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# Canton Township

## 2022 Comprehensive Plan

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A Vision For The Future



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# Introduction

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Townships were used as a means for establishing local government in the Ohio Territory, and were the first form of local government in Ohio. Since the adoption of the 1851 Ohio Constitution, townships have been governed by three elected trustees serving four-year terms.

Canton Township was one of the first five original townships of Stark County. Since the formation of Canton Township, portions of it have been taken to form some of the surrounding townships, villages and cities to give Canton Township its current boundary and shape.

The City of Canton occupies much of the northern half of Canton Township, along with a small portion of the Village of Meyers Lake to the northwest.

Currently, Canton Township is the sixth largest township population wise in Stark County; however, the Township ranks towards the bottom of the list of Stark County townships based on landmass.



# Purpose

The purpose of a comprehensive plan is to provide the Township officials with a framework to assist in future decision-making and programming regarding land use, transportation and capital improvements. The plan is a reflection of Canton Township residents' values and aspirations for the future of the Township. A comprehensive plan conveys the future development vision, while also providing guidance on how the vision can be achieved. This document is not a detailed action plan, suggesting step-by-step instructions for specific projects, but is instead a guiding document that aims to set the course for how the Township wants to grow and develop. The plan provides an explanation of the public interest and the rationale for when to respond appropriately to change.



The comprehensive plan can be used as a tool to guide current and future Township officials and administration for future growth and development that reflects the view of the citizens of Canton Township. The plan develops goals, objectives, strategies and recommendations from data collection and analysis.

In June 2021, Canton Township contracted with the Stark County Regional Planning Commission (SCRPC) to provide a comprehensive plan for the Township.



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# Public Participation

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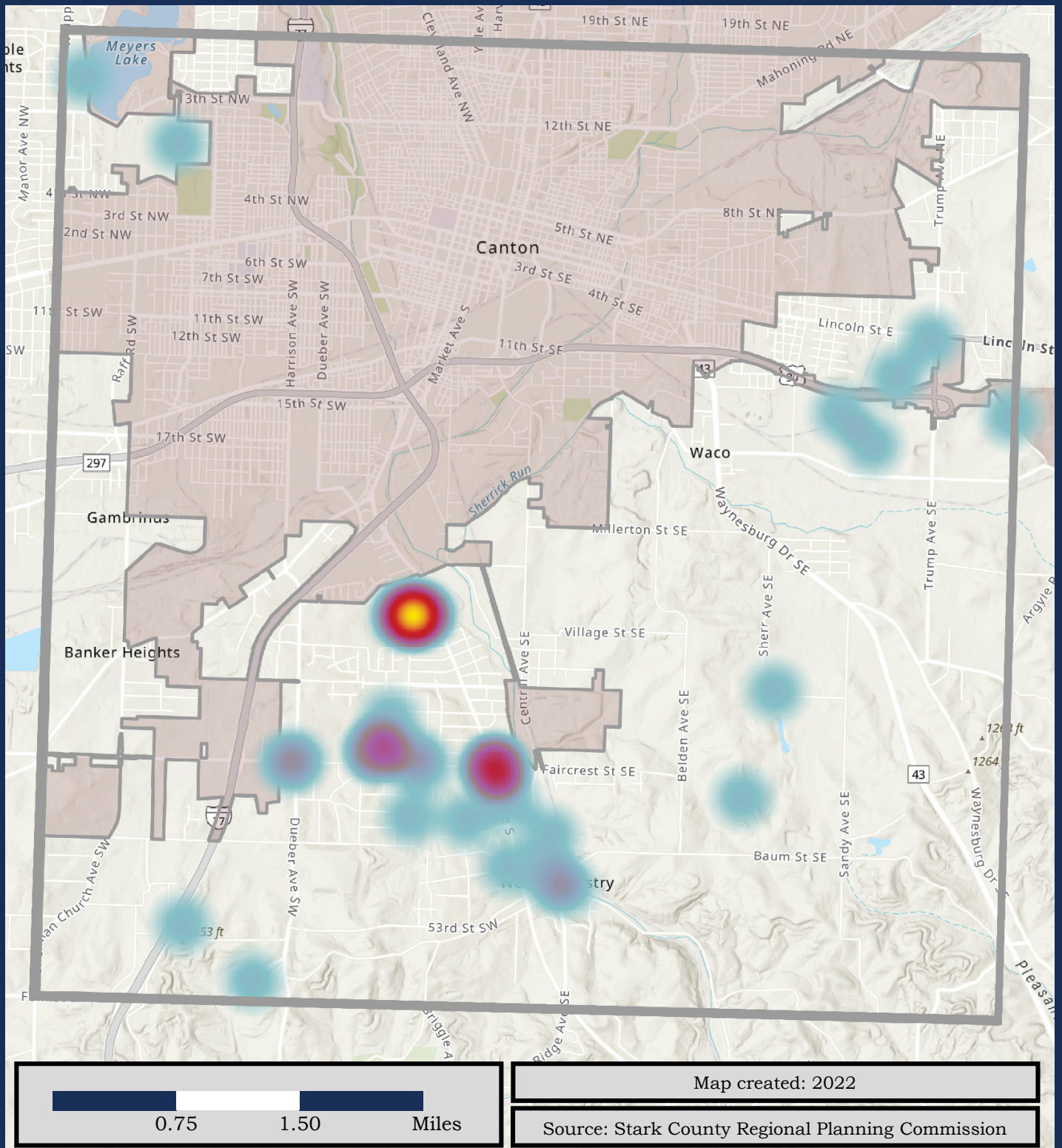
The public participation aspect is vital to the process of creating a community plan. Engaging with the Township residents, businesses and various stakeholders helps to identify the community's priorities and long-term vision for the Township. SCRPC staff attended the Canton Township Community Day Event in June 2021 at Faircrest Park as the first step to compiling data for a comprehensive plan. Canton Township set up a booth for SCRPC staff to provide information on what a comprehensive plan entails, as well as gather feedback from those in attendance. SCRPC staff had the participants focus on what they think the Township's officials and administration should prioritize and identify priority areas within the Township. The map on the following page displays the areas in which participants felt should be a high priority/opportunity for the Township to enhance.

Additionally, SCRPC staff in collaboration with Canton Township officials and administration created a survey for additional public input that focused on the strengths, weaknesses, opportunities and threats of Canton Township. This survey was open for submissions for approximately 3 months. Prior to closing the survey, SCRPC staff attended a Township Meeting to discuss preliminary results of the survey. SCRPC staff also answered questions and concerns those in attendance had regarding the plan. SCRPC staff attended additional meetings with the Township Trustees and the Canton Local School Board as well.





# Canton Township Community Priority Areas



Concentration of Priorities

Description: The priority points are areas within Canton Township that were identified at the 2021 Canton Township Community Day Event by participants as priorities to focus on.



STARK COUNTY  
REGIONAL PLANNING  
COMMISSION





The map on the previous page shows the concentration of where participants indicated where the high priorities are. The higher the concentration, the higher the number of participants classified an area as a high priority.

The most identified area was the Southgate Commons shopping plaza. The plaza has vacancies that residents would like to see filled with business the Township is lacking (grocery store, restaurant, personal services, etc.). The North Industry area was also identified as an area that should be a priority due to the condition of the housing stock, the vacant former North Industry Elementary School and perception of crime.

Faircrest Park was also a high priority according to the participants. The majority of the participants discussed wanting more events at the park, as well as the addition of various amenities in the future.

Other notable areas include: Cleveland Avenue corridor, Canton Local Schools, I-77/Faircrest interchange, US 30/SR 172/Trump interchange, and Meyers Lake Plaza.





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# Vision, Goals and Objectives

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Establishing a set of goals and objectives for Township officials and administration to follow is crucial in the planning process. The goals and objectives outlined in this plan are a reflection of the community, which has been expressed through public participation and planning and land use practices. This document explores the current trends of the Township, along with future projections to determine what is needed for the Township to be successful. The comprehensive plan will help to implement strategies for the Township to grow as a community and provide the services and amenities that the residents desire. The following are the goals established in this document to provide Township residents with a high quality of life.

## **Land Use Goals:**

1. Preserve and protect the natural resources of the Township including riparian corridors and wetlands. Activities and uses that could harm the waterways and watersheds should be discouraged.
2. Identify areas that would be appropriate for renewable energy projects to develop.
3. Maintain a sound revenue base for the Township through an appropriate balance of land uses.
4. Maintain existing park land and update/add amenities for people of all ages and abilities when possible.
5. Explore establishing more park land in the underserved areas of the Township.
6. Provide a variety of housing types, densities and values.
7. Encourage development patterns that include dedication of quality open space and preservation of green space.
8. Promote sustainable development practices such as infill and mixed-use development in appropriate areas.
9. Adopt and amend zoning regulations in accordance with the comprehensive plan.
10. Encourage businesses that provide food, shopping and personal services to establish themselves within the Township.

## **Capital Improvement Goals:**

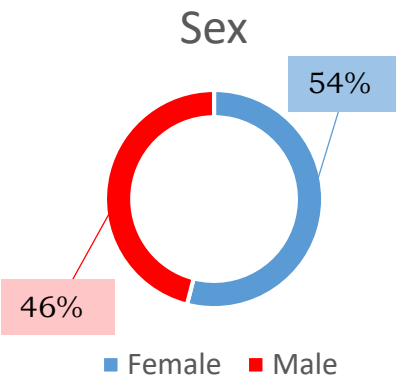
1. Coordinate sanitary sewer projects with the Stark County Sewer District to continue phasing out package treatment plants and to address failing septic systems.
2. Continue to pursue funding options for storm water and infrastructure projects through state and federal funding sources.
3. Coordinate with Canton City Water Department for water line extension where feasible.
4. Continue to meet NPDES requirements for storm water management, including participation with the county Public Involvement/Public Education (PIPE) committee.
5. Continue with traffic control projects and road improvements as recommended in the Moving Stark Forward 2050 plan.
6. Maintain, monitor and plan for Township streets and the overall road network.
7. Further develop Faircrest Park to make it a destination for Township residents.
8. Explore active transportation options such as bicycle lanes and walking trails.

**Service Goals:**

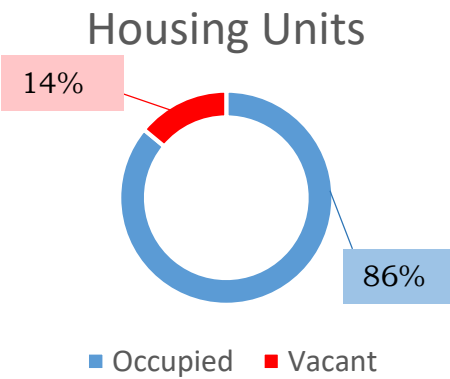
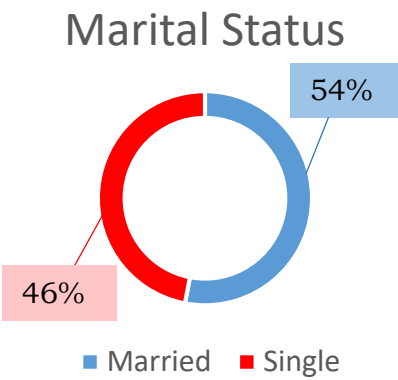
1. Explore the establishment of a police force within the Township to reduce the perception of crime and provide additional safety for the community.
2. Adequately staff and equip the fire department as needed to serve the Township residents.
3. Continue to host community events and explore other types of engagement activities (farmers' market, DORAs, 5k/recreation events, concerts, etc.).
4. Continue dialogue with adjacent political subdivisions and agencies to create partnerships to evaluate and implement regionalization of safety, maintenance and recreational services.
5. Pursue partnerships with various private organizations to provide additional programming for Township residents and Canton Local students.
6. Continue to partner with Canton Local Schools to attract students and develop educational, cultural and recreational activities for the benefit of the students.
7. Investigate the potential to expand the Stark Area Regional Transit Authority's (SARTA) routes within the Township to promote multi-modal transportation options.
8. Support the establishment of neighborhood services and activities that promote a sense of community.
9. Implement and enhance gateway features to identify Canton Township.
10. Coordinate growth and development with appropriate expansion or consolidation of Township services in order to maintain quality service levels. This should include funding, personnel, equipment and facilities.

# Demographics

Understanding demographics of the Township is an important component of the planning process. The following information reflects the existing demographics of the Township according to the 2020 Census.



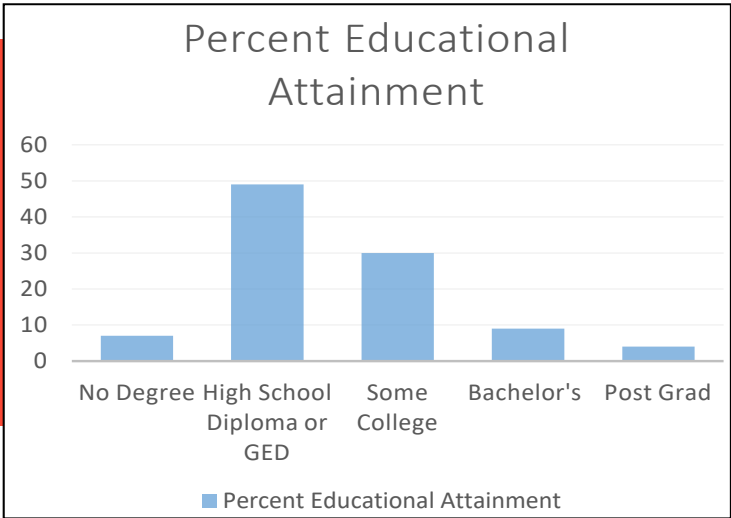
9.5%  
Persons  
Below  
Poverty  
Line



21.2  
Average Travel Time  
to Work (minutes)

\$56,733  
Median Household  
Income

\$112,100  
Median Value of Owner-  
Occupied Housing Units



Source: US Census Bureau



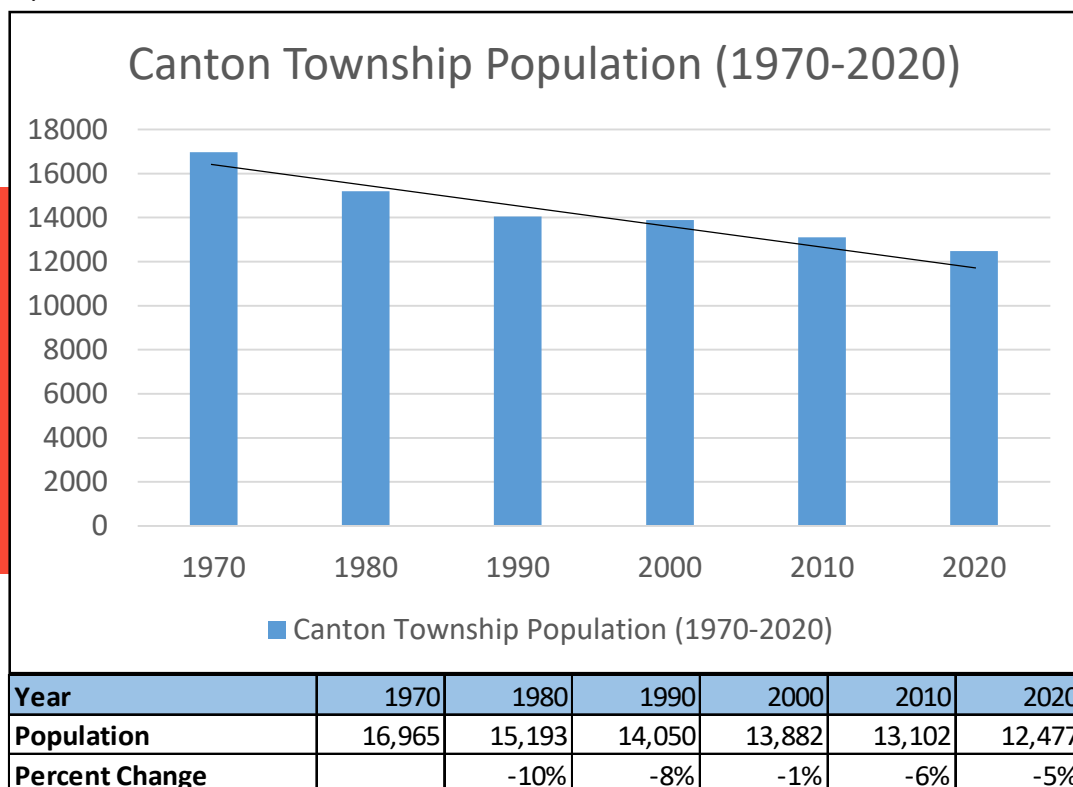
# Demand Capacity

The purpose of a demand capacity analysis is an attempt to determine the needs for the future based on predictions of current demand trends. For a township, population demographics is an indicator that can be utilized to plan for housing, services and infrastructure within the Township for the future.

