit related work included:
 - prepared the county's 2024 Annual Report
 - maintained/updated the county's comprehensive stormwater conveyance system map for all county owned and operated facilities and roadways within the urbanized areas
 - maintained the maps and inspections of the 414 individual county outfalls
- assisted the Stark County Prosecutor's Office in investigating and defending a lawsuit
- assisted the Stark County Board of Commissioners with design plan reviews, bidding, and construction inspection of the \$1.59 million Mt. Pleasant Detention Basin Expansion project



Community Development

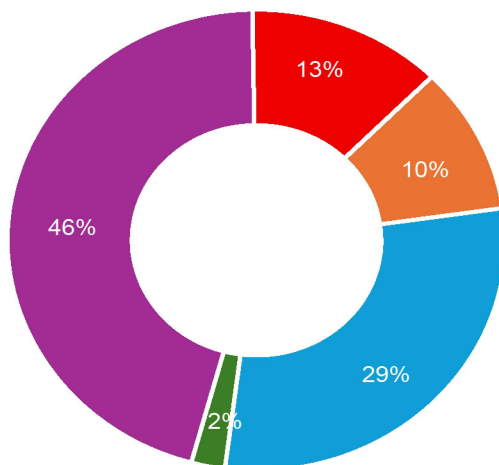
COMMUNITY DEVELOPMENT BLOCK GRANT

The Community Development Block Grant (CDBG) program was enacted under the Housing and Community Development Act of 1974. This program gives communities the flexibility to develop their own programs and funding priorities if they are consistent with federal program regulations.

Annual grants are provided by the U.S. Department of Housing and Urban Development (HUD) on a formula basis to entitlement regions. Stark County is an entitlement County with funds being granted to the Board of Stark County Commissioners. SCRPC is under contract with the Board of Commissioners to administer the CDBG program.

The accomplishments reported occurred during the most recent program year that ended June 30, 2025.

CDBG Expenditures by Activity



- Administration & Planning
- Public Services
- Infrastructure
- Economic Development
- Housing Rehabilitation

Administration & Planning

- CDBG Administration
- Comprehensive Planning
- Fair Housing

Public Services

- Alliance for Children & Families, Inc.
- Beacon Charitable Pharmacy
- Community Building Partnership of Stark County
- CommQuest Services, Inc.
- Early Childhood Resource Center
- Stark County Mental Health & Addiction Recovery
- Stark Fresh
- The Stock Pile

Infrastructure

- Hillview sanitary sewer (Brewster)
- Woodrow/Lois waterline replacement (North Canton)

Economic Development

- Kent State University

Housing Rehabilitation

- 94 owner-occupied rehabilitation projects

HOME INVESTMENT PARTNERSHIPS

The HOME Investment Partnerships (HOME) program is the largest federal block grant that provides annual allocations to states and communities for affordable housing activities. The Board of Stark County Commissioners has received HOME funding since the early 1990's. During these three decades, the County's HOME dollars have helped support many affordable housing projects through rehabilitation or new construction. SCRPC is also under contract to administer these funds on behalf of the Board of Stark County Commissioners.

During the last year, funds were awarded to Habitat for Humanity East Central Ohio for construction of one single-family home. Construction was completed in three months, and the home was sold to an eligible homeowner with a 0% interest mortgage.



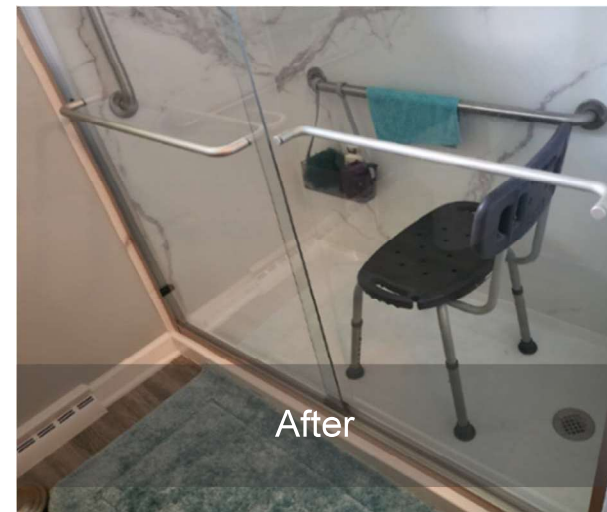
Two additional HOME-funded new construction projects were wrapped up this past year with Alliance Area Habitat for Humanity. Both homes were in the city of Alliance and will be sold with a 0% interest mortgage.

HOUSING REHABILITATION

SCRPC utilizes CDBG and HOME funds to undertake housing rehabilitation projects for qualified homeowners in Stark County. Rehab projects are limited to single-family, owner-occupied units and households must meet specific income requirements. During the last program year, SCRPC completed and/or undertook 94 various rehab projects.



Funds were used on this home to replace deteriorated roof and gutters.



This project involved accessibility modifications. The homeowner's bathtub was converted to a walk-in shower, and a chair lift was added for improved mobility between living levels.

SPOTLIGHT STORIES



Alliance for Children & Families, Inc. (ACF) is a local non-profit organization and one of the county's leading homeless service providers. ACF owns 22 units of permanent supportive housing in Alliance and Canton, operates 37 emergency shelter beds along with overflow shelter beds, manages affordable rental assistance programs, and facilitates a myriad of programming such as employment services, financial literacy, and health and wellness initiatives. Further, ACF has successfully administered millions of dollars of various homeless prevention and rapid rehousing funds throughout the decades.

