

Canton Township

Zoning Department



2024 Annual Report

Zoning Department 2024

Zoning Department Staff

Todd Miller- Zoning Compliance Director

Laura Datkuliak- Assistant Zoning Director/ Public Works Administrative Assistant

Zoning Commission

Kevin Heim- Chairman

Jason Cramer

Ken Mount

Ronald Baughman

Craig Kendrick

John Martin- Alternate

Judith Snyder-Wagner-Alternate

Board of Zoning Appeals

Jim Haynes- Chairman

David Vanderwall

Bill Bird

William Paulk

Melvin Miller

Tamra Neisel- Alternate

Matthew Hein- Alternate



Purpose of Zoning:

The purpose of zoning is to create a well-balanced community and abide by the community's needs while taking into consideration population density and growth trends. Zoning was established to balance land use within the community dividing areas by district zones with permitted specific uses, like residential, commercial, or industrial. Zoning planning enables development for building infrastructure adequately, and protects existing properties from devaluation or destruction. Most zoning decisions involve the participation of the public to ensure the consideration of the community's needs.

Overview:

In 2024, the Zoning Department took aggressive steps to tackle the evolving list of nuisance violation properties, securing and boarding up vacant houses, and resolving the substantial amounts of inoperable vehicles in the township.

Canton Township Zoning worked to secure and board up nine (9) properties due to break-ins or declining conditions of neglected property structures. (The entire first floor of two of these structures were boarded up to control and discourage re-entry.)



Inoperable Vehicles:

This year Canton Township took aggressive steps to reduce the prodigious amounts of inoperable vehicles in the township. We entered 196 inoperable, wrecked, unlicensed, junk, burnt, and dismantled vehicles to a list. We were able to resolve 154 problem vehicles off this list, and with the help of Kiko Auctions nine additional vehicle removals were completed. The relentless property visits to make contact with the owners, precipitated the owners to amend their vehicle zoning violations. We will continue in 2025 with the remaining 33 nuisance vehicles and the additional ones we encounter. We have received many calls to the office thanking the Township for removing and the clearing of these problem vehicles.



2024 High Grass Nuisances:

The Zoning Department notified 287 property owners of high grass nuisances. Canton Township has a property maintenance code #01-2-19, that manages the removal of vegetation, garbage, refuse or other debris that would constitute as a nuisance. The Township mowed 104 properties of high grass nuisance complaints that were not resolved by the home owners. The cost assessments were sent to the Stark County Auditor to be placed on the property owners tax duplicate.



Zoning permits:

Residential Uses

Single Family Dwelling	10
Fences	32
Garage	5
Accessory Buildings	25
Alterations/Additions	11
Decks	17
Pools	11

Commercial Uses

Alterations/Additions	11
Certificate of Conformance	5
Signs	26

Appeals and Applications

Board of Zoning Appeals	13 Appeals
Zoning Commission	2 Hearings

New 2024 Text Amendments to the Canton Township Zoning Resolution:

- CA -1-24- A resolution to approve the attached general standards and provisions regarding sexually oriented businesses and adult entertainment businesses.
- CA -2-24- A resolution to approve the addition of R-4 low density multi-family residential district and R-5 high density multi-family district as a permitted use in B-1 suburban office and limited business district, B-2 neighborhood business district and B-3 commercial business district.

Top Nuisance Properties:

5350 East Sparta Ave -The Stark County Sheriff Department and Zoning Department worked to rid this address of the tenants living on this property with no ownership rights. Once vacant, the Canton Township Public Works and Zoning Departments tackled the property to remove the trash to finally clear this property. An immense amount of trash, debris, several trailers, vehicle chassis, tires, and an inoperable salvage truck were eliminated. Five loads sent to the landfill with a total of 7.25 tons of trash and debris abated.

An immense number of calls and complaints regarding 5350 East Sparta Ave, with overall safety concerns and extensive presence of trash and debris on property. Since the abatement, this property passed thru probate and sold at a Sheriff's sale on 12-2-2024. The new owner sent subcontractors to empty the house of all the interior trash, debris, and personal contents. They secured the garage, broken windows, sliding glass patio door, and three entries to this home.



4648 Central Ave SE



4648 Central Ave SE was a neglected property that had collected a substantial amount of trash and debris. The untended dwelling and garage showed significant signs of repairs needed in their declining states. The Zoning Department contacted the family which had zero interest of pursuing the upkeep of this property. The mowing ceased with no intent of clearing the trash and debris that had collected.



A cleanup abatement of the trash and debris was scheduled for this property removing five (5) loads sent for disposal to the landfill. The Public Works and Zoning Department removed almost 5 tons of trash and debris. A shed destroyed by a fallen tree was cleared along with the rotten section of tree. The property was cleared of the overgrown noxious weeds and the high grass was mowed.

Old North Industry school demolition:

Canton Township acquired North Industry School located at 4805 Wiseland Ave SE. The asbestos abatement and demolition of the school was completed in 2024. The cost of the asbestos abatement and demolition was \$326,507. Of this total, 87.5% will be paid through the State of Ohio and the Stark County Land Reutilization Corp. The township portion of 12.5% will be paid through American Rescue Plan Funds.



Transient Vendors

IN ORDER TO CUT DOWN ON INTERRUPTIONS FROM DOOR TO DOOR SALES, KNOW THE FOLLOWING...

- **Transient Vendors are required to visibly display a Transient Vendor Permit Badge issued by Canton Township that lists the permit number, company name, issue and expiration date. The permit badges are issued by the township following the review of the completed Transient Vendor Permit Application, that includes a background check.**
- **Persons selling items for any project sponsored by an elementary, middle, and or high school, and/ or churches, and/ or youth sports groups are exempt from obtaining this permit.**