The graph below illustrates over the past several decades Canton Township has continuously seen a decrease in population. In 1970, Canton Township had a population of 16,965 residents, which dropped to 15,193 in 1980 and continued to decline in 1990 to 14,050. From 1990 to 2000 there was a slight decrease in population to 13,882 residents. Since 2000, Canton Township has lost approximately 1,400 residents resulting in a 5% decline in population per decade since 2000. (Approximately 5.3% decline per decade since 1970.)

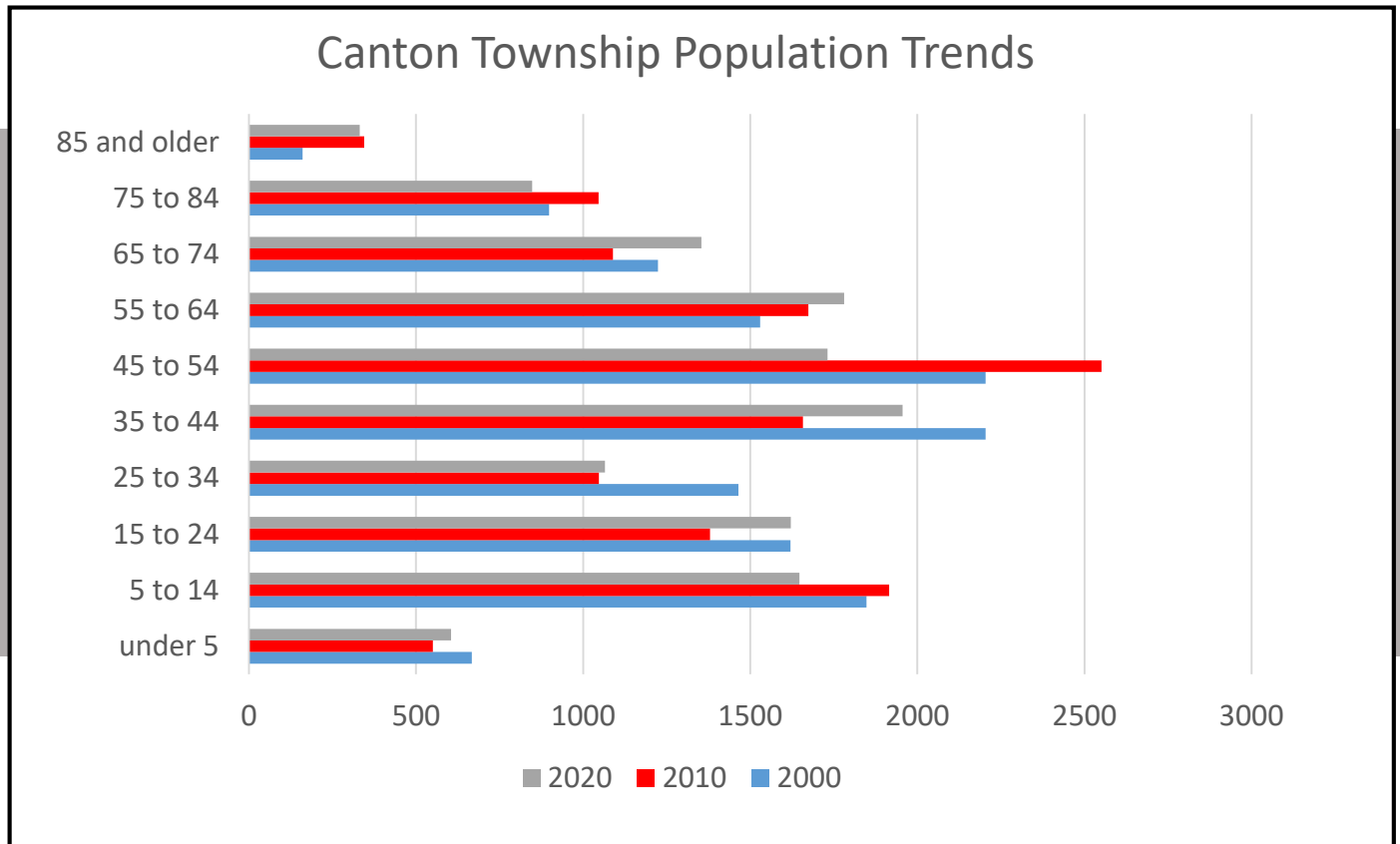
School enrollment for Canton Local Schools from 2010 through 2022 also followed a similar trend, steadily decreasing overtime. The Canton City School District has also experience a decline in enrollment over the years. Only a small portion of Canton Township residents are within the Canton City School District boundary. According to the school district, only 39 kids who live outside the Canton City limits were enrolled in the 2021-2022 school year. A breakdown of where the 39 students live outside of the Canton City limits was not provided and enrollment from previous years for outside enrollment was not available.

In addition to population loss, Canton Township has experienced portions of the Township being annexed into the City of Canton.



Source: US Census Bureau

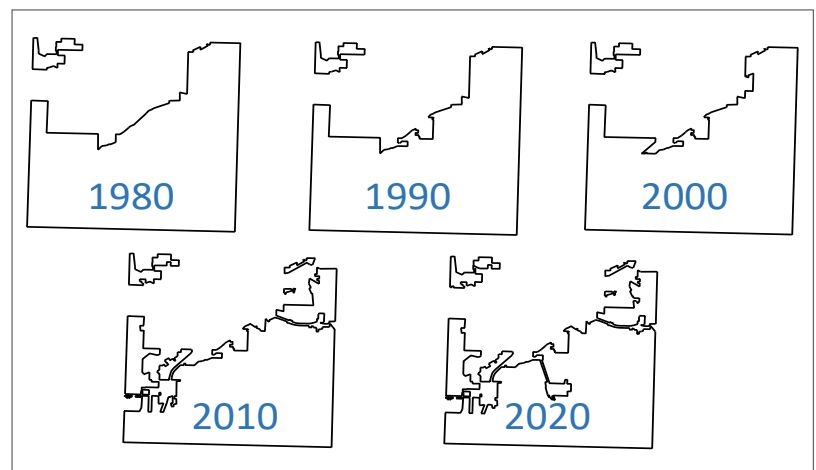
# Population Trends



Source: US Census Bureau

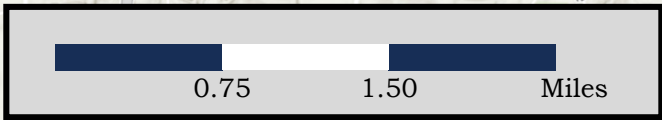
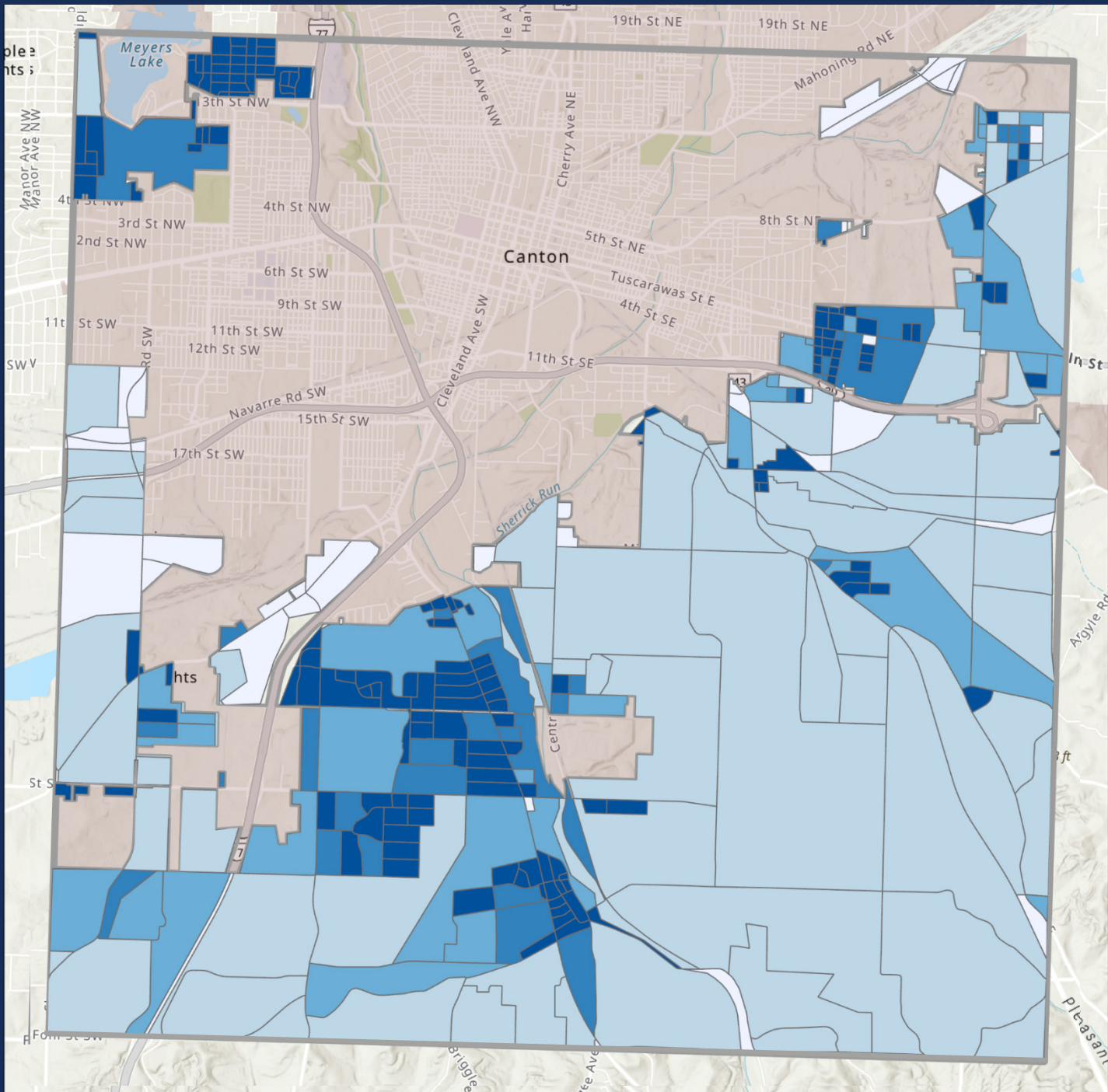
From 2000 to 2020, the population for persons over 55 has increase by 13% in Canton Township.

Losing Township land through annexation was one of the top concerns stated in the survey.



Source: Stark County Regional Planning Commission

# Canton Township Population Density



Map created: 2022

Source: US Census Bureau



Description: Population Density is the number of persons per square mile. This data is from the 2020 census, calculating the population of each block group divided by its area.





# Land Use Capacity

The Stark County Auditor's Office assigns each parcel within the County a code based on the use being carried out on that tract of land. Using these land use codes, the total acreages for each type of use and percentage of total land can be calculated.

The table below illustrates the current land use breakdown in Canton Township. In the table, the Open Land category includes land uses such as Agricultural Vacant Land and Current Agricultural Use Value (CAUV) Agricultural Vacant Land. Typically, these uses are included in the Single-family/Agricultural category; however, they were moved to the Open Land category within this table for better representation purposes as they are technically "vacant" and have the potential to be built upon in some capacity in the future.

The Canton Township Land Use Map provided on page 21 does not reflect the figures from the table as the Agricultural Vacant Land and CAUV Agricultural Vacant Land are included with the Single-family/Agricultural category.



Agricultural Land on Oyer

Acres by Land Use		
<i>Land Use</i>	<i>Acres</i>	<i>Percentage of Total</i>
Single-family/Agricultural	5,062	38%
Single-family Residential	4,114	31%
Two-family Residential	58	0%
Multi-family Residential	34	0%
Public Service	951	7%
Business	721	5%
Office	10	0%
Industrial	932	7%
Recreational	26	0%
Open Land	1,449	11%
Oil & Gas	26	0%
<b>Total</b>	<b>13,383</b>	<b>100%</b>

Source: Stark County Auditor

<b>Acres by Zoning District</b>		
<i>Zoning District</i>	<i>Acres</i>	<i>Percentage of Total</i>
R-R Rural Residential	10,729	80%
R-1 Single Family Low Density Residential	17	0%
R-2 Single Family Residential	581	4%
R-3 Two Family Residential	9	0%
R-4 Low Density Multi-Family Residential	0	0%
R-5 High Density Multi-Family Residential	0	0%
R-7 Mobile Home Park Residential	0	0%
B-1 Suburban Office and Limited Business	11	0%
B-2 Neighborhood Business	188	1%
B-3 Commercial Business	351	3%
I-1 Industrial	505	4%
I-2 Industrial	1,070	8%
<b>Total</b>	<b>13,460</b>	<b>100%</b>

Source: Stark County Regional Planning Commission, Canton Township

The table above illustrates the current breakdown of acreage by each zoning district in Canton Township. The table below analyzes the land available for development (open land) by zoning district within Canton Township. This data is derived from land use mapping, tax assessments, field surveys and the Canton Township Zoning Resolution to determine the different land uses, zoning districts and requirements for each district. The figures are slightly different for Open Land in the Acres by Land Use table on the previous page and total for Land Available for Development by Zoning District table due to different mapping methods. This is also the case for the total acreages in both the Acres by Land Use and Acres by Zoning District tables.

<b>Land Available for Development by Zoning District</b>				
<i>Zoning</i>	<i>Acres</i>	<i>Min. Lot Size (sq. ft.)</i>	<i>Lot Capacity</i>	<i>Population</i>
R-R Rural Residential	1,128	17,500	2,807.75	7,300
R-1 Single Family Low Density Residential	0	16,750	0.00	0
R-2 Single Family Residential	192	16,000	521.74	1,357
R-3 Two Family Residential	0	16,250	0.28	1
R-4 Low Density Multi-Family Residential	0	14,834	0.00	0
R-5 High Density Multi-Family Residential	0	14,167	0.00	0
R-7 Mobile Home Park Residential	0	522,720	0.00	0
B-1 Suburban Office and Limited Business	0	15,000	0.41	1
B-2 Neighborhood Business	24	15,000	69.70	181
B-3 Commercial Business	50	20,000	108.90	283
I-1 Industrial	105	20,000	228.69	595
I-2 Industrial	153	20,000	333.23	866
<b>Total</b>	<b>1,652</b>			<b>10,584</b>

Source: Stark County Regional Planning Commission, Canton Township, Stark County Auditor

The Minimum Lot Size column in the Land Available for Development by Zoning District table was derived from the current Canton Township Zoning Resolution. Each district has a minimum lot size requirement for the type of construction/use proposed and utility availability. Due to the varying lot sizes allowed, this analysis averages the different lot sizes together where more than one minimum lot size is provided in the district.

The Lot Capacity column in the same table refers to the number of lots that could be created within that zoning district based on the minimum lot size requirements and acres of open land within that district. This illustrates any structure that could be constructed in each respective zoning district. For example, in the R-1, R-2, R-3, R-4, R-5 and R-7 districts, lot capacity refers to the number of residential dwellings that could be constructed; in the B-1, B-2 and B-3 districts, it refers to the number of business/commercial buildings that could be constructed; and in the I-1 and I-2 districts, it refers to the number of industrial buildings that could be constructed. For specific residential (single-family, two-family, multi-family), commercial/business and industrial uses allowed in each district, please refer to the Canton Township Zoning Resolution.