ACF provides emergency shelter to homeless individuals and families in Stark County. In one year, ACF sheltered 254 unduplicated people, nearly 30% of those being children. As is common with many non-profit organizations, ACF relies heavily on grants and in-kind services. During the most recent program year, Stark County CDBG was utilized for staff salary expenses, which is critical to the ongoing operations of the emergency shelter. CDBG funds were approximately 9% of the total shelter budget, a budget that is balanced with state and local funding along with private donations. To learn more about Alliance for Children & Families, Inc., you may go to allianceforchildrenandfamilies.org

Village of Brewster - Hillview Sanitary Sewer

In the fall of 2022, the village of Brewster sought Stark County CDBG dollars for gap funding for a desperately needed project: a failing neighborhood wastewater treatment plant that was the culprit of environmental concerns. Through strategic planning, the village was able to successfully combine funding sources, Stark County CDBG and Water Pollution Control Loan Fund (WPCLF) through the State of Ohio for the long-planned project. In early 2025, construction was finally underway to demolish and abandon the failing wastewater treatment plant and install a new pump station with nearly 2,000 linear feet of new sanitary force main to connect the neighborhood to the village's wastewater treatment plant.

The project was a prime candidate for Stark County CDBG. One of the primary objectives of the CDBG program is to benefit low-income people and the project is within a low-income census tract. CDBG was utilized for 13% of the construction cost while WPCLF dollars covered the remaining 87% of construction. Architectural plans and engineering costs were paid for by a separate WPCLF loan to the village. Upon construction completion, all WPCLF dollars become grants. The village of Brewster spearheaded the project and with the collaborative effort of the Ohio EPA, Board of Stark County Commissioners, Engineering Associates, and SCRPC, this project demonstrates how collective work can produce a great result.



Stark County Land Bank

Stark County Land Reutilization Corporation

The Stark County Land Bank contracts with the SCRPC to provide administrative services of the Land Bank's programs, grants and finances, and to oversee day-to-day operations.



Ongoing Programs Available:

The Land Bank continues to offer various programs aimed at returning abandoned, vacant properties back into productive use. These programs are available to qualified property owners, county political subdivisions, and non-profit organizations.



- Side Lot Program
- Vacant Lot Program
- Targeted Acquisition Assistance Program

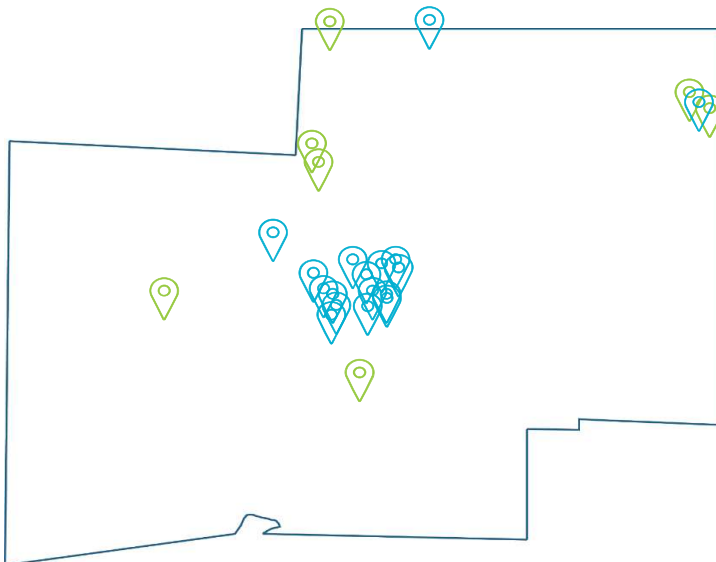
SOLD

56

Lots transferred to new ownership in 2025 between the Side Lot & Vacant Lot Programs

Properties Transferred to new ownership in 2025 through the Targeted Acquisition Assistance Program

71



- 📍 Demolitions Completed under 2022 Funding Round
- 📍 Demolitions Completed under 2024 Funding Round

Over the last few years, the Land Bank has been fortunate to receive multiple demolition awards from the Ohio Department of Development's (ODOD) Building Demolition & Site Revitalization Program. In October 2025, the Land Bank received its final reimbursement to close out their FY '22 grant.

The Land Bank is currently working towards final completion and reimbursement under the FY 2024 award of \$500,000. As of December 2025, over 75% of the demolitions were complete under the FY 2024 grant. The cluster map to the left represents the locations of the demolitions completed so far under these funding awards.

The Land Bank anticipates an upcoming award of approximately \$230,000 through ODOD's FY 2026 Building Demolition & Site Revitalization Program.

BROWNFIELD REMEDIATION GRANTS

In 2024, the Land Bank secured three grants from the ODOD Brownfield Remediation Program for a total of just over \$3.6 million in funding and there was much progress completed in 2025 on each project.

Excavation and removal of contaminated soils complete at former Columbus Rd. Starfire Gas Station; continued monitoring to be conducted in 2026

\$821,607



\$467,158



Asbestos abatement and demolition complete at the former Ohio Cast Products property; additional data obtained to update Phase II report. Additional monitoring wells to be installed and soil remediation to be conducted in 2026



Asbestos abatement and demolition complete at the former Molly Stark Hospital

\$2.33M

DEMOLITION ASSISTANCE PROGRAM

Property Address	Applicant	Status	Funding Amount
1014 Cleveland Ave NW	Arts in Stark	Reimbursed	\$36,170.00
1116 Woodland Ave SW	Gentlebrook Inc	Reimbursed	\$37,160.00
441 N Main St 4461-465 N Main St 205 Viking St NW	North Canton	Reimbursed	\$20,175.00
1221 E Tuscarawas St	Canton	Reimbursed	\$13,567.50
14480 Spruce Dr NE	Lexington Township	Reimbursed	\$9,686.50
4666 Richville Dr SE	Perry Township	Reimbursed	\$8,485.42
2901 24 th St SE	Canton Township	Reimbursed	\$8,675.00
11100 Webb Ave NE	Lexington Township	Reimbursed	\$9,950.00
1223-1225 W Tuscarawas St 115 Brown Ave NW	Canton for All People Inc	Under Contract	\$100,175.00

The Land Bank's Demolition Assistance Program (DAP) provides a matched reimbursement up to 50% of hard-demolition costs of an approved project. In 2025, the Land Bank provided \$143,869.42 in demolition funding for the completed projects listed in the chart to the left.

