

A G E N D A

STARK COUNTY REGIONAL PLANNING COMMISSION

201 3rd Street NE, Suite 201 - Canton, Ohio 44702-1211

Special Meeting

July 16, 2026

1:00 p.m.

- 1. PLEDGE OF ALLEGIANCE**
- 2. Waive the 15-day Special Meeting notice as required by the by-laws**
- 3. TOWNSHIP ZONING AMMENDMENTS**

CA #3 Proposed rezoning from R-R Rural Residential to B-2 Neighborhood Business District – One tract, approximately 0.18 acres, part of lot 1 in The Cannaerts Allotment, located on the northeast corner of 7th and Whipple in the SW ¼ Section 6, Canton Township (legal description on file with Township). OWNER/APPLICANT: Zoe Oswalt/Legacy Property Renovation, LLC, CURRENT USE: Single-family Residential PROPOSED USE: Bakery, PPN: 1401333

CA #4 Proposed rezoning from R-2 Single Family Residential to R-3 Two Family Residential – One tract, approximately 0.62 acres, lot 19 in Village of North Industry, located on the west side of Ridge, north of 53rd in the NW ¼ Section 34, Canton Township (legal description on file with Township). OWNER/APPLICANT: Benjamin & Ashley Slack , CURRENT USE: Vacant Land PROPOSED USE: Two-family Residential, PPN: 1312479

- 4. OTHER BUSINESS**

CANTON TOWNSHIP ZONING AMENDMENT

July 16, 2026

CA #3, 2026

LOCATION AND DESCRIPTION: One tract, approximately 0.18 acres, part of lot 1 in The Cannaerts Allotment, located on the northeast corner of 7th and Whipple in the SW ¼ Section 6, Canton Township (legal description on file with Township).

EXISTING ZONING: R-R Rural Residential

Uses Permitted: Single family dwelling and/or a family home; public building; churches and other buildings for religious worship; farm market; livestock or poultry raising or breeding for commercial purposes on lots of five (5) acres or more; school

PROPOSED ZONING: B-2 Neighborhood Business District

Uses Permitted: All uses permitted in the R-1, R-2, R-3, R-4 and B-1 districts; convenience retail uses and personal service stores, being defined as food sales, drug store, barber shop, beauty shop, shoe repair shop and other similar uses, provided the floor area devoted to such use or store is no greater than five thousand (5,000) square feet; restaurant, not including drive-in facilities; farm market; public building; school

PRESENT USE: Single-family Residential

PROPOSED USE: Bakery

APPLICANT/OWNER: Zoe Oswalt/Legacy Property Renovation, LLC.

ADJACENT LAND USE

North: Single-family Residential

South: Public Service

East: Single-family Residential

West: Public Service

ADJACENT ZONING

R-R Rural Residential

R-R Rural Residential

R-R Rural Residential

R-2 Single and Two Family Residential (Perry Twp)

FACTS TO BE CONSIDERED:

1. The area surrounding the subject tract primarily consists of single-family residential uses to the north and east, and property owned by a church identified as public service to the south and west. Further east is one tract consisting of a two-family dwelling and to the northwest are two tracts identified and two- and multi-family residential.
2. The existing zoning consists of R-R Rural Residential on the east side of Whipple, and R-2 Single and Two Family Residential on the west side of Whipple in Perry Township. Further north at the intersection of Whipple and 8th in Perry Township are four tracts zoned R-3 Single Family, Duplex, and Four-Family Residential.
3. The tract proposed for rezoning is approximately 0.18 acres and is on the northeast corner of 7th and Whipple. According to the application, the purpose of the zone change request is to open a bakery. The site appears to have been zoned in a residential capacity since zoning was initiated and RPC has not reviewed any zone change requests for the parcel.
4. The Stark County 2040 Comprehensive Plan designates the future land use of the area as Developed Urban.
5. The Whipple corridor does contain commercial uses; however, these are further north towards the

intersection of 12th, and the area under consideration is predominantly residential. Rezoning the subject tract to the B-2 district could be considered spot zoning.