The population column was calculated by using the lot capacity multiplied by the average number of persons per household from the 2020 census data, which was 2.6 persons per household.

When all the potential developable area within the Township is accounted for, an additional 10,584 persons can be accommodated at the maximum build-out for a single-family dwelling. It should be noted, the industrial districts are the only districts in Canton Township that do not allow residential uses. If we remove the population build-out for these districts, the potential population drops to 9,123 additional persons. The number of potential lots within the industrial districts could equate to the number of potential businesses, or possibly residential uses if the areas go through a zoning reclassification to a residential district.

The available land for build-out is largely found in the areas of the Township zoned for low-density residential uses. In conjunction with the Stark County Subdivision Regulations, the current zoning almost guarantees a standard development pattern, which may or may not be sensitive to environmental constraints, rural character, public and private services and other needs of the Township. There are options available for a more sustainable form of growth and development, including, low-impact development, higher-density areas, smaller lot sizes and incentives for developing in areas where public water and sewer are already available. Changes to the Township's Zoning Resolution, such as those listed above, can help support continued growth while simultaneously facilitating the preservation of open space.

The adjacent table is a comparison of the generalized land uses and zoning districts within Canton Township. The zoning districts were grouped into 3 categories: residential, business and industrial, to show the total zoned acreages for these districts, compared to the actual land uses within the Township. As you can see the majority of the Township is zoned for residential uses, with roughly 2,000 acres not being utilized for residential purposes. (There are approximately 250 acres classified as agricultural vacant land that may attribute to residential land use, as well as approximately 975 acres utilized for public service and recreation.) Land used for industrial activities is approximately 650 acres less than the acres zoned for industrial uses; whereas the tracts operating business uses exceeds the acreage zoned for businesses by approximately 200 acres. This can be explained by business uses operating in industrially zoned areas, or vacant land existing within those zoning districts.

Acres by Land Use and Zoning (Generalized)		
	<i>Land Use Acres</i>	<i>Zoned Acres</i>
Residential	9,268	<b>11,336</b>
Business	<b>731</b>	550
Industrial	932	<b>1,575</b>
Public Service	951	0
Recreational	26	0
Open Land	1,449	0
Oil & Gas	26	0
<b>Total</b>	<b>13,383</b>	<b>13,461</b>

Source: Canton Township, Stark County Auditor

12%

Agree or Strongly Agree that Canton Township has a good variety of food (grocery and restaurant), shopping and personal services available

According to the community survey

42%

Agree or Strongly Agree that Canton Township has a good variety of housing options

According to the community survey

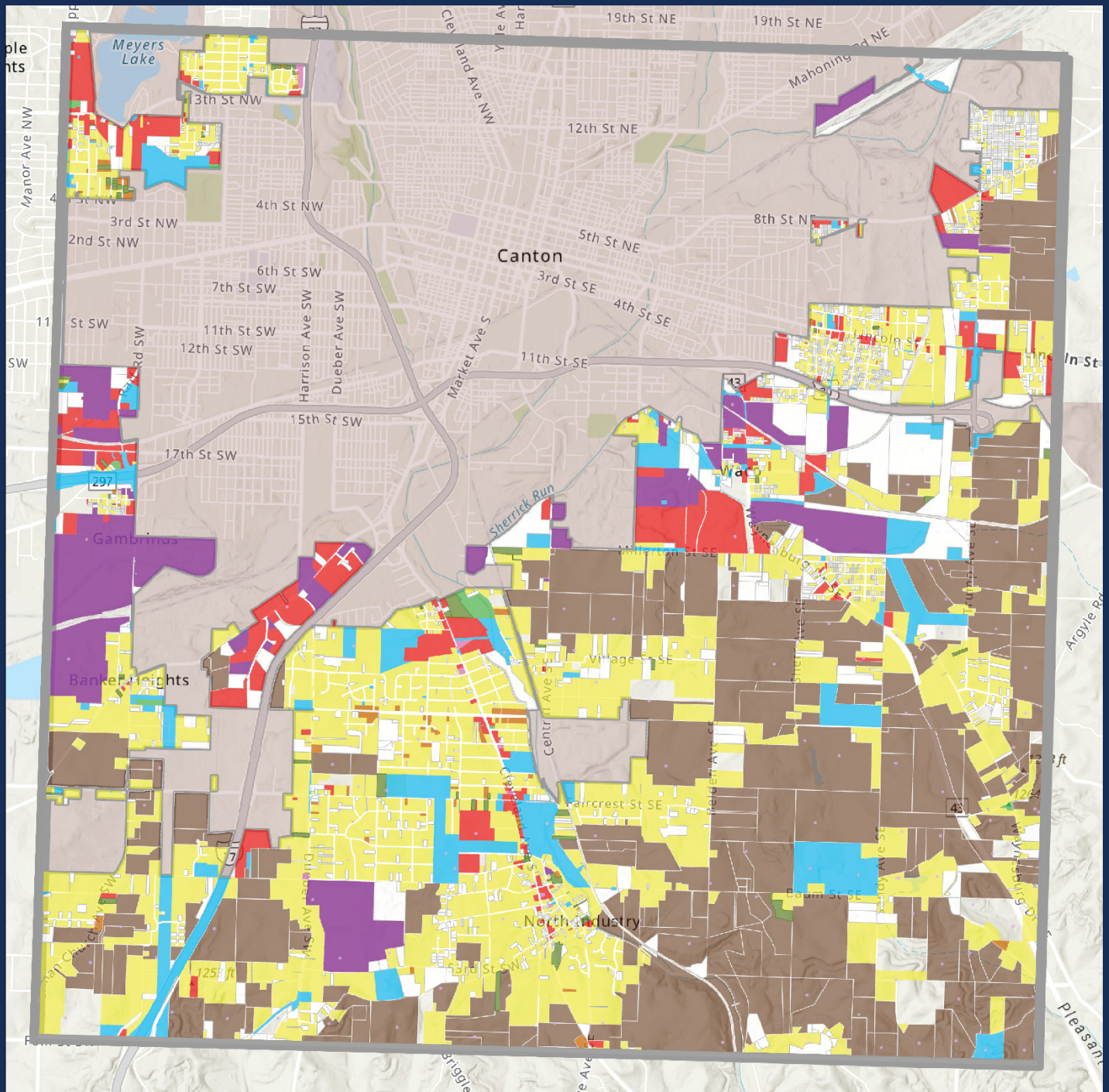
46%

Agree or Strongly Agree that Canton Township is a business-friendly community

According to the community survey



# Canton Township Land Use



Map created: 2022

Source: Stark County Auditor



Single-Family Agricultural  
Single-Family Residential  
Two-Family Residential

Multi-Family Residential  
Recreation  
Public Service

Office  
Business  
Industrial

Vacant Land

Description: Land use is derived from parcel based use codes created by the Stark County Auditor.





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# Zoning and Development

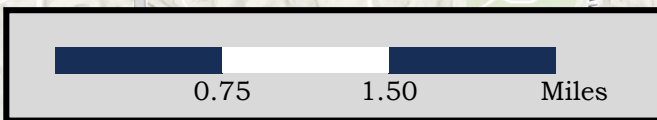
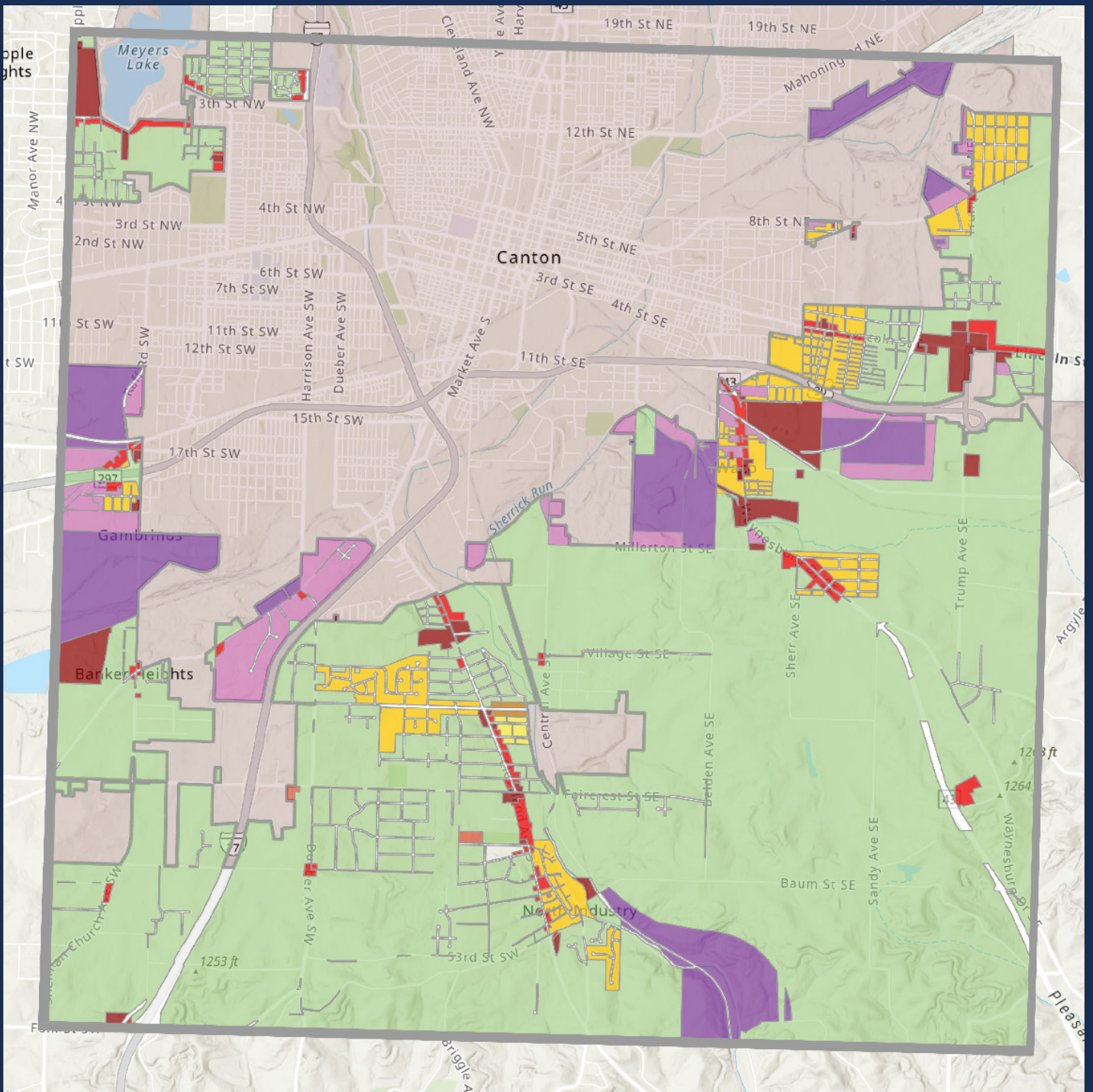
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The City of Canton encompasses the majority of the northern third of Canton Township. Much of Canton Township's industrially zoned land is adjacent to the City's southern boundary. These pockets of industrial and business districts transition to the rural landscape that covers much of the southern half of Canton Township. As the City continues to creep further down into Canton Township, it is important that the Township enact and/or promote development policies and more proactive zoning controls to ensure the land retained within the Township maintains its rural character, as well as maintaining a balanced tax base.

The most important tool Canton Township can use to guide development is the Zoning Resolution. Although the Stark County Regional Planning Commission administers the Stark County Subdivision Regulations, and the review of developments within the unincorporated areas of the County are mainly handled at the County level, the Township plays a vital role in determining what uses are allowable in all areas of the Township, as well as incorporating conditions when deemed necessary to protect the health, safety and welfare of the Township. Using this authority effectively can help to preserve environmental assets and keep the rural character of the Township, while promoting development that meets the needs of the residents and businesses.



# Canton Township Zoning



Map created: 2022

Source: Stark County Regional Planning Commission

	R-R Rural Residential	R-3 Two Family Residential	R-7 Mobile Home Park Residential	B-3 Commercial Business
	R-1 Single Family Low Density Residential	R-4 Low Density Multi-Family Residential	B-1 Suburban Office and Limited Business	I-1 Industrial
	R-2 Single Family Residential	R-5 High Density Multi-Family Residential	B-2 Neighborhood Business	I-2 Industrial

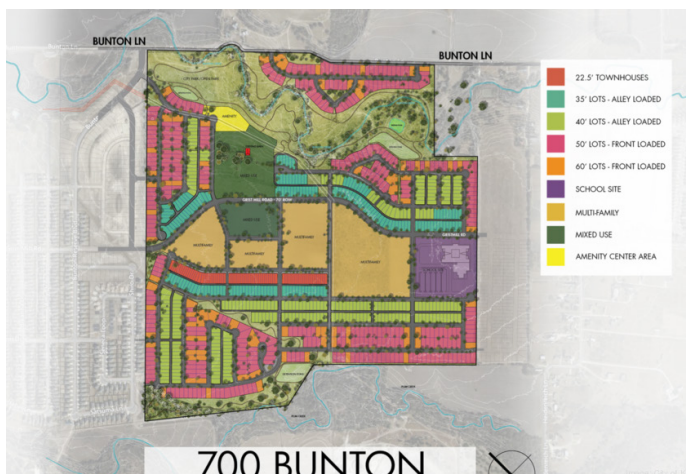
Description: Current zoning districts for Canton Township. This map is for representational purposes only, please contact Canton Township for official zoning map.



# Residential Development

Canton Township predominately consists of low-density residential development. Approximately 84% of the Township is zoned for residential uses. Of the residentially-developed areas, almost 100% is low-density, single-family residential sites. Only a handful of acres are being utilized for higher density, two- and multi-family residential developments. This does not come as a surprise as only nine acres are zoned for two-family residential developments and there are not any areas zoned for multi-family residential developments. Although, two-family uses are permitted in the business districts.

According to the public survey distributed by SCRPC to Canton Township residents, only 42% of respondents agreed or strongly agreed that there was a variety of housing opportunities available within the Township. This lack of housing diversity may be an explanation as to why the population within the Township is declining and getting older.



PUD example illustrating a mix of uses, housing opportunities and incorporation of greenspace proposed in Kyle, Texas.

Source: Austin Business Journal, 2021

Population trends show an aging population not only in Canton Township, but also across Stark County. In June of 2022, the Stark County Commissioners signed a resolution to apply for AARP's Age Friendly designation. The process includes conducting a needs assessment for the area to develop a plan, which would include age-friendly housing options. Innovative measures need to be taken to create more housing opportunities in Canton Township, especially its expanding elderly populations. One option for the Township would be the creation of a Planned-unit Development district (PUD). PUDs are utilized to promote the general public welfare; encourage the efficient use of land and resources; promote greater efficiency in providing public and utility services; and encourage innovation in the planning and building of all types of development. Within a PUD, the Township's Zoning Resolution, where applicable, need not be uniform, but may vary in order to accommodate unified development and to promote the public health, safety and morals of the Township. Typically PUDs allow for a variety of housing densities and types to exist within a specific area, which allows residents to transition between dwellings as their lifestyles change. PUDs also attempt to allow smaller lot sizes in exchange for more areas of open space for residents within the development to utilize for passive or active recreation.

In addition to exploring PUD options, the Township should also consider rezoning areas to allow multi-family residential uses to develop.



Canton Township has an owner occupancy rate of 86%, meaning approximately 14% of houses are renter occupied. Current trends suggest an increasing number of people preferring to rent rather than own a home, specifically those who are younger and just entering the workforce, and the aging population. With the lack of rental housing available within the Township, these age groups will look elsewhere when deciding where to reside. The Township should consider partnering with developers to create more affordable housing options, including rental housing.