One project was still under contract at the end of the year. That project is expected to be complete and reimbursed in early 2026. The project is part of an ongoing initiative from Canton for All People, Inc. to provide affordable housing opportunities in the city of Canton. This demolition will clear the way for a new housing development project.



Fair Housing

Stark County Fair Housing Department's (SCFHD) mission is to eliminate housing discrimination, racial and sexual harassment, and to ensure housing opportunities for all people regardless of a person's race, color, sex, religion, military status, national origin, ancestry, handicap, or familial status. SCFHD envisions a county free of housing discrimination where every individual, group, and community enjoy equal housing opportunity. Landlord and tenant counseling, fair housing counseling, compliance monitoring, testing, investigation, and sponsoring educational programs are provided to the citizens of Stark County and the city of Alliance. (The cities of Canton and Massillon provide their own fair housing departments.)

Through research, investigation, mediation and advocacy, the staff conducted the following activities in 2025:

- gave a presentation to the SCRPC staff and Commission on the 57th Anniversary of the Fair Housing Act
- completed and submitted the Affirmatively Furthering Fair Housing Report for the city of Alliance and Stark County for inclusion in the FY '24 CAPER
- gave a presentation on FY '24 CAPER fair housing activities to the SCRPC staff and a public hearing presentation to the SCRPC Commission
- completed and submitted FY '24 beneficiary data for Fair Housing for the city of Alliance and Stark County
- calculated, completed, and submitted the HUD Performance Outcome Measurement System form for FY '24
- conducted a Fair Housing and Landlord-Tenant Seminar in the city of Alliance
- conducted a training course for Hayes Property Management staff on the 57th Anniversary of the Fair Housing Act (approximately 15 persons were in attendance)
- updated the Landlord-Tenant Know Your Rights Brochure
- met with an Alliance Councilwoman regarding repairs and residents escrowing rent collectively at Newsom Towers
- met with an attorney regarding residents escrowing rent collectively at Newsom Towers and Legal Aid representing the tenants
- met with the CEO/Executive Director at Alliance for Children and Families, regarding a Landlord-Tenant Seminar
- provided a list of objectives and topics for CLE approval for the Governmental Law Seminar

- contacted government entities to update the Fair Housing Newsletter mailing list
- developed and designed the Fair Housing newsletter
- 1,200 Fair Housing newsletters were distributed on a quarterly basis to individuals including county personnel, representatives of social service agencies, Alliance administration, landlords, and property investors to educate them on housing discrimination
- 1,184 persons were trained and educated on the fair housing law
- 605 persons were counseled on their rights, obligations, and responsibilities under the Landlord-Tenant and Fair Housing Laws
- 91 Elderly Households were assisted (over 62 years of age)
- 161 Female Head of Households were assisted
- 103 Disabled Households were assisted
- 44 individuals from community-based organizations were assisted in an effort to help them identify residents' right to fair housing and to increase the awareness of discrimination
- 11 presentations and trainings were conducted
- 14 landlords were monitored due to possible discriminatory rental practices in the past
- 660 educational brochures were distributed to housing providers, tenants, elected officials, Alliance Municipal Court, Alliance Water Department, city of Alliance, ICAN Housing, SMHA, Alliance for Family and Children, Stark County Real Estate Investor's Association, and Hayes Property Management
- 275 individuals were referred to various agencies that could further assist them including Alliance Zoning Department, attorneys, Catholic Charities, city of Canton, city of Massillon, Community Services of Stark County, Homeless Hotline, Legal Aid, Salvation Army, Stark County Health Department, Stark Metropolitan Housing Authority, and United Way
- published ads, news releases or articles in The Repository, Alliance Review, SCRPC website, SCRPC Annual Report, SCRPC Newsletter, Fair Housing Newsletter, Facebook, and Instagram
- completed the Fair Housing Annual Action Plan
- gave a presentation to the SCRPC staff and public hearing presentations to the SCRPC Commission and Stark County Commissioners on the Annual Action Plan
- attended events sponsored by community partners and other government entities around the county:
 - ABCD 52nd Annual Meeting & Dinner
 - Massillon Fair Housing Luncheon

- received, processed, investigated, and filed complaints of housing discrimination with the Ohio Civil Rights Commission
- 13 housing discrimination cases were investigated, conciliated, and/or settled in Alliance, Jackson Twp., Louisville, Plain Twp. and North Canton in 2025:

Protected Class	Location	Reason for Complaint	Finding
Disability	Alliance	Transfer Denial	Closed Because Complainant Did Not Pursue
Disability	Jackson Twp.	Reasonable Modification	Pending
Disability	Jackson Twp.	Neighbor on Neighbor Harassment	Pending
Disability	Louisville	Denial due to Needing a Caregiver	Pending
Disability	Louisville	Reasonable Accommodation	Pending
Disability	North Canton	Emotional Support Animal (ESA) Denial	Pending
Disability	Plain Twp.	Reasonable Accommodation	Pending
Disability	Plain Twp.	Reasonable Accommodation	No Probable Cause
Disability	Plain Twp.	Denial	Pending
Disability	Plain Twp.	Landlord Refuses Repairs, Charging Pet Fee, Notice to Terminate	Closed Because Complainant Did Not Pursue
Familial Status	Jackson Twp.	Overly Restrictive Rules for Children	Statute Of Limitation Expired
Familial Status	Jackson Twp.	Overly Restrictive Rules for Children	Statute Of Limitation Expired
Race	Plain Twp.	Difference in Treatment	Pending

TOTALS		
10 - Disability	1 - Alliance	8 - Pending
2 - Familial Status	4 - Jackson Twp.	2 - Closed Complainant Did Not Pursue
1 - Race	2 - Louisville	1 - No Probable Cause
	1 - North Canton	2 - Statute Of Limitation Expired
	5 - Plain Twp.	