6. The zoning recommendation for this area in the Canton Township Comprehensive Plan discusses creating a Planned Unit Development (PUD) District to account for the commercial uses along the Whipple corridor, which may help provide a better mix of housing and development options if the Township is interested in allowing more commercial development further south on Whipple.
7. According to the Zoning Resolution, the setback for the B-2 district is 50 feet when adjacent to a residential district. The existing structure appears to be only 10 feet from the residential property to the north. Additionally, the existing lot size would be non-conforming within the B-2 district. If a PUD is created along the corridor this could account for the smaller lot sizes that would not meet current requirements of the B-2 district and allow commercial uses compatible with the adjacent residential properties.

STAFF RECOMMENDATION:

After considering the above facts, staff recommends **denial** of the proposed rezoning to the B-2 District.

CANTON TOWNSHIP ZONING AMENDMENT

July 16, 2026

CA #4, 2026

LOCATION AND DESCRIPTION: One tract, approximately 0.62 acres, lot 19 in the Village of North Industry, located on the west side of Ridge, north of 53rd in the NW ¼ Section 34, Canton Township (legal description on file with Township).

EXISTING ZONING: R-2 Single Family Residential

Uses Permitted: All uses permitted in the R-1 district; single family dwelling and/or a family home; public buildings; churches and other buildings for religious worship; farm market; schools

PROPOSED ZONING: R-3 Two Family Residential

Uses Permitted: All uses permitted in the R-1 and R-2 districts; two-family dwelling and/or a family home; public buildings; churches and other buildings for religious worship; school

PRESENT USE: Vacant Land

PROPOSED USE: Two-family Residential

APPLICANT/OWNER: Benjamin & Ashley Slack

ADJACENT LAND USE

North: Single-family Residential
South: Single-family Residential/Vacant Land
East: Single-family Residential/Multi-family Residential/Vacant Land
West: Vacant Land

ADJACENT ZONING

R-2 Single Family Residential
R-2 Single Family Residential
R-2 Single Family Residential
R-2 Single Family Residential

FACTS TO BE CONSIDERED:

1. The area surrounding the subject tract primarily consists of single-family residential uses and vacant land. To the east, on the east side of Ridge there are three tracts of multi-family residential, one tract of two-family residential and one tract of business. To the west, on the west side of Wiseland is one tract of two-family residential. These tracts appear to be legal non-conforming uses within the area.
2. The zoning consists of R-2 Single Family Residential to the north, south, east and west of the subject tract. The R-R Rural Residential District exists further south and east.
3. The tract proposed for rezoning is approximately 0.62 acres along the west side of Ridge and is currently a vacant tract. According to the application, the purpose of the zone change request is to develop a duplex. The parcel appears to have been zoned as single-family residential since zoning was initiated in Canton Township. RPC has not reviewed any zone change requests for the parcel.
4. The Stark County 2040 Comprehensive Plan designates the future land use of the area as Developing/Developed Suburban.
5. The purpose of the R-2 district is to accommodate single-family residential development at a density of two to three dwelling units per acre in areas served by a central sanitary sewer system, while the R-3 district is intended to provide for two-family dwellings at a maximum density of six dwelling units per acre in areas served with a central sanitary sewer system.
6. The zoning recommendation for this area in the Canton Township Comprehensive Plan discusses

considering a variety of residential districts to allow for different housing options. If the Township is interested in permitting higher density residential development, including two-family dwellings in this area, staff recommends exploring a comprehensive rezoning strategy for the area which would better align with the existing land use.

STAFF RECOMMENDATION:

After considering the above facts, staff recommends **denial** of a singular parcel to the proposed rezoning to the R-3 District. An overall rezoning scheme should be considered for this area based on the existing land uses.