Another trend that has been experienced throughout the country is the growing number of short term rentals. A short term rental is any dwelling that is rented wholly or in part for less than thirty (30) consecutive days by persons other than the permanent occupant or owner from which the permanent occupant or owner receives monetary compensation. Short term rentals are an alternative housing option for those traveling or staying in an area for a short amount of time. Current trends show people are opting to stay in a short term rental rather than a hotel as this gives the renter all the comforts of staying in a home often at a cheaper price. By virtue of what a short term rental is, the majority of these rentals are within residential neighborhoods. The Township has already instituted regulations into their zoning resolution to allow these uses conditionally in all residential and business districts. There are stipulations and limits on what is acceptable in order to operate a short term rental. As the Professional Football Hall of Fame continues to expand to the north, more short term rental options may pop-up throughout Canton Township. The Township should monitor short term rentals closely to ensure they are not detrimental to the surrounding residential dwellings.

Canton Township has three separate zoning districts (R-R, R-1 and R-2) that only allow single-family residential dwellings, as far as residentially permitted uses go. (There are other low intensity uses permitted in these districts such as places of worship, schools and public buildings, among others.) The permitted uses in the R-1 and R-2 districts are identical, and the conditionally permitted uses are very similar. The R-R district permits uses associated with agricultural production, and conditionally allows a number of other uses not mentioned in the R-1 or R-2 districts.

The three districts all have the same minimum lot size requirement for tracts without sanitary sewer, which is 20,000 square feet (generally the minimum needed to support a septic system). According to the Township's Zoning Resolution, the R-R district is intended "to accommodate residential development in areas which are not serviced by central water and/or sanitary sewer facilities and where the underground water supply or the soil conditions for septic tanks are inadequate to accommodate a high density;" however, smaller lot sizes are permitted for tracts that have access to sanitary sewer. This appears to be an inconsistency with the purpose of the district and lot sizes permissible. The purpose of the R-1 district aims to allow slightly higher densities for areas served with sanitary sewer, but not too dense to where excessive demand is placed on the facilities available. Finally, the R-2 district strives to provide densities of two to three dwelling units per acre on sanitary sewer in close proximity to urban centers or adjacent to similar developments.

All three districts have a specific purposes, but they do not appear to be carried out for their intended purposes as effectively as they could be.

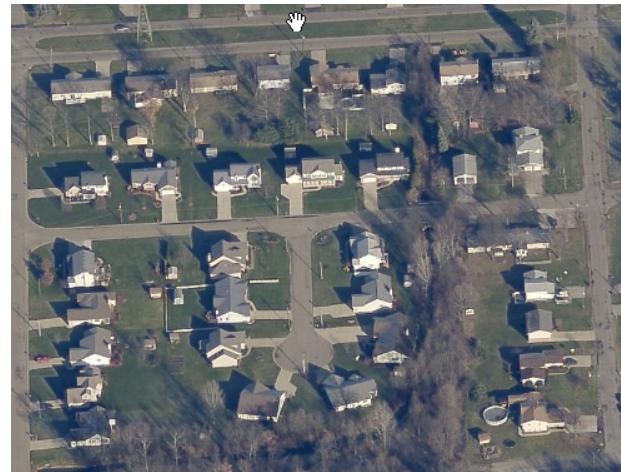
The Township should consider modifying the R-R district lot size regulations to better fit the narrative. Additionally, create a zoning scheme that transitions between the three districts mentioned previously and incorporating higher density and multi-family development districts into the Zoning Map. Below are examples of these developments within the Township.



R-R development along Sandy Avenue SE. All parcels shown in this area over 5 acres. Most of the parcels shown in this image are classified as single-family residential; however, there are some tracts being utilized for agricultural purposes. This area of the Township is zoned R-R.



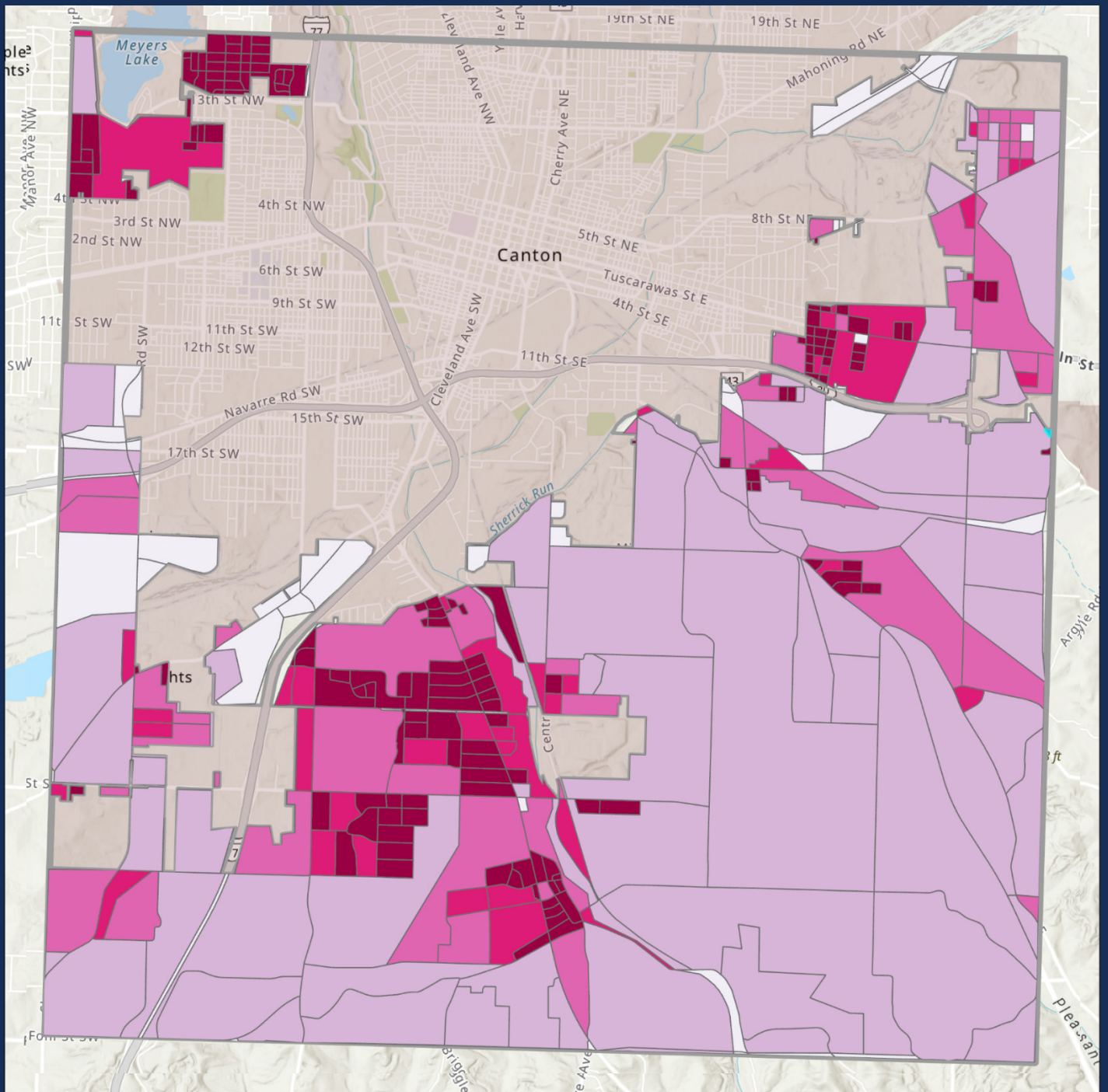
R-1 development along 37th Street SE and Figueroa Street SE on the east side of Cleveland Avenue SE. This area is zoned R-1. The lots platted are approximately 20,000 square feet, which is the minimum needed for lot on septic within the district; however, since there is sanitary sewer available, the lots could be reduced to 13,500 square feet and still meet the lot size requirement. The district requires 50 feet of frontage; however, 100 feet is provided for the majority of these lots.



R-2 development along Carnwise Street SW and Malhaven Street SW. This area is zoned R-2. The lots are approximately 13,600 square feet, which would meet the minimum lot size within the R-1 district as well. The district requires 50 feet of frontage; however, 60 feet is provided for the majority of these lots.



# Canton Township Housing Density



0.75 1.50 Miles

Map created: 2022

Source: US Census Bureau



0

1-250

251-500

501-750

751 or greater

Description: Housing Density is the number of housing units per square mile. This data is from the 2020 census, calculating the number of housing units within each block group divided by its area.



According to the Canton Township Zoning Inspector's records, Canton Township has typically issued less than 10 new home construction permits per year over the past several years. Additionally, SCRPC has not reviewed or approved a new platted subdivision for the Township since 2008. The majority of new home sites within Canton Township are created through the Subdivision of Property Without Plat Within An Unincorporated Area Only (lot split) process. This process is generally for larger tracts of land creating a small number of additional home sites that are usually over 5 acres. In April 2022, SCRPC received the first preliminary plan for a subdivision in Canton Township since the early 2000s. The subdivision is proposing to extend Treemont Estates and create 8 new lots through the extension of Honeymont.

Canton Township has an overall housing vacancy rate of 14%. There are pockets throughout the Township where vacancy rates are higher. The Township should focus on improving these areas, whether it's by improving or rehabilitating dilapidated dwellings or removing blight and returning properties to a productive use. This will not only increase the surrounding properties' values and remove the perception of crime, but it could also decrease the number of tax delinquent properties.

## Top 3 Zoning Violations:

1. High Grass
2. Trash/Debris
3. Junk Vehicles

# 250

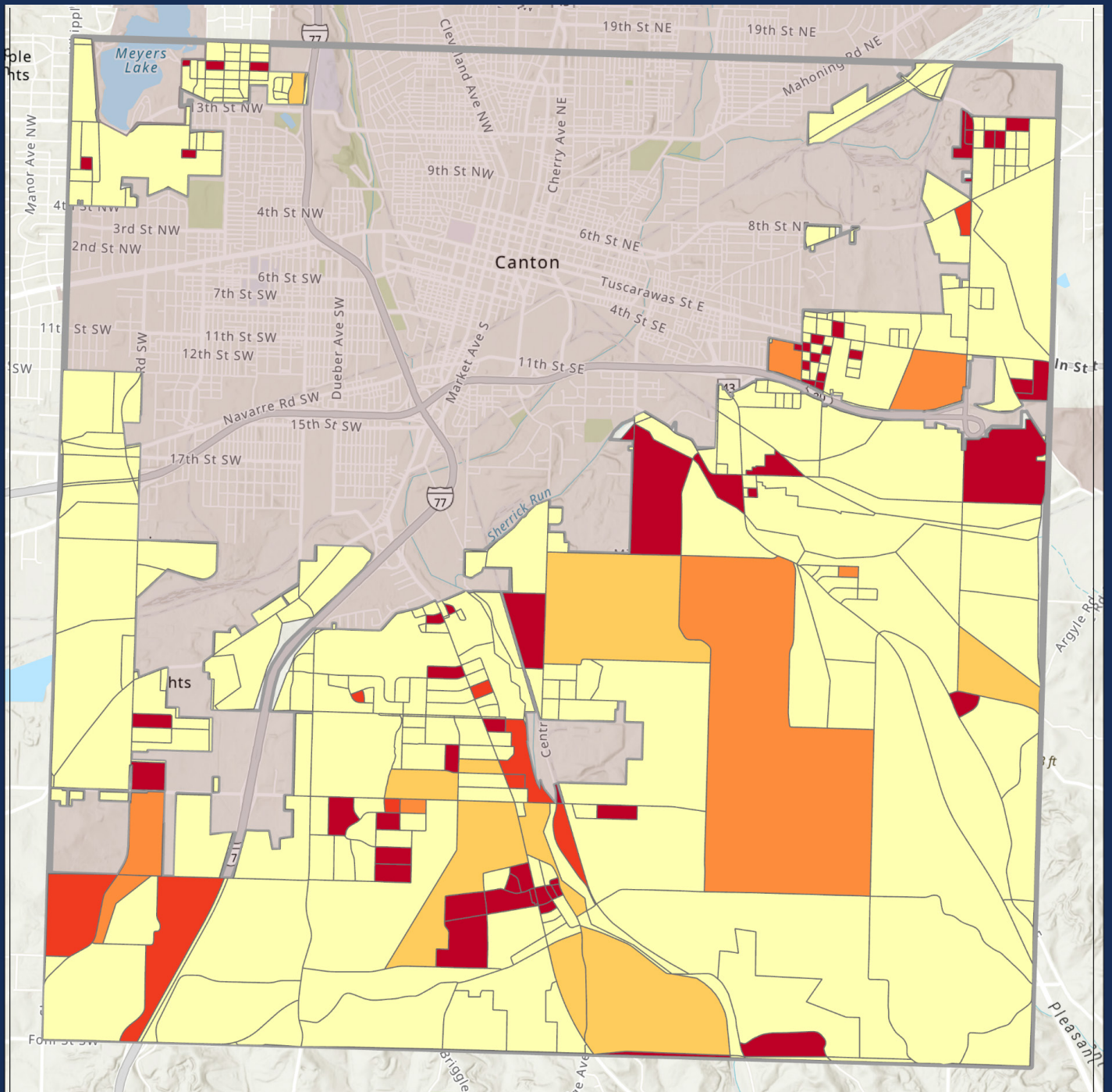
Average number of zoning violation letters issued annually by the Canton Township Zoning Inspector over the past 5 years

In addition to blighted properties, there are also a number of vacant lots within the Township. If possible, development on these properties should be encouraged if the lots have existing infrastructure in place. There are a number of small lots from older allotments that do not have access to connect to sanitary sewer and are not large enough to support a septic system. In these cases, property owners who own contiguous lots should be encouraged to combine the lots to create a buildable lot.

The Stark County Land Reutilization Corporation (Land Bank) offers programs to help with returning blighted and vacant properties to a productive use. The Township should continue to utilize these programs for problem areas. Additionally, there are number of programs offered by the County for housing rehabilitations for those who qualify.



# Canton Township Vacant Housing



0.75 1.50 Miles

Map created: 2022

Source: US Census Bureau



0% 1% - 5% 6% - 10% 11% - 15% 16% or greater

Description: Housing Vacancy is the percentage of vacant houses within a block group. This data is from the 2020 census, calculating the number of vacant housing divided by total number of housing units.





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# Commercial Development

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According to the American Farmland Trust, for every \$1.00 earned in revenue, it costs an average of \$1.16 to provide public services to residential properties, whereas it only costs \$0.30 to provide services to commercial and industrial properties (for agricultural properties, it only costs \$0.35). Based on these figures, it is recommended that communities strive for at least 30% of their land be used for commercial or industrial purposes. This helps to create a more fiscally strong community as the tax revenue generated from the commercial and industrial uses can offset the costs for serving the residential developments.



**Businesses along Cleveland Avenue**

Based on the current land use of Canton Township, only 12% of the land within the Township is being utilized for business or industrial uses. Additionally, based on the current zoning of the Township, only approximately 16% of the Township is zoned for business or industrial purposes. Business and industrial uses not only require fewer community services, they also generate far more tax revenue than residential areas. Generally, a residential development cannot pay for itself if it is taxed at a rate acceptable to the residents, which is why an appropriate balance of land uses is necessary. Maintaining a sound revenue tax base for Canton Township is one of the goals of the comprehensive plan. This can be accomplished through an appropriate balance of land uses. In order to accomplish this, the Township should encourage redevelopment of existing commercial and residential areas, and planning for new development where infrastructure is already in place.