Equal Employment

Stark County's biennial information report for all of the county departments and agencies to be filed with the U.S. Equal Opportunity Commission detailing demographic work force data and establishing compliance with the law is pending at this time.



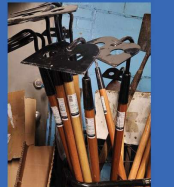
The Stock Pile

The Stock Pile (TSP) is the SCRPC's non-profit building material reuse store, which the Fiscal Department assists with administration, personnel, and grant management. Located at 1387 Clarendon Avenue SW, Canton, TSP draws customers and donors from all over northeast Ohio.

In 2025, The Stock Pile:

- served over 3,300 low- to moderate-income families (since opening) by providing affordable materials for home repairs
- partnered with 115 non-profit agencies by supplying items for their projects
- served as a work site for Municipal Court Referrals, McKinley High School, Ohio Department of Job and Family Services, CommQuest, and Vantage Aging with over 2,235 volunteer hours worked
- took in over \$127,000 in handling fees, representing approximately \$381,000 in materials, and diverted more than 277 tons of reusable materials from landfills (total since opening - 5,150 tons)
- reinvested \$2.875 million in handling fees in the program (since opening), which represents well over \$8.6 million worth of materials returned to useful life
- provided an outlet for over 100 companies to remove overstock and scratch and dent items from their warehouses, which helped reduce their disposal costs
- sold 773 gallons of recycled paint through our Second Coat recycle paint program since the beginning of the program

Gardening Tool
\$15.00 each



Carpet
Sizes vary
\$0.50 per sqft



Flex Seal
\$25.00 per box



\$40.00 \$25.00 \$40.00
Toilet

Allen + Roth
Kitchen Faucet
\$100.00 each



"We always need supplies to create things - this time for our church Vacation Bible School. The workers and cashier were all super helpful and kind to us. We'll definitely go back and recommend it to others!"

-Laurie M.





Planning

The Planning Department administers the subdivision review process, makes recommendations on zoning amendments, operates house numbering, handles public relations for the agency, coordinates prevailing wage monitoring and storm water education, and carries out long-range planning activities.

In 2025, the department:

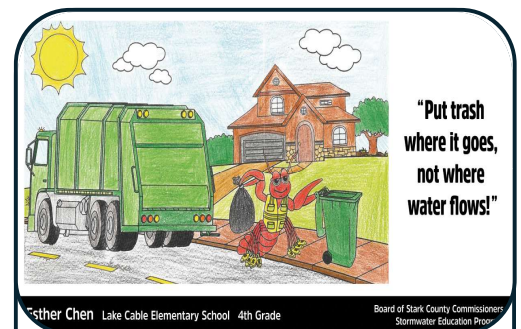
- contracted with Stark Parks to update their comprehensive plan which is anticipated to be adopted in 2026
- conducted prevailing wage rate monitoring for the Board of Stark County Commissioners, city of North Canton, village of Brewster, Stark Parks, and SCRPC Community Development Department on various public projects
- carried out storm water education for the Board of Stark County Commissioners through educational workshops, the SCRPC website, brochures, articles, advertisements, contests, booths, cleanups, and hosted Public Involvement/Public Education (PIPE) committee meetings
- presented information on careers in planning for local high school students
- attended various conferences and workshops pertaining to planning and zoning
- coordinated SCRPC's public relations work, including public meetings, press releases, advertising, the annual dinner, annual report, SCRPC's quarterly newsletter, SCRPC's Fair Housing quarterly newsletter, the agency's website, and Facebook and Instagram pages



Stark Parks Comprehensive Plan Meeting



High School Career Fair Display



PIPE Billboard Coloring Contest Winner

Street Vacations and Annexation Recommendations:

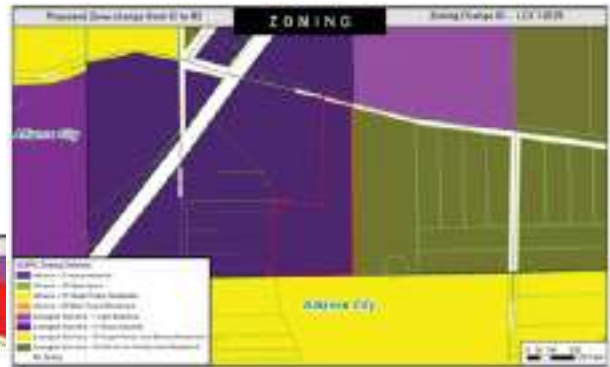
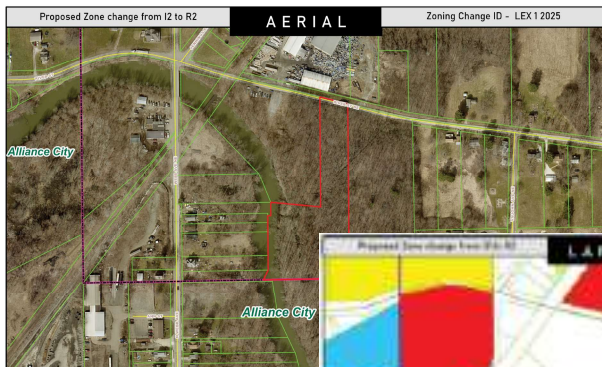
- Recommended to the County Commissioners on six proposed street vacation involving seven roadways
- Recommended to the County Commissioners on 15 annexation requests

Canton Twp Street Vacation



Zoning:

- Reviewed and made recommendations on 20 township zoning amendments

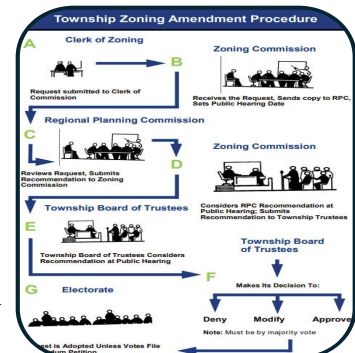


Lexington Twp Zone Change

Organized four Zoning Inspector “Mutual Assistance” Meetings on various topics including:

- Land Bank Update
- Stark County Auditor
- The Zoning Process

Zoning Process for Townships



House Numbering:

Total Numbers Issued: 525

Single Family



404

Multi-family



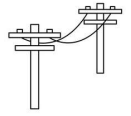
42

Commercial/Industrial/Ag



51

Electric/Utility



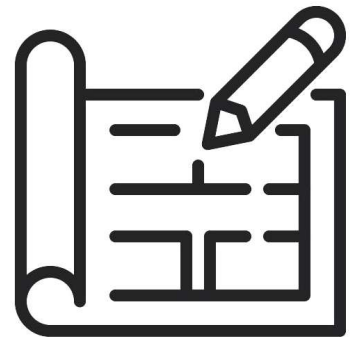
28

Subdivision Review Subcommittee and Staff Review:

- 9 preliminary plans (1 revised)
- 38 final plats (7 new subdivisions, 31 replats, 2 resubmittals)

Resulting in: 188 new lots
1.76 miles new residential streets

- 64 site plans (commercial, industrial, & multifamily uses)
- 31 administrative waivers of formal site improvement plan reviews
- 4 variance/appeal requests
- 249 divisions of property without plat (lot splits)



Project Highlight:

Silver Birch of Canton

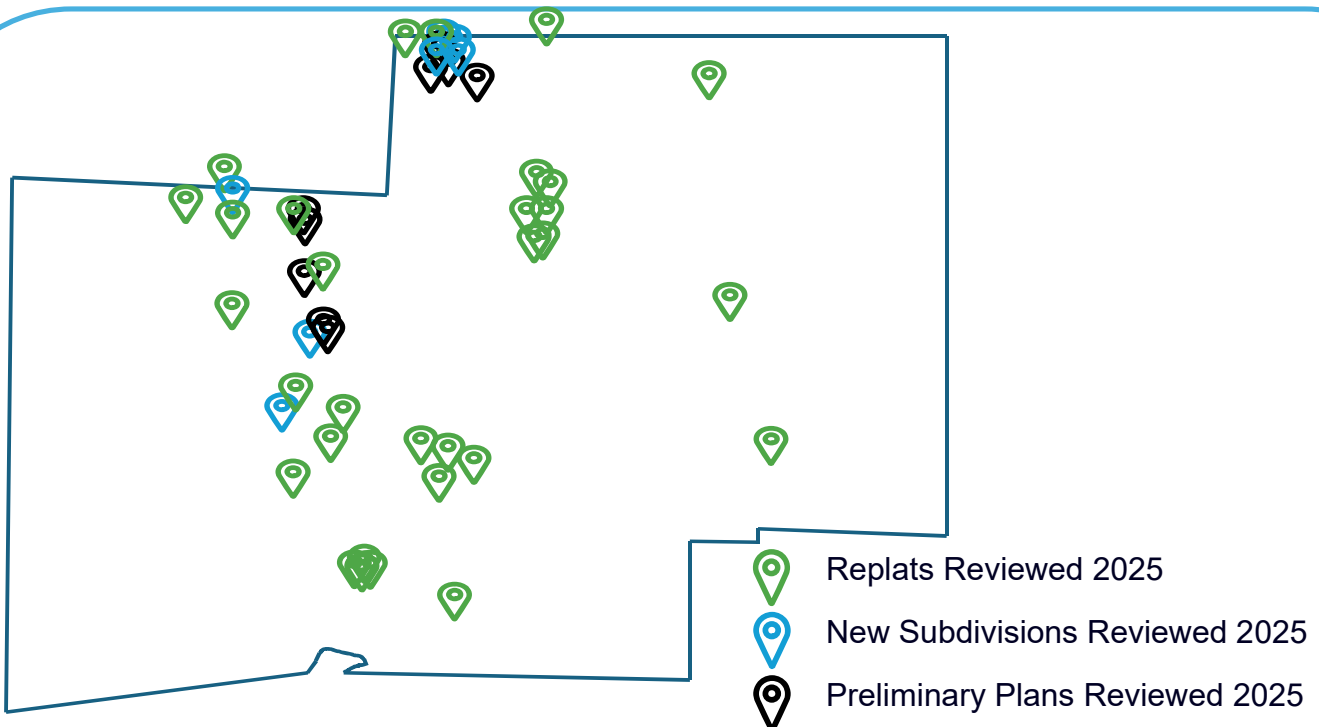
In June 2025, Silver Birch of Canton in Jackson Township received SCRPC approval for an approximately 30,000 sq. ft. building, two – 80 sq. ft. buildings, patios, and gazebo, located on the corner of Munson & Higbee. The proposal is currently “in the 3rd month of a 17-month construction schedule with site work and is estimated to be completed in February 2027”, stated Richard Choi with Vermilion Development Acquisitions, LLC, the developer of the proposed new development. The new senior assisted living facility is expected to consist of 120 units and 70 parking spaces, offering many amenities to future residents. Managing Director, Darrin Jolas, stated that the new development “will be employing 40-45 people with a \$2 million payroll to go back into the local economy”.



Site Improvement Plans Reviewed in 2025:



Preliminary Plans and Final Plats Reviewed in 2025:





Geographic Information Systems (GIS)

Drone Operations in 2025:

The GIS Department made a leap forward in drone operations in 2025, thanks in part to an additional award from the 2024 ODOT STIC grant. The grant allowed SCRPC to purchase new 3D software, GNSS equipment, and accessories to expand the capabilities of our drones. The images below show progress mapping completed for SCATS and Subdivision Engineering, which was an anticipated main function of the drone program to be utilized for all SCRPC departments.

