

Canton Township *Zoning Department*



2023 Annual Report

Zoning Department 2023

Zoning Department Staff

Michael Hanshaw- Zoning Director

Laura Datkuliak- Assistant Zoning Director/ Public Works Administrative Assistant

Zoning Commission

Kevin Heim- Chairman

Ken Mount

Ronald Baughman

Jason Cramer

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 Zoning Department serves the community by protecting residential standards. Zoning is used to protect the health, safety and welfare of its residents. The Zoning Department regulates land use, regulates setbacks and ensures property owner compliance with zoning regulations to avoid nuisance violations.

Overview:

2023 was a year of new beginnings for the zoning department. After many years we have resumed the towing of vehicles. For the first time, the township used an outside company for a nuisance property cleanup.

Another major development this year was the acquisition of the old North Industry School property for the purpose of tearing it down.

Nuisance Abatement:

The township continued to have trash/debris, junk vehicle and high grass issues in 2023. 89 properties were mowed, three properties were abated for trash/debris, two properties were abated for junk vehicles, and one property was boarded up in 2023. The cost of these abatements was then assessed to the tax duplicate of the affected property owners.



79 tires were cleaned up and recycled.



3.97 tons of trash was removed from nuisance properties

Zoning Permits:

Canton Township residents and businesses were busy this year. We issued 189 permits and renewals. We also had 11 zoning appeals and two reclassifications of property applications in 2023.

Residential Uses

Single Family Dwelling	4
Garage	6
Accessory Buildings	20
Alterations/ Additions to Dwelling	10
Decks/Patios/Porches	13
Swimming Pools	14
Conditional Use Permits	18
Home Occupation Permits	11
Property Splits	4
Conditional Use Renewals	20
Fence	33

Commercial Uses

Alterations/ Additions	4
Certificate of Conformance	6
Signs	25
New Commercial Structures	1
Transient Vendor	4

Appeals and Applications

Board of Zoning Appeals	11 Appeals
Zoning Commission – Reclassification of property, Text Amendments	3 Hearings

Total Fees Collected for 2023: \$30,585.98



Top Nuisance Properties:

2901-24th St. SE: We obtained a court order to cleanup this property in 2023 and contracted with Central Ohio Recovery to remove the trash/debris and eight vehicles from the property.



2367-17th St SE - This property still has trash/debris issues in spite of repeated attempts by the township to have the issues resolved.



The Township has acquired the old North Industry school located at 4805 Wiseland Ave SE and plans to tear down the structure in 2024.

4805 Wiseland Ave SE



Short Term Rental Properties:

The Board of Trustees approved to amend the Canton Township Zoning Resolution regarding short term rentals in the township.

Solar Energy Systems:

The Board of Trustees approved to amend the Canton Township Zoning to regulate solar energy systems in the township.

Outside Vendor Cleanups:

In 2024, Canton Township used an outside vendor for a couple of our nuisance abatements.

At 839 Hollywood Ave NE, Central Ohio Recovery was used to remove three junk vehicles from the property.

At 2901-24th St SE, Central Ohio Recovery was used to remove eight vehicles from the property as well four 30yd dumpsters of trash and debris.