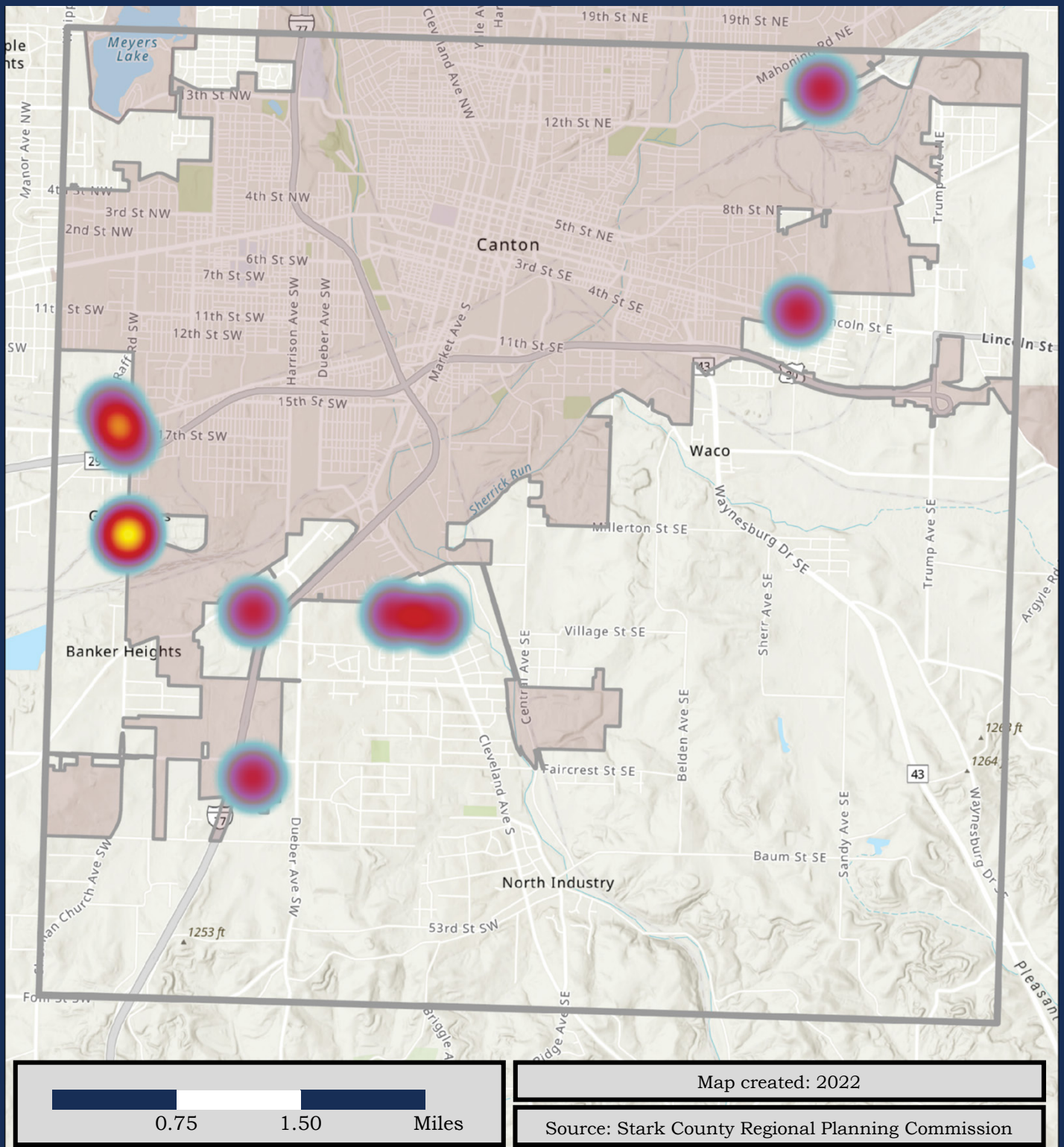
The following maps show the concentration of commercial and industrial development within the Township over 10 year increments. This data is derived from the Stark County Regional Planning Commission's records of projects reviewed within each township. The maps only reflect projects with exterior improvements. Additionally, RPC did not begin reviewing site improvement plans until the late 1980s, so any projects completed prior to 1988 would not be represented on the map.

## Top 3 Requested Amenities:

1. Grocery Store
2. Restaurant
3. Fitness Center/Pool

According to the public who provided input

# Canton Township Development 1980-1989

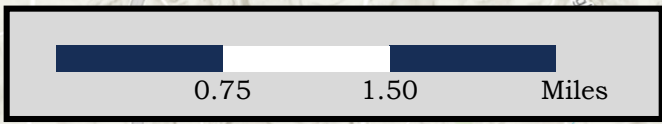
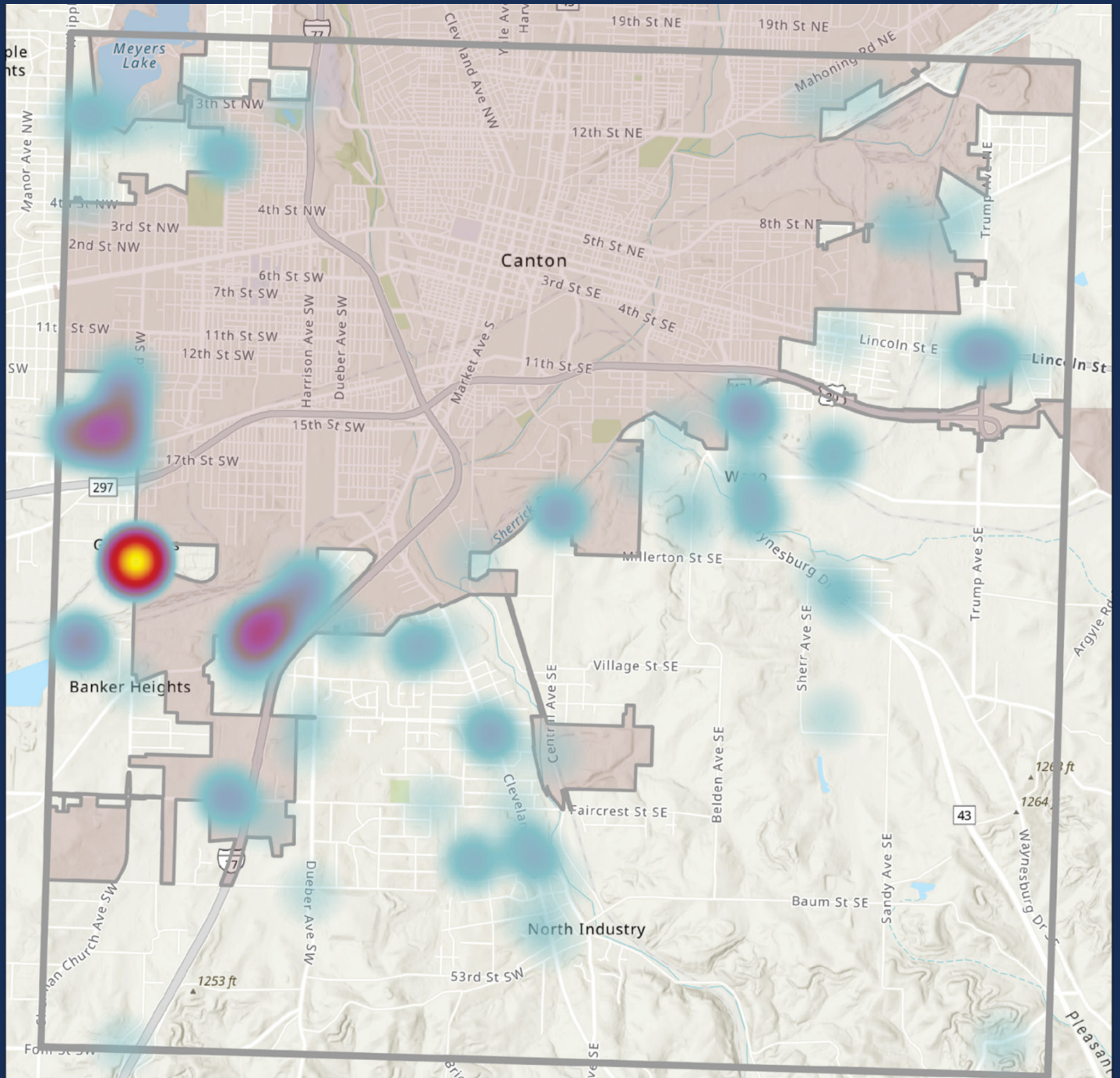


Description: The map showcases areas where commercial development reviewed by RPC has occurred within the Township. The higher the concentration, the higher the number of projects proposed/approved by RPC.





# Canton Township Development 1990-1999



Map created: 2022

Source: Stark County Regional Planning Commission

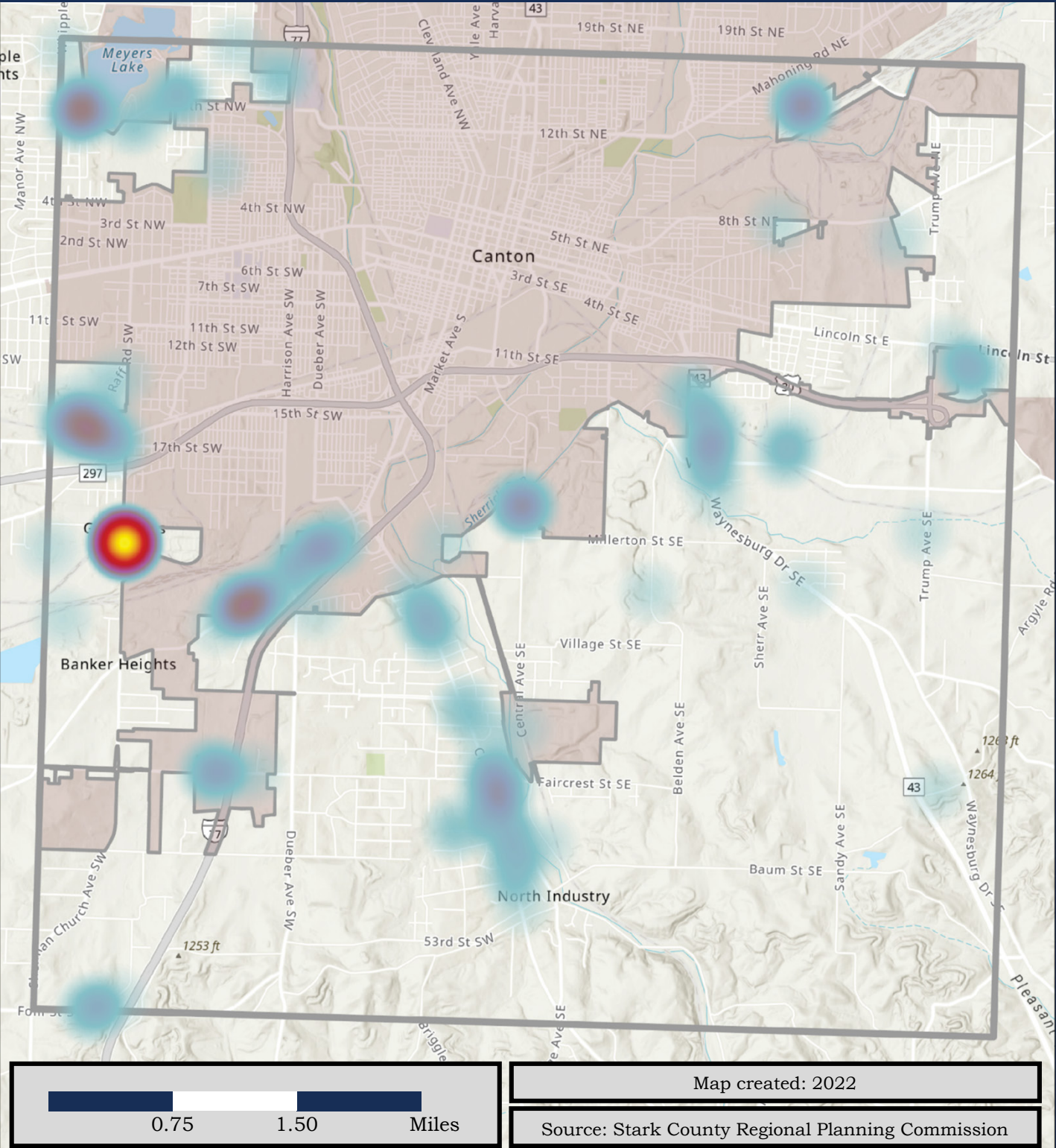


Description: The map showcases areas where commercial development reviewed by RPC has occurred within the Township. The higher the concentration, the higher the number of projects proposed/approved by RPC.





# Canton Township Development 2000-2009

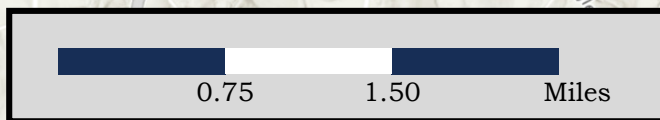
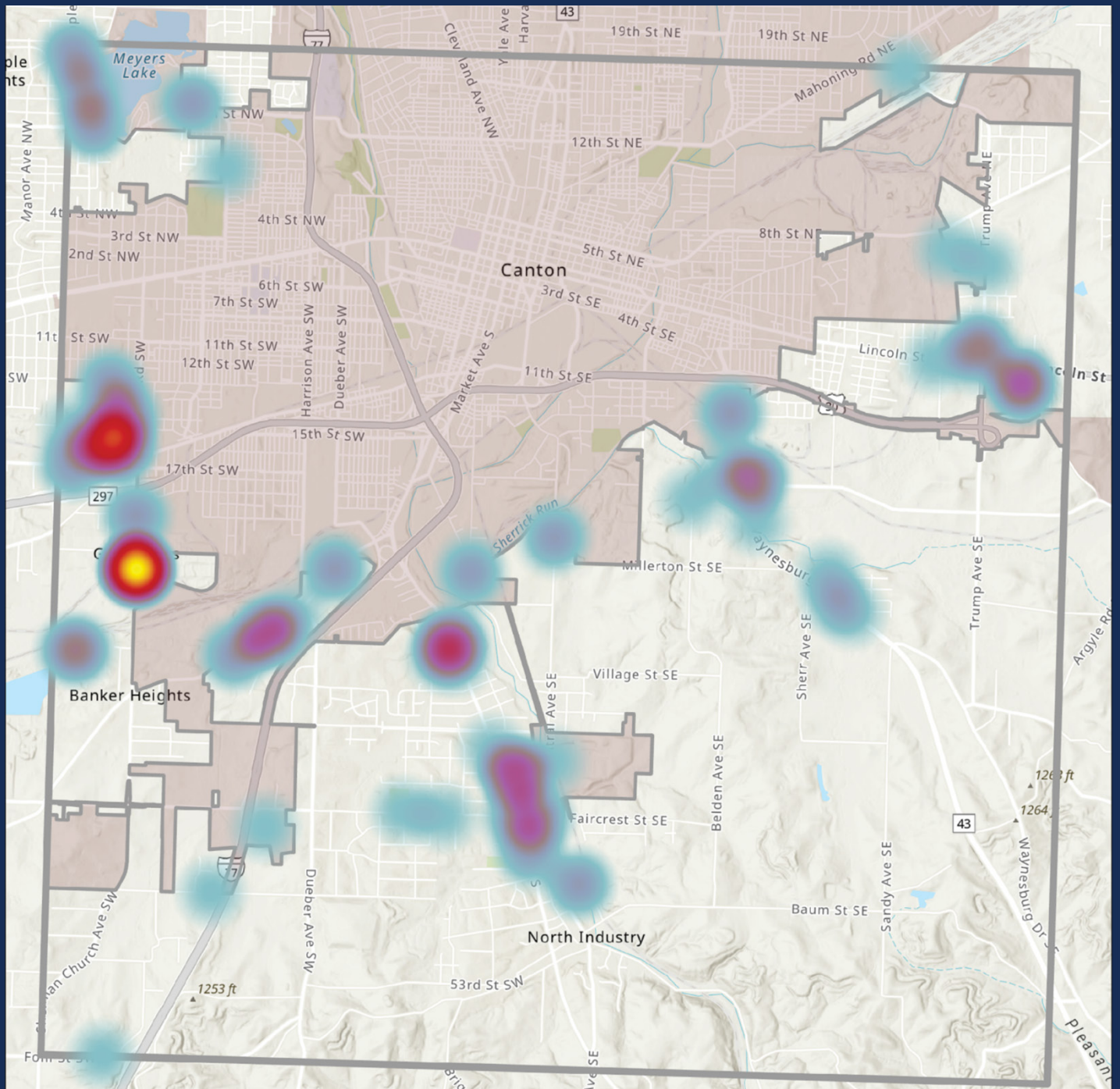


Description: The map showcases areas where commercial development reviewed by RPC has occurred within the Township. The higher the concentration, the higher the number of projects proposed/approved by RPC.