SCATS Drone Projects:

11th St. SE
Market to Cherry



Colonial Blvd. -
Phase 1
Market to Gibbs

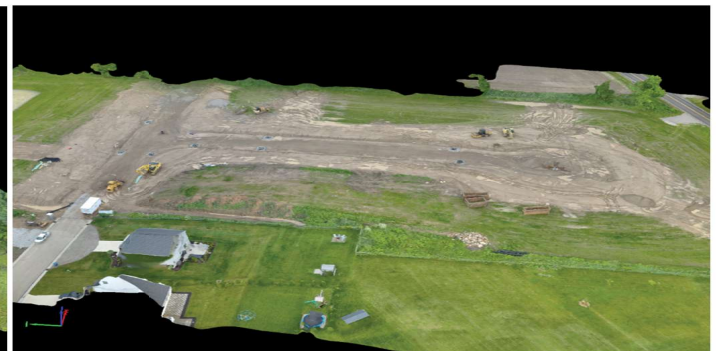
Sippo Valley
Trail - Bridge #8



Subdivision Engineering Drone Projects:



Mt. Pleasant Basin



Wicker Creek

Brewster's Park Drive SE Sidewalk Connection Concepts:

Using ESRI CityEngine and Twinmotion software applications, this project involved 3D modeling of Park Drive in the village of Brewster. The purpose was to provide a visual representation of three different conceptual ways to connect existing sidewalk terminuses along Park Drive.



Molly Stark Hospital 3D Scan

A collaboration between SCRPC and Stark Parks took place at Molly Stark Park. Staff completed a detailed 3D building scan of the Molly Stark Hospital before it was demolished. Although rough models can be completed with data from a single short flight, a more detailed model required many flights. Approximately 55 different flights, between face and roof sections, consisting of over 20,000 photos were taken of the hospital. Further processing was necessary to merge the individual faces of the building.



Other news from the GIS Department

- Attended the Ohio GIS Conference and the Great Lakes Symposium
- Produced many maps (paper/web) for SCRPC departments, as well as numerous jurisdictions
- Continued work on Stormwater Infrastructure mapping
- Acquired additional drone pilot license

Fiscal

	2025 Actual Income	2026 Projected Income
Taxes	\$ 4,090.76	\$ 4,100.00
Charges for Services	\$ 7,667.14	\$ 7,700.00
Licenses and Permits	\$ 23,168.04	\$ 25,000.00
Intergovernmental - includes Federal, State, Local Reimbursements & Contract Services	\$ 2,342,036.27	\$ 2,834,389.00
Other Revenue	\$ 8,319.21	\$ 16,770.00
TOTAL	\$ 2,385,281.42	\$ 2,887,959.00
	2025 Actual Expenses	2026 Projected Expenses
Salaries and Benefits	\$ 2,239,070.38	\$ 2,482,837.00
Supplies	\$ 23,998.42	\$ 40,200.00
Purchased Services	\$ 232,591.73	\$ 238,970.00
Capital Outlay	\$ 71,911.68	\$ 50,800.00
Other	\$ 23,359.20	\$ 75,152.00
TOTAL	\$ 2,590,931.41	\$ 2,887,959.00

SCRPC's financial records were audited in 2025 by State Auditor Keith Faber's office. The audit was completed in accordance with Government Auditing Standards. The audit found no findings or questioned costs for the year 2024.



Economic Development

The SCRPC provides assistance to members of the county Tax Incentive Review Council (TIRC) and provides required monitoring of companies with tax incentive agreements under the Enterprise Zone (EZ) and Community Reinvestment Area (CRA) programs. Such programs must comply with state law and rules adopted by the Ohio Development Services Agency.

- Enterprise Zone (EZ) - designated area where business and industry may locate and/or expand/improve their property, and by committing to retain and/or hire employees, may realize reduced real estate and personal property taxes
- Community Reinvestment Area (CRA) - primarily a program to encourage revitalization of existing housing; however, retail and other businesses may also receive real property tax relief by improving property in previously designated areas and committing to retain/hire employees

Except for the cities of Canton, Alliance, Massillon, North Canton, Louisville, and Canal Fulton, who monitor their own programs, the county's designated Enterprise Zone Manager is responsible to report for EZ and CRA agreements in the following villages and townships: Minerva (EZ 326C); Brewster (EZ 342C); East Canton and Navarre, parts of Perry and Osnaburg Townships, and all of Canton, Nimishillen, and Plain Townships (EZ 234C); and parts of Lake and Jackson Townships (EZ 252C).

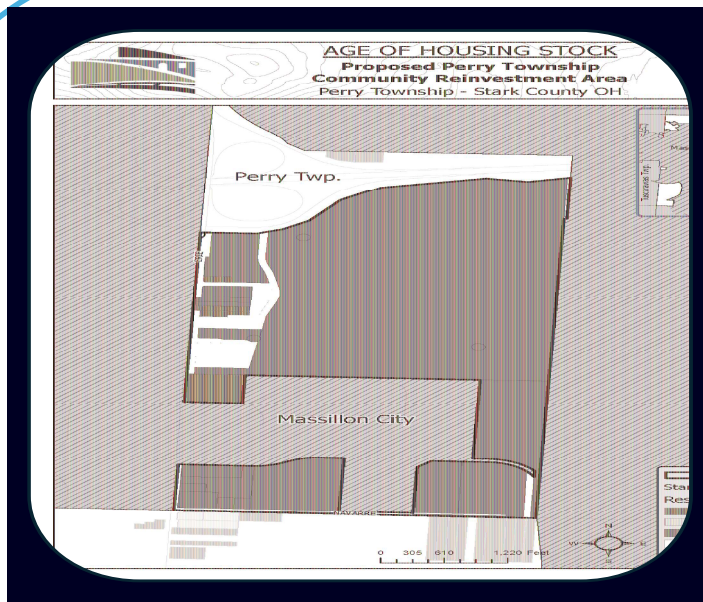
- Members of the Tax Incentive Review Council
 - Stark County Auditor or representative serves as Chairperson
 - Three members represent the Board of Stark County Commissioners
 - Two members appointed by local township/municipality
 - One school district representative

TAX INCENTIVE REVIEW COUNCIL (TIRC)

On March 11, 2025, the TIRC met to review reports from companies receiving tax abatements under the program as of December 31, 2024. The TIRC reviewed nine Enterprise Zone agreements and seven CRA agreements. After the TIRC's review, their recommendations were submitted to the Board of Stark County Commissioners for final action. The Commissioners agreed to the recommendations of the TIRC to continue 14 of the 16 agreements for another year, with one CRA agreement being terminated, and one CRA agreement being expired.