# Canton Township Development 2010-Present



Map created: 2022

Source: Stark County Regional Planning Commission



Description: The map showcases areas where commercial development reviewed by RPC has occurred within the Township. The higher the concentration, the higher the number of projects proposed/approved by RPC.



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## Existing Commercial Areas

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Before proposing new development on vacant land, the Township should look for redevelopment opportunities and reinvestment in existing commercial areas. If a commercial area already exists, the necessary infrastructure is already available and the surrounding commercial land uses within the area have already been established.

Three commercial areas with potential for additional commercial development or redevelopment have been identified through the planning process:

Cleveland Avenue/SR 800 Corridor  
Southgate Commons  
Meyers Lake Plaza

### **Cleveland Avenue/SR 800 Corridor**

Cleveland Avenue runs through the center of the Township, splitting it in half traveling north-south. The corridor is an existing commercial area and contains approximately 16% of the commercially zoned parcels within the Township. The corridor transitions between sections of commercial and residential districts, and the commercially zoned tracts typically only extend one lot or 200 feet deep from Cleveland Avenue/SR 800, which then transitions into residential uses as you extend beyond the corridor. An overall study of the Cleveland Avenue/SR 800 corridor was completed in the early 2000s and a comprehensive rezoning plan by the Township was adopted in 2001, which consisted of incorporating the B-2 district along the corridor to accommodate the mix of residential and business uses throughout the area.

Since then, RPC has reviewed approximately twelve zone change requests within the area proposing to go to a higher intensity business district. As this trend continues, the Township should explore more options to allow the business uses to develop while still protecting the adjacent residential dwellings.

Although approximately 54% of the area is zoned B-2 Neighborhood Business, due to the small lot sizes, and additional setback requirements when adjacent to residential land, development on these tracts may be difficult. Where applicable, the Township should consider increasing the commercial corridor depth. Canton Township's Zoning Resolution allows uses permitted in the R-1, R-2 and R-3 districts to operate within all business districts, including residential uses; therefore, there may not be any creation of legal non-conforming uses if the Township proposes to increase the depth of the commercial district corridor.

Another option the Township should consider would be establishing an overlay district. An overlay district would not remove the underlying base zoning, but instead would create a special zoning district over the existing zoning, which identifies special provisions. This option would allow property owners to "opt-in" to the new zoning. The Township would also have more control over what types of uses would be permitted and have the ability to place stipulations on these uses to protect the adjacent residential dwellings.



## **Southgate Commons**

The Southgate Commons shopping center sits in the center of Canton Township. The main access drive into the plaza comes from Cleveland Avenue/SR 800, which is the main roadway that traverses the Township north and south. The shopping center is also accessible through the neighborhoods north and south of the plaza from access drives off of 30th Street to the north and Forestdale Avenue/32nd Street to the south. These neighborhoods surrounding the plaza are some of the more densely populated areas within the Township. Over recent years there have been upgrades to the façade at the eastern end of the complex and a few new tenants; however, there are still vacant units available.

The Township should investigate the potential for medical or educational facilities, senior housing, fitness center or other types of recreational activities, which have all been identified as lacking within the Township according to the survey.

An additional concept to consider would be establishing a Designated Outdoor Refreshment Area and the possibility for community events to be conducted on the site, which has also been a request from the residents within the survey. There is an approximate 7-acre area which contains overhead power lines that could be a potential staging area for community events.

## **Meyers Lake Plaza**

Meyers Lake Plaza is the largest shopping complex within Canton Township; however, similar to Southgate Commons, there are a number of vacant units within the plaza. The exterior of the plaza is outdated and appears to be unkempt in areas surrounding sections of the building near vacant units. North of the plaza is a separate brick and mortar building that recently sold and was renovated. The building is now open and currently operating as a hardware store. Additionally, a gas station that had been out of services for many years was cleaned-up and put back into productive use through funding from the US EPA and ODSA. The developer who renovated the hardware store has purchased this property and has plans to develop the parcel as a coffee shop. Updates to these parcels adjacent to the plaza have helped to spruce up the area; however, additional upgrades are still warranted for the existing plaza. The plaza is located at the northwestern corner of the Township. This area is generally referred to as the Meyers Lake area. This portion of the Township is an island that is separated from the balance of the Township by the City of Canton and Village of Meyers Lake. Those residents living within the Meyers Lake area generally feel as though they have sufficient access to a variety of food (restaurant and grocery), shopping and personal services locally; however, this is due to the number of these amenities available in neighboring communities. Although this plaza would appear to benefit only a small portion of the Canton Township residents, by redeveloping the area, the commercial uses would bring in additional tax dollars that would benefit the Township as a whole. The plaza is also located within an Opportunity Zone.

## Southgate Commons



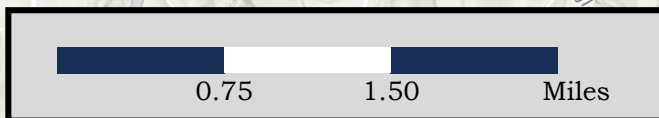
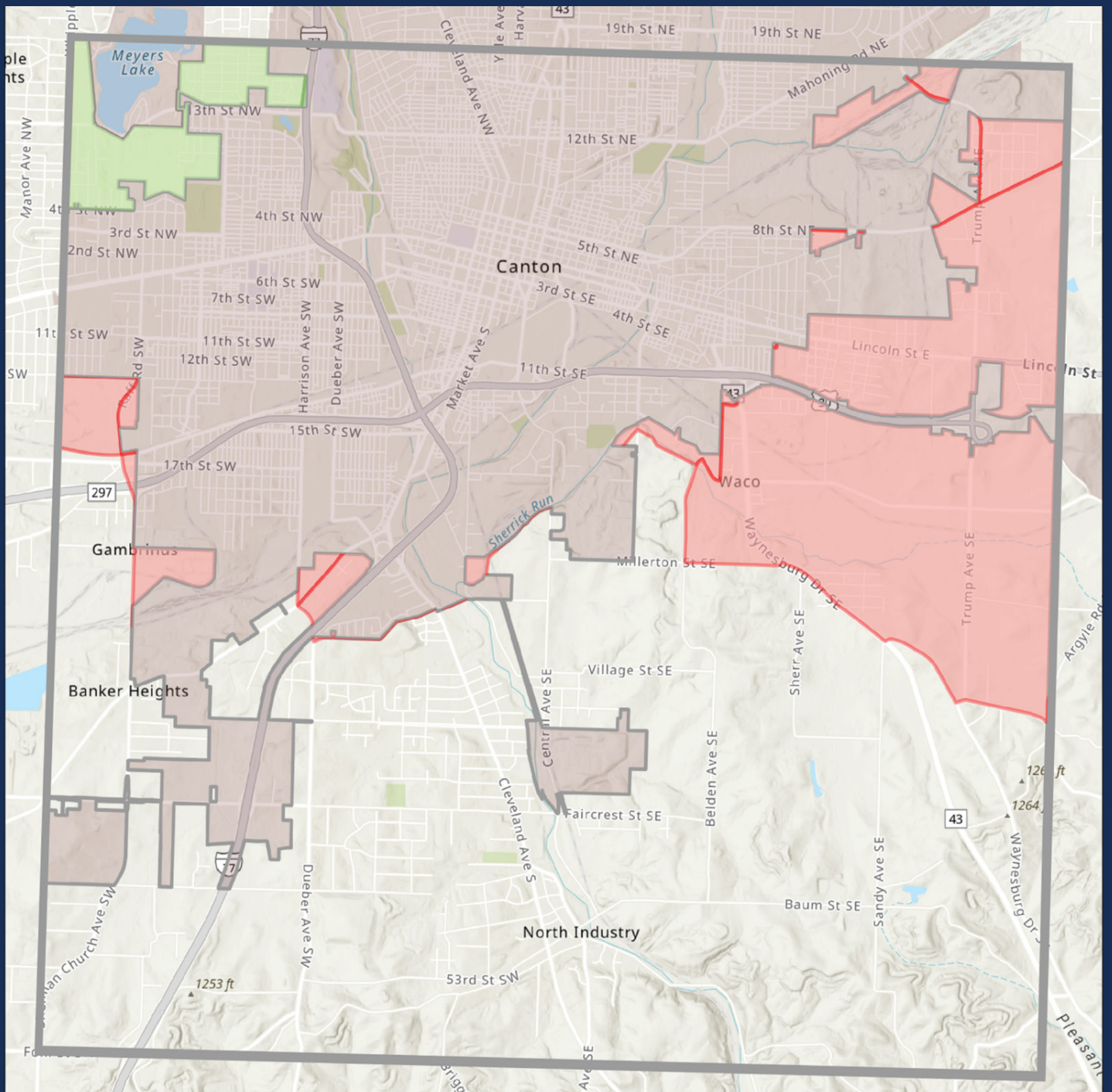




## Meyers Lake Plaza



# Canton Township Opportunity Zones



Map created: 2022

Source: US Dept. of Housing & Urban Development

-   Eligible, Designated as Opportunity Zone
-  Eligible, Not Designated as Opportunity Zone

Description: Opportunity Zones are designated areas that may offer preferential tax treatment for new investments.



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## New Commercial Areas

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A need for more sit-down restaurants and a grocery store was expressed throughout the planning process. Attracting these businesses should be a high priority for the Township; however, it could be a daunting task. There are a number of components that go into the development and construction of these businesses, particularly grocery stores. The Township should consider creating a taskforce of community advocates and local leaders to explore the feasibility of attracting a grocery store to the area. Developing a new grocery store may be necessary; however, it may take years before it comes to fruition. In the meantime, the Township should consider other options to bring healthier food and a larger selection to existing stores, along with creating farmers' markets or food co-ops.

Due to the lack of sanitary sewer facilities and threat of annexation, new commercial development options may be limited for Canton Township; however, better collaboration and partnerships with local chambers of commerce and regional economic organizations such as Team NEO and the Stark Economic Development Board may also help to improve and expand the Township's commercial base. In addition to assisting with attracting new businesses and retaining existing ones, these organizations also facilitate job creation, preparation and retention. Along with Opportunity Zone areas within the Township, there are also portions classified as Community Reinvestment Areas (CRAs) and Enterprise Zones (EZs). Both are used as a means to promote economic development and job creation.

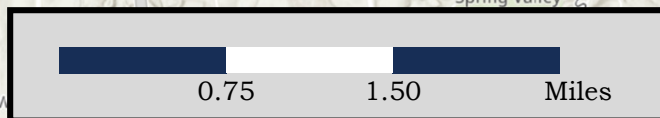
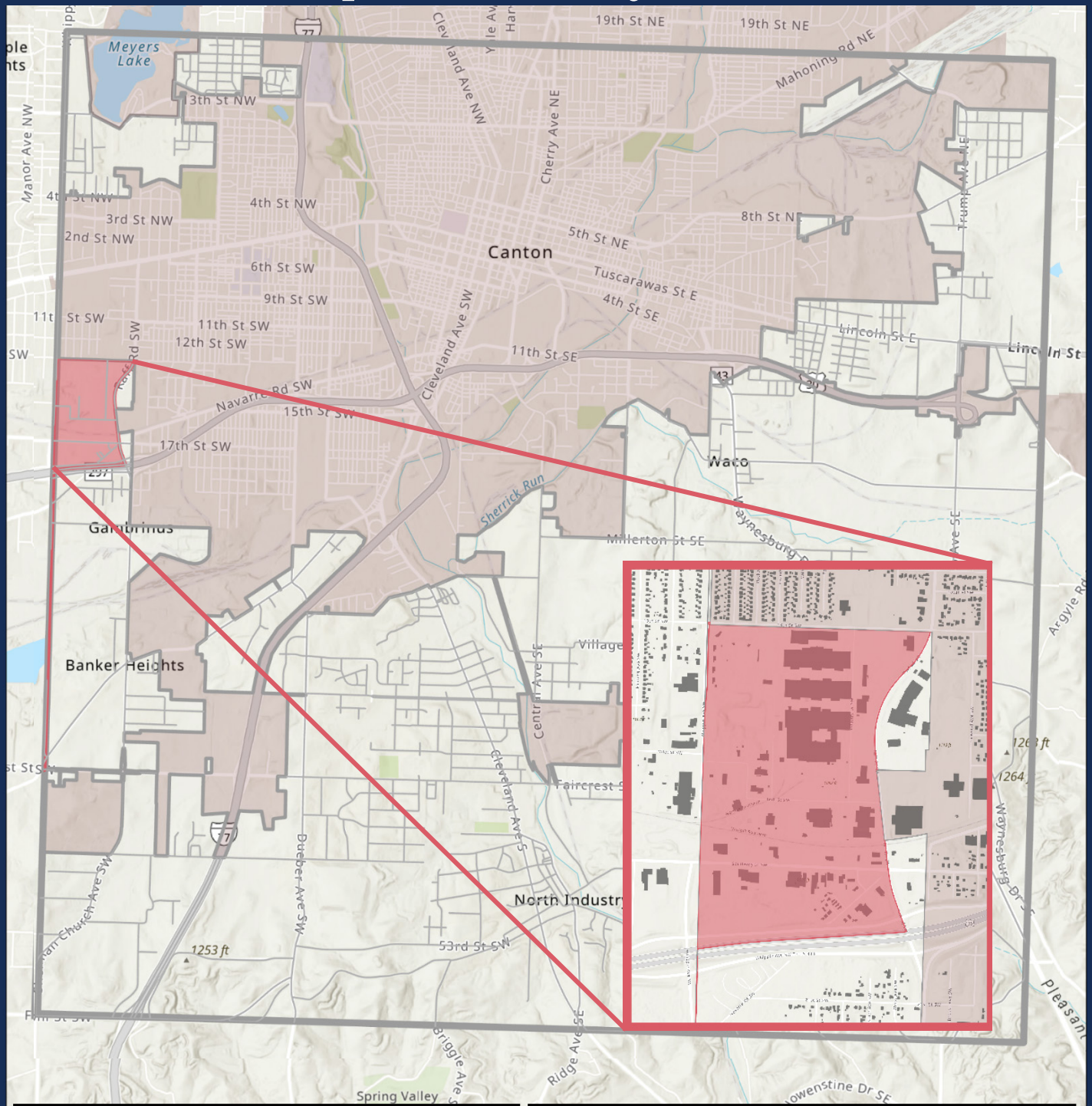
According to the 2017 Strengthening Stark Report (commissioned by the Stark Community Foundation), it is projected that without significant change, the county's population will decline by 6% from 2000 to 2040. Added to that, the average age of the population continues to increase, with expected trends showing that nearly 1 in 4 county residents will be 65 and older, and the number of younger adults age 20-34 will continue to decrease. To help attract young professionals, studies have found that this group of job seekers is specifically looking for communities that emphasize quality of life amenities, specifically the arts, parks and trails, and the after-work scene, in addition to features such as education, earnings and cost of living.

Due to the rural landscape of the southern portion of Canton Township, businesses activities conducted on agricultural land should be considered. As renewable energy becomes more prevalent, including the increase in solar and wind energy, the Township should determine which areas would be best suited for these types of developments and which areas should be preserved.

Additionally, the COVID-19 pandemic has changed the way we live, work and play. Traditional office spaces have shifted as employees transition to a work from home lifestyle. More people are now working from home than before, which has had a ripple effect on both shopping and dining as people continue to use online alternatives at an increased rate. The long-term impacts are still unknown; however, the Township will need to react appropriately to these trends and future changes in order to succeed.



# Canton Township Community Reinvestment Areas



Map created: 2022

Source: Ohio Department of Development

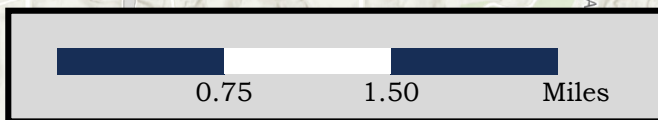
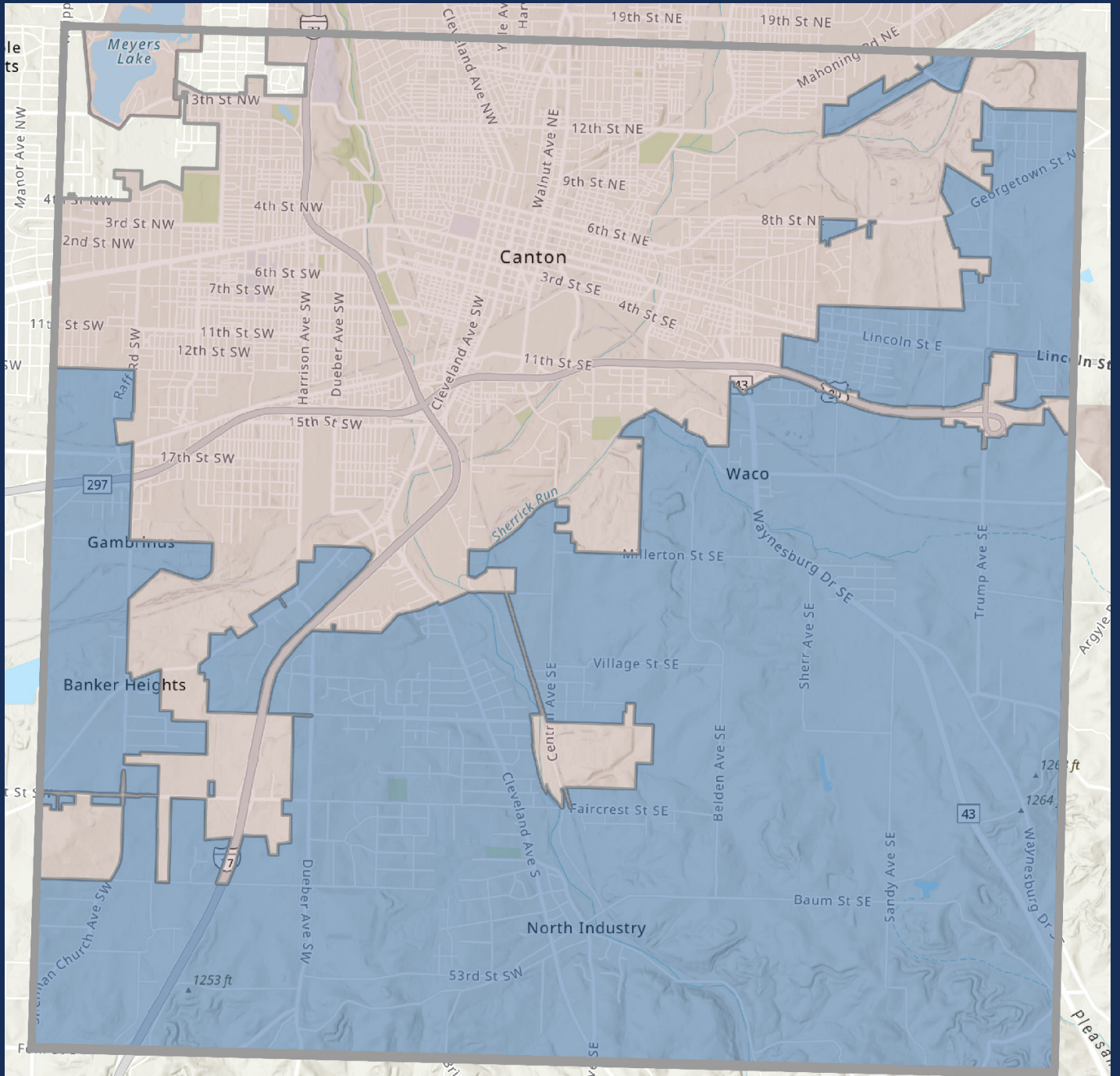


Description: Community Reinvestment Areas are areas of land in which property owners can receive incentives for investing in real property improvements (new or existing).





# Canton Township Enterprise Zones



Map created: 2022

Source: Ohio Department of Development



## Enterprise Zones

Description: Enterprise Zones are areas that have granted special tax breaks, regulatory exemptions or other public assistance in order to encourage private economic development and job creation.



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REGIONAL PLANNING  
COMMISSION

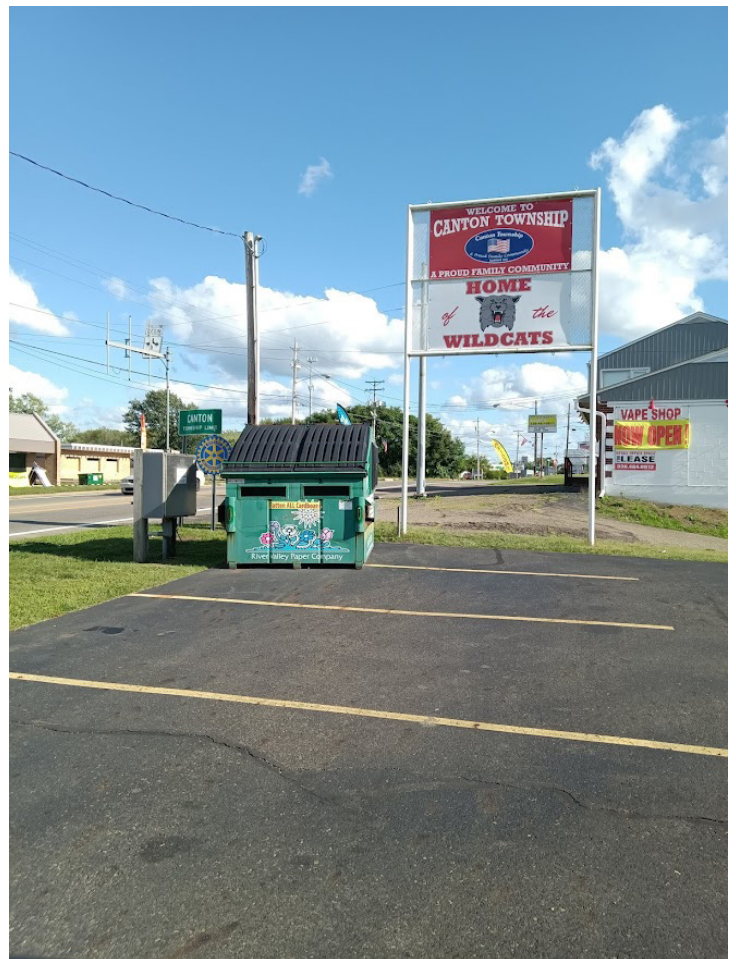


# Township Gateways

Canton Township has a number of highway interchange locations in or in close proximity to the boudary of the Township. The map on the following page identifies these highway interchanges. With a large volume of vehicles traveling along these roadways, the Township can enhance the area with signage to identify its boundaries. The Township currently has various signs located throughout the Township identifying the township limits; however, additional elements could be added to help make Canton Township more attractive, including landscaping. When gathering information from Community Day attendees, Township residents expressed their pride for the community. Many were lifelong residents who also had family members who were born and raised in Canton Township. When asked what they loved about Canton Township, an overwhelming number of participates mentioned the caring neighbors and sense of community.

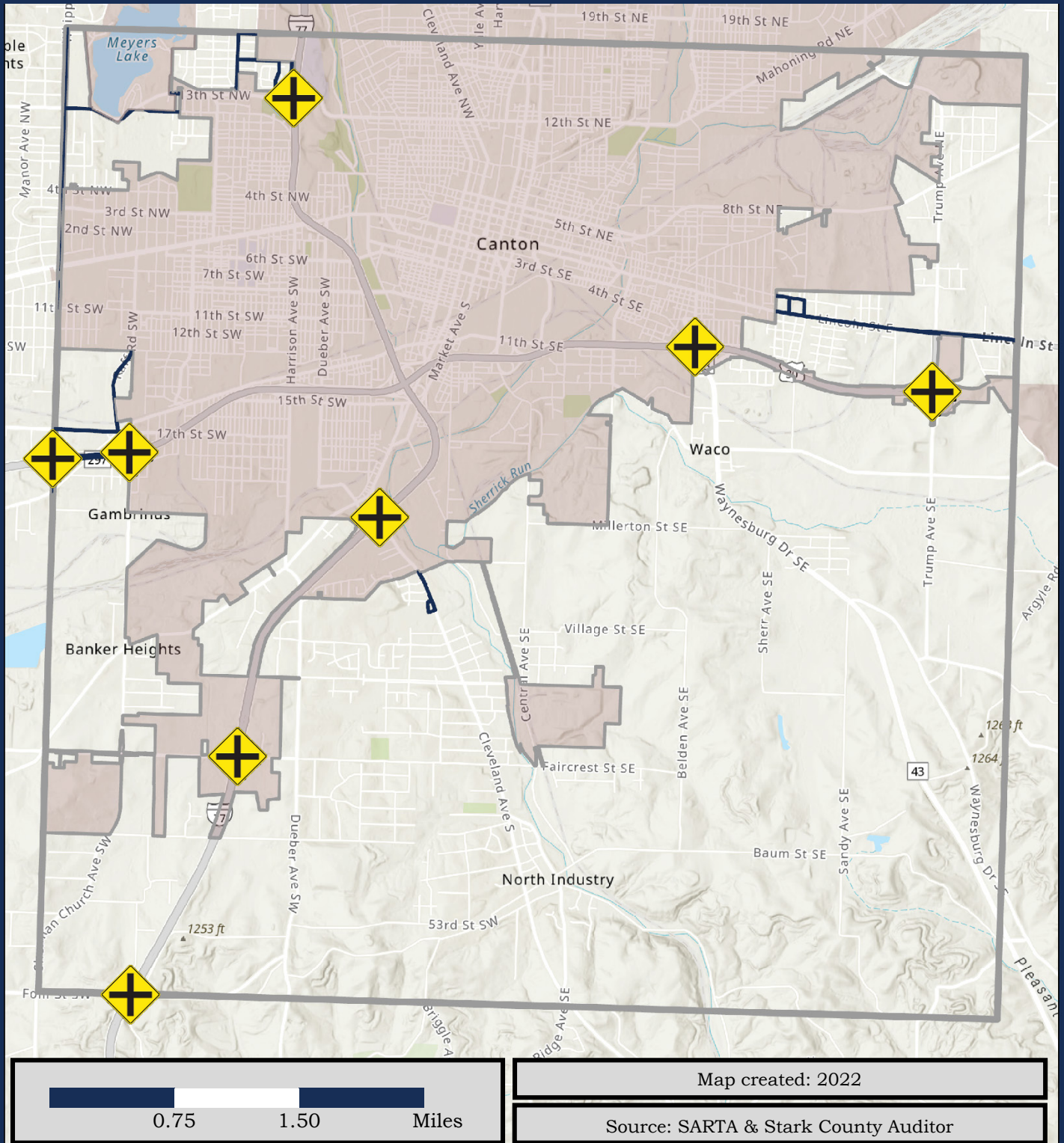
From the community survey, 70% of participants agreed or strongly agreed that they are satisfied with the quality of life in Canton Township; 71% agreed or strongly agreed that it is a great place to raise children; and 63% agreed or strongly agreed that there is a strong sense of pride and civic responsibility in the community.

Additional branding of the Township can help showcase all that Canton Township has to offer and help increase the sense of pride from Canton Township residents. Partnership with the Canton Local School District should also be explored to help attract younger families to the area.





# Canton Township Highway Access & SARTA Routes



Highway Intersection Locations

Stark Area Regional Transit Authority (SARTA) Routes

Description: Location of highway interchanges in and within close proximity to Canton Township, and current SARTA routes within Canton Township.

STARK COUNTY  
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Canton Township  
A Proud Family Community  
Established 1805



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# Parks and Open Space

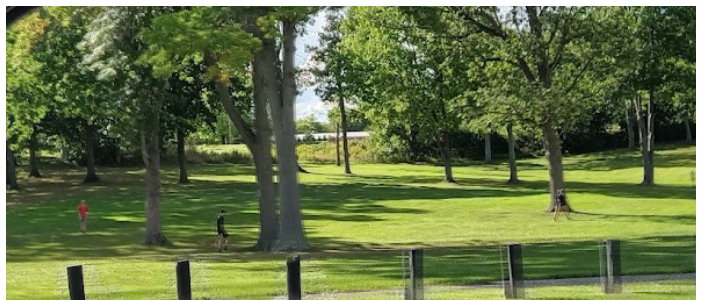
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Canton Township currently maintains two Township Parks (Faircrest Park and Canton Township Community Park). Between the two parks, there are approximately 26 acres of park land owned by the Township. According to the National Recreation and Park Association typically, a community should provide approximately 10 acres of parkland per 1,000 residents. Based on this statistic, Canton Township would need approximately 125 acres of park land to meet the needs of its residents. Canton Township also operates a community center for Township residents to utilize, which houses a gymnasium and rooms available to rent for events.

Although the Township only maintains two parks, there are a number of public parks within the Township boundary or nearby that are available to Canton Township residents.

These areas include parks maintained by the City of Canton and the Stark County Park District (Stark Parks).

Additionally, the school districts within Canton Township (Canton Local School District and Canton City School District) also have recreation facilities available for the Township residents. There are a number of other areas of parks and open spaces that are not owned or maintained by the entities mentioned above that are located within Canton Township (or in close proximity) that are accessible to the public.



Overall, there are approximately 350 acres of park and recreation facilities owned and maintained by local governmental agencies available for use by the residents of Canton Township. This total does not include facilities owned by private entities or property owned by the schools.

Although there appears to be adequate areas of parks and open space, according to the community survey, only 55% of the residents agreed or strongly agreed that there is a sufficient variety of park and recreation opportunities available for everyone within their family. Given this information, when planning for future parks and recreation facilities, the Township should consider incorporating features that can be enjoyed by persons of all ages and abilities.

As mentioned earlier, a resolution requesting Stark County be designated as an age-friendly community was passed. In addition to housing needs, the plan for an age-friendly community would also include the availability of park and recreation facilities and activities that engage persons of all ages.

When asked what Canton Township was lacking from the community survey, several respondents stated park space, fitness centers, bike lanes, walking trails and a community pool.



# Existing Park Inventory

Recently, Canton Township completed an upgrade at Faircrest Park. This project included the construction of a new picnic shelter with electricity and the addition of restrooms. Also projected for Faircrest Park is an Armed Forces Memorial and an amphitheater. With the closing of Walker Elementary, Canton Township is currently in negotiations with Canton Local Schools to purchase approximately six acres for the expansion of Canton Township Community Park for additional amenities. Currently, Canton Township has agreements with three Canton South youth sports organizations to use fields for baseball, softball and soccer. The chart below lists the Township’s park features.

The long term goals of the Township is to upgrade the playgroud equipment at Faircrest Park, address storm water drainage issues at both parks and host more community events.

At this time, the Public Works Department is focusing on completing the upgrades at Faircrest Park. Once completed, the department will focus on general upkeep and maintenance of both parks to provide safe recreation areas to be used by the public. While maintaining the existing facilities, the Township can develop a plan for the future of these parks and the potential to increase the number of parks owned by the Township.

Creating a plan for park upgrades and development for the future will help prioritize what projects to pursue and when the appropriate time is to begin these projects. The Township will need to ensure they have the appropriate funding available before they take on a project. There are a number of grants available geared towards recreation upgrades and development. The Township should actively seek and apply for these grants.

Canton Township Parks & Recreation Features			
Park Name	Acreage	Classification	Features
Canton Township Community Park	15	Community-wide	Soccer, Baseball and Softball Fields; Basketball Court; Walking Track; Playground; Pavillion
Faircrest Park	11	Community-wide	18-Hole Disc Golf Course; Walking Track; 2 Pavilions; Playground
Community Center		Community-wide	Event Rentals; Gymnasium
Total	26		

Source: Canton Township



Two public school districts fall within Canton Township, Canton Local Schools and Canton City Schools. The chart below details the type and number of facilities each school has available for recreational purposes. This chart only includes outdoor facilities which are located on the same or contiguous property as the school building. The chart did not take into account facilities on separate tracts of land owned by the school districts. Only a small portion of Canton Township residents fall within the Canton City School District; therefore, only the schools those students would be attending were included in the chart. At the time of the writing of this plan, the Canton Local School District was in the process of constructing a new middle school, converting the old middle school to the elementary school and demolishing the existing elementary school. All four schools were included in the count. It should also be noted that the new Canton South Middle School is located on the same tract of land as Canton South High School, which is why it does not appear to have any recreation facilities.