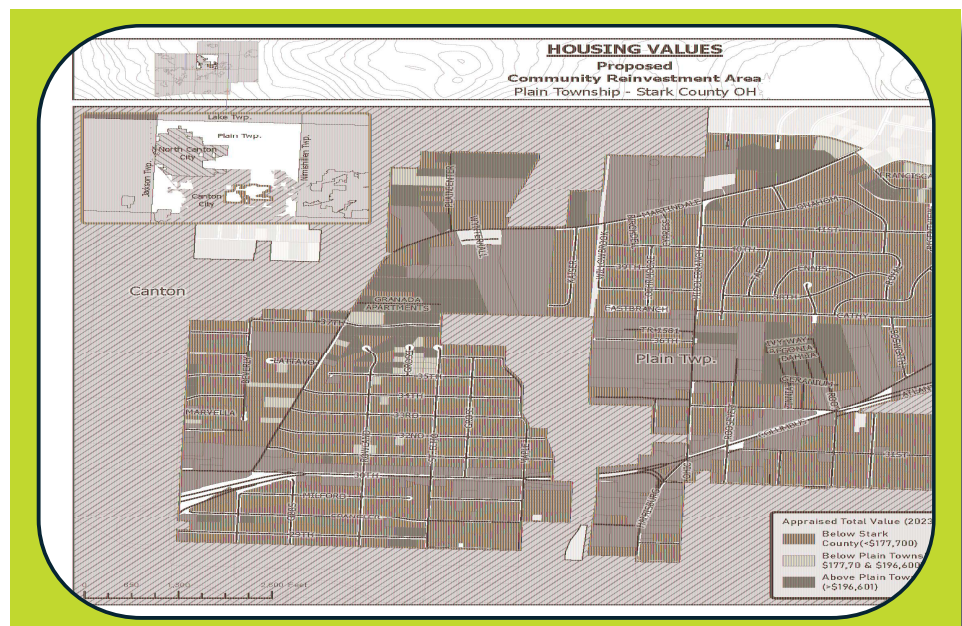
Housing Studies

As a requirement for creating a CRA, a housing study must be included. In 2025, SCRPC staff completed a housing study for Perry Township for the US 30/US 62/SR 21/Navarre area. Additionally, SCRPC staff began working on a housing study in Plain Township for the SR 43/US 62/Harmont/Middlebranch area.



Perry Township CRA map displaying Age of the Housing Stock within the proposed CRA area.

Plain Township CRA map displaying Housing Values within the proposed CRA area.





2025 SCRPC Members

President: Joseph Skubiak
Vice-President: David Thorley
Secretary: Robert Nau

Executive Committee

Richard Regula, Commissioners
Kyle Stone, County Prosecutor
Andrew Grove, City of Alliance
Pete Wearstler, alt.
William Sherer II, City of Canton
Peter Zahirsky, alt., Donn Angus, alt.
Jamie Slutz, City of Massillon
Ted Herncane, alt.
Wayne Schillig, Marlboro Township
*Robert Leach, County-at-Large
*David McAlister, County-at-Large
*Anthony Peldunas, County-at-Large
*Robert Sanderson, County-at-Large
*Joseph Skubiak, County-at-Large
*David Thorley, County-at-Large
*Kris Vincent, County-at-Large
*Personnel Committee

County Office Members (all ex-officio)

Commissioners

Alan Harold
Richard Regula
William Smith

Administrator

Brant Luther

Sanitary Engineer

James Troike
Tom Davis, alt.

Engineer

Keith Bennett

Health Commissioner

Kirkland Norris
Todd Paulus, alt.

Stark County Park District

Dan Moeglin
Derek Gordon, alt.

Prosecutor

Kyle Stone

City Members

Alliance

Mayor Andrew Grove
Pete Wearstler, alt.

Canal Fulton

Mayor Joe Schultz

Canton

Mayor William Sherer II
Donn Angus, alt.
Chris Barnes, alt.
Peter Zahirsky, alt.
JR Rinaldi, alt.

Louisville

Mayor Patricia Fallot
Dave Maley, alt.
Andrew Turowski, alt.

Massillon

Mayor Jamie Slutz
Jason Haines, alt.
Ted Herncane, alt.
Lori Kotagides-Boron, alt.

North Canton

Mayor Stephan Wilder -retired 7-25
Mayor Matt Stroia
Robert Graham, alt.

County Appointments

Robert Leach
David McAlister
Anthony Peldunas
Robert Sanderson
Joseph Skubiak
David Thorley
Kris Vincent

Members Continued

Township Members

Bethlehem

Scott Borojevich

Canton

Christopher Nichols
Mark Shaffer

Jackson

Justin Hardesty
Todd Hawke
John Pizzino
Joni Poindexter, alt.
Mike Vaccaro, alt.

Lake

John Arnold
Steven Miller
Jeremy Yoder, alt.

Lawrence

Keith Blowers
Sean Roseman
Doug Swartz, alt.

Lexington

Jerry Moffett

Marlboro

Wayne Schillig

Nimishillen

Jeff Cleveland
Jennifer Leone, alt.

Osnaburg

Cliff Varian
Randall Pero, alt.

Pike

Douglas Baum

Plain

Brook Harless
Scott Haws
John Sabo
Lisa Campbell, alt.

Sandy

Robert Fallot - (deceased -9-25)

Washington

Merrit Boyce

Village Members

Beach City

Mayor Beth Yoder

Brewster

Mayor Charles Hawk

East Canton

Mayor David Spencer

East Sparta

Mayor Donald Stropki

Hartville

Mayor Cynthia Billings

Hills & Dales

Mayor Mark Samolczyk

Magnolia

Mayor Travis Boyd

Meyers Lake

Mayor Mike Labriola

Minerva

Mayor Mason Boldizar

Navarre

Mayor Justin Cline

Waynesburg

Mayor Douglas Welch

Wilmot

Mayor Christina Hysong



2025 Committees

SCATS Policy Committee

Chair: John Highman
Vice-Chair: Keith Bennett

Members

Andrew Grove
Chris Barnes
Keith Bennett
Bill Bryan
Alan Harold
John Highman
Gerald Hollinger
Ronald Macala
Dan Millsap
Gery Noirot
Richard Regula
Joe Schultz
William Sherer II
Jamie Slutz
William Smith
Matthew Stroia
Robert Graham

Alternates

Michael Brand
Dan Bucher, Jr.
Sarah Buell
Mark Cozy
Doug Harris
Emily Kimble
Ralph Lee
Brant Luther
Nick Loukas
Greg McCue
Dan Moeglin
Vincent Mueser
Christopher Nichols
Lauren Phillis
Alex Pitts
Chad Root
Jason Segedy
Robert Sobnosky
Chris Tyson

Audit Committee

President: Joseph Skubiak
Vice-President: David Thorley
Secretary: Robert Nau
David McAlister

Citizens' Advisory Council

Members: all citizens working/residing
in Stark County.

Technical Advisory Committee

Chair: Robert Graham

Chris Barnes	Greg McCue, alt.
Keith Bennett	Dan Millsap
Dan Bucher, Jr., alt.	Dan Moeglin
Sarah Buell, alt.	Vincent Mueser
Renato Camacho	Robert Nau
Brian Cole	Gery Noirot
Mark Cozy	Lauren Phillis, alt.
Terri Dzienis	Alex Pitts
Ralph Lee	Chad Root, alt.
Nick Lukas, alt.	Chris Tyson, alt.

Subdivision Review Subcommittee

Chair: Todd Paulus,
Stark County Health Department

Vincent Mueser, City of Alliance
Matt Bailey, City of Canton
Jason Haines, City of Massillon
Robert Graham, City of North Canton
Keith Bennett, Stark County Engineer
Michael Chapin, alt.
James Troike, Stark County Sanitary
Engineer
Tom Davis, alt.
Julie Berbari, Stark Soil & Water
Conservation District - retired 10-25
Todd Clark, Stark Soil & Water
Conservation District
Mark Cozy, City of Canal Fulton
Nicole Wilkinson, Lake Township/Lake
Township Resident

(plus any interested SCRPC member)

2025 Planning Staff

Robert Nau, Executive Director

SCATS

Dan Slicker, P. E., Technical Director
Karl Lucas, Senior Transportation Planner (retired 1-25)
Spencer Gibbs, Transportation Planner
Athena Aslanes, Transportation Planner

Community Development

Diane Sheridan, Chief of Community Development
Jill Ross, Housing Rehab Counselor
Lisa Snyder, Senior Community Development Planner
Steve Williams, Senior Housing Rehab Specialist
Wyatt Hayes, Housing Rehab Inspector

Fair Housing

Valerie Watson, Fair Housing Manager

Land Bank

Sarah Peters, Land Bank Manager
Jenn Young, Planning Clerk

Subdivision Engineer

Curtis Bungard, P.E., Subdivision Engineer

Planning

Jonelle Melnichenko, Chief of Planning
Malia Burgasser, Senior Community Relations Planner
Corine Valentine, Regional Planner
Nicole Blunk, Senior Regional Planner

GIS

Sean Phillips, GISP, GIS/IT Director
Tim Vlacovsky, GIS Analyst/Field Specialist -(resigned 8-25)

Fiscal

Heather Cunningham, Chief of Finance
Barbara Buonaspina, Senior Fiscal Administrator
Kasie Atkins, Fiscal Administrator
Jenn Young, Planning Clerk

Office Management

Jennifer Bayer, Executive Assistant
Susan Nason, Administrative Assistant

Attorney

John Anthony, Staff Attorney



SCRPC Presidents



Congressman Ralph S. Regula, an 18-term Representative to Congress, had an early vision of the concept of regional planning, and was instrumental in starting the agency. Regula served as the Commission's first president from 1957-1959.



Robert K. Domer
1960



C.H. Michel
1961-62



Charles B. Olds
1963



Russell C. Youtz
1963-64



Raymond A. Studt
1965



Sam Stutz
1965



Albert M. Creighton
1966-67



Dale H. Corbett
1968-69



Edwin S. Rice
1970-71



Richard R. Hinterleiter
1972-73



Howard Robinson
1974-75



Paul Giovanini
1976-77



Carl W. Rose
1978-79



Maxine K. Indorf
1980-81



Karl H. Bielz
1981-82



David R. Dreger
1983



Stephen E. Singleton
1984-85



W. C. "Wib" Roberts
1986-87



Robert H. Leach
1988-89



Irene M. Hever
1990-91



Ralph J. Miller
1992-93



Larry Krebs
1994-95



David McAlister
1996-97



Julius J. Tonges
1998-99



Ronald Revlock
2000-01



James Benekos
2002-03



Maurice DeHoff
2004-05



Fred Abraham
2006-07



Pamela Bossart
2008-09



Robert Sanderson
2010-11



Vincent Marion
2012-13



Anthony Peldunas
2014-15



Robert Fonte
2016-17



Wayne Schillig
2018-19



Kris Vincent
2020-21
2023



Galen Stoll
2022-23



Joseph Skubiak
2024-25



STARK COUNTY
REGIONAL PLANNING
COMMISSION

www.rpc.starkcountyohio.gov

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