Canton Township Parks & Recreation and School Inventory									
Canton Local School District									
School	Football Field	Baseball Field	Softball Field	Soccer Field	Tennis Court	Basketball Court	Track	Volleyball Court	Play-ground
Walker Elementary		1				2			1
Faircrest Memorial Elementary		1							
Canton South Middle School									
Canton South High School	1	1			5		1		
Total Number of Facilities	1	3	0	0	5	2	1	0	1
Total Acres by Facility	1.5	5.4	0	0	0.8	0.12	4.3	0	0.06
Total Acres for Facilities	12.18								
Canton City School District									
School	Football Field	Baseball Field	Softball Field	Soccer Field	Tennis Court	Basketball Court	Track	Volleyball Court	Play-ground
Harter Elementary						1			1
Clarendon Leadership						1			1
Crenshaw Middle School	1						1		
McKinely Senior High School	4			1			1		
Total Number of Facilities	5	0	0	1	0	2	2	0	2
Total Acres by Facility	7.5	0	0	1.7	0	0.12	8.6	0	0.12
Total Acres for Facilities	18.04	Source: Canton Local Schools, Canton City Schools, Stark County Auditor							

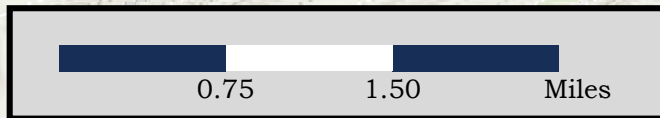
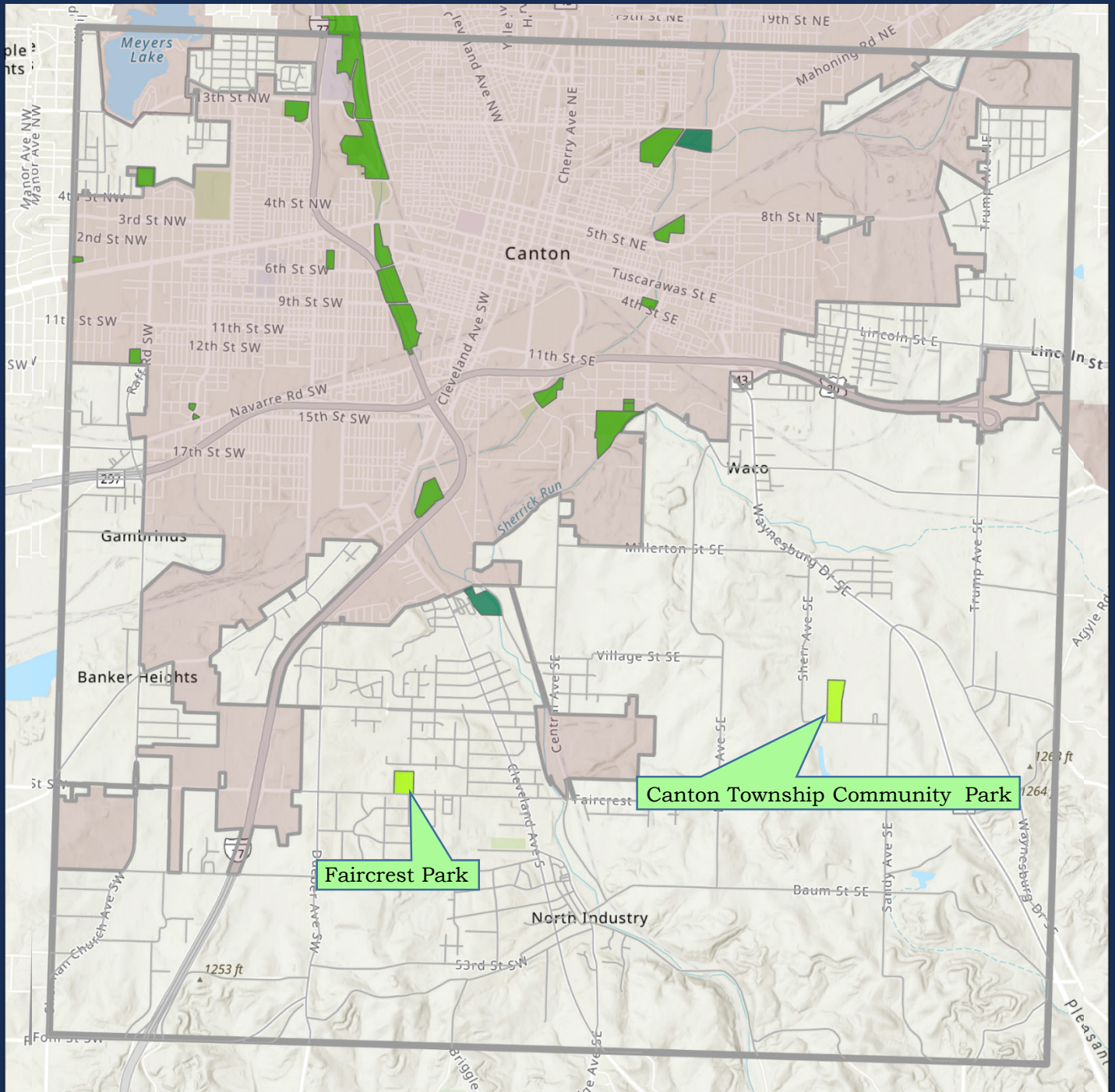
Source: Canton Local Schools, Canton City Schools, Stark County Auditor

<b>Recreation, Park and Open Space Standards and Guidelines</b>		
<i>Type of Recreation</i>	<i>Space Requirement</i>	<i>Service Radius</i>
Football Field	Minimum 1.5 acres	15-30 minutes travel time
Baseball Field	Official: 3.0 - 3.85 acres Little League: 1.2 acres	1/4 - 1/2 mile
Softball Field	1.5 - 2.0 acres	1/4 - 1/2 mile
Soccer Field	1.7 - 2.1 acres	1 - 2 miles
Tennis Court	Minimum 7,200 sq. ft. (single-court area)	1/4 - 1/2 mile
Basketball Court	2,400 - 3,036 sq. ft.	1/4 - 1/2 mile
Track	4.3 acres	15-30 minutes travel time
Volleyball Court	Minimum 4,000 sq. ft.	1/4 - 1/2 mile
Playground	2,500 sq. ft. - 1 acre	Less than 1/4 mile

Source: National Recreation and Park Association

The adjacent chart details the facility standards for recreation facilities, including how much land is needed for each type of activity based on information from the National Recreation and Park Association.

# Canton Township Parks and Recreation



Map created: 2022

Source: Stark County Regional Planning Commission

Canton Township Parks

Canton City Parks

Stark Parks

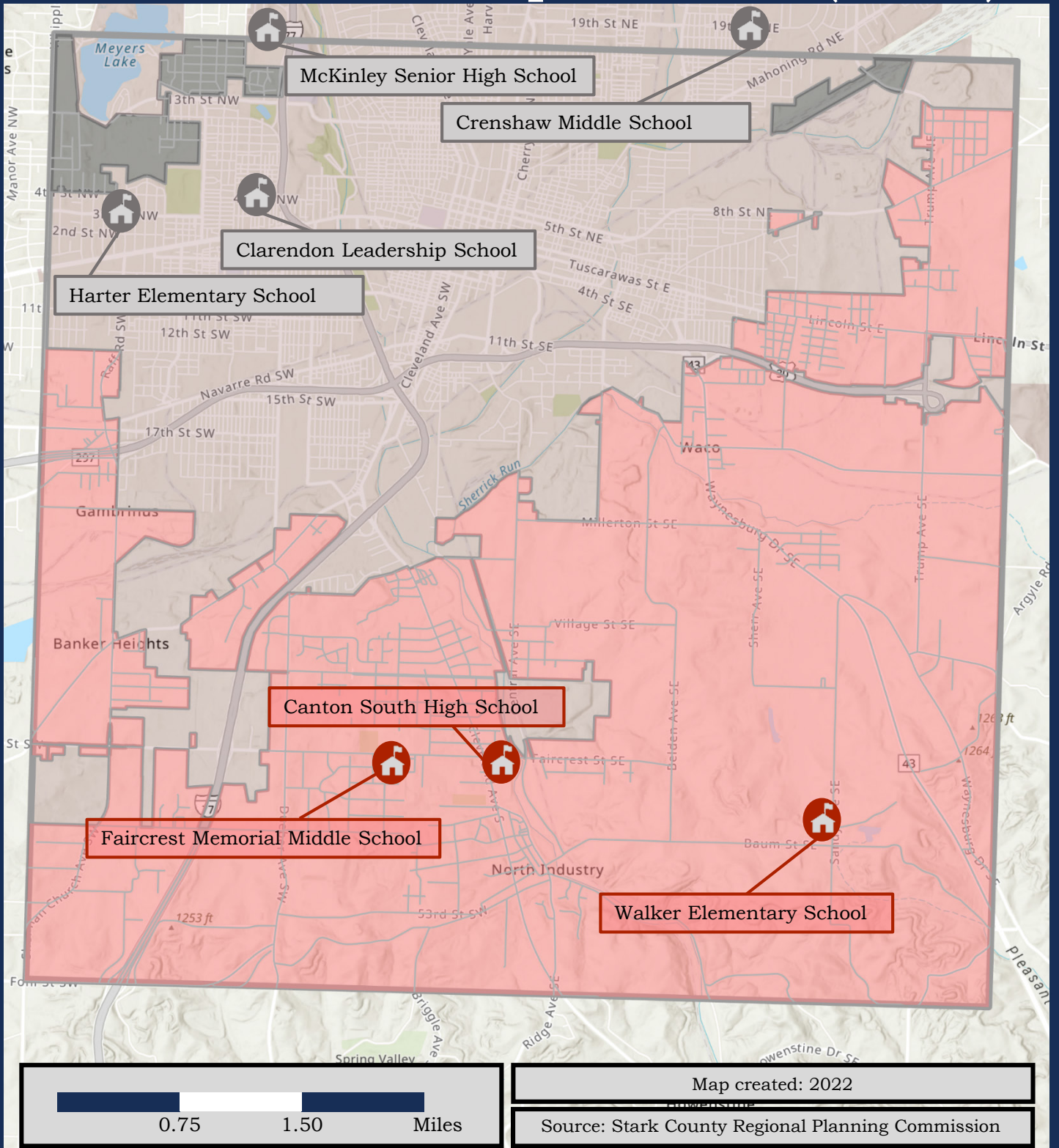
Description: Housing Density is the number of housing units per square mile. This data is from the 2020 census, calculating the number of housing units within each block group divided by its area.






STARK COUNTY  
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A Proud Family Community  
Established 1885



# Canton Township Schools (2021)



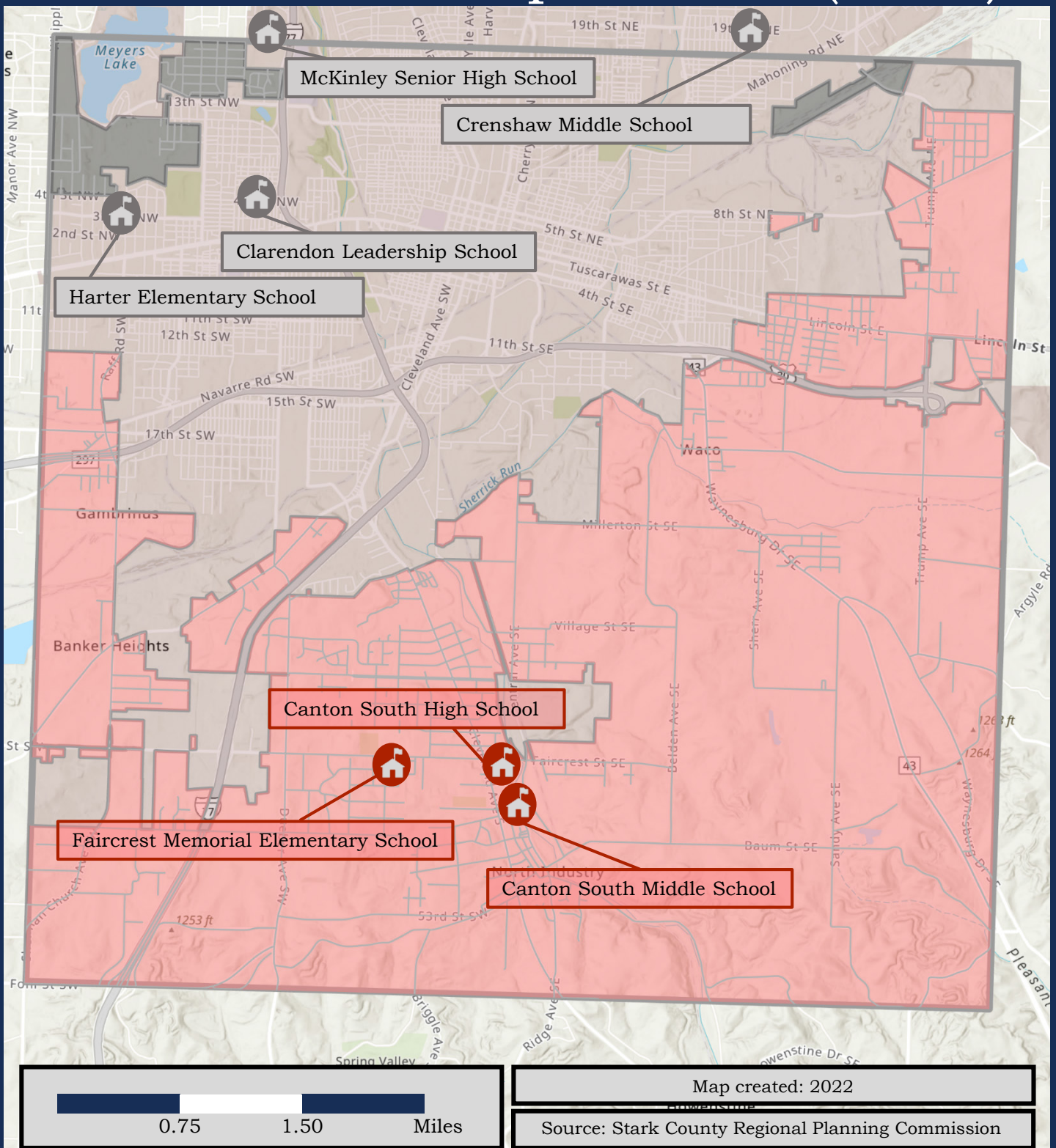
	 Canton Local School Location	 Canton Local School District
	 Canton City School Location	 Canton City School District

Description: There are two public school districts within Canton Township (Canton Local and Canton City).





# Canton Township Schools (2022)



Canton Local School Location



Canton City School Location



Canton Local School District



Canton City School District

Description: There are two public school districts within Canton Township (Canton Local and Canton City).





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## Additional Open Space Needs

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As mentioned previously in the Land Use and Zoning sections of the plan, the majority of the Township has developed as single-family agricultural and residential sites, and the minimum required lot sizes within the Rural Residential District is the minimum needed to support a septic system and does not necessarily fall within the definition of rural. Addressing this concern would help to preserve the rural character of the Township where appropriate, as well as preserve larger tracts of land for open space uses or conservation areas for the future.

Developing parks in the correct areas of the Township can help with natural resource and stream corridor protection; floodplain management; and aquifer recharge area protection. The floodplain and watershed maps provided on the following pages highlight where some of these areas are located.

There are approximately 1,400 acres of open space land identified within the Township. Some of these areas contain bodies of water, wetlands or other natural features that should be protected, and development around these areas should be done cautiously.

Although acquiring land for the development of parks is not a top priority of the Township, it is still wise to implement preservation initiatives to protect the environment, as well as the health, safety and welfare of the current and future Township residents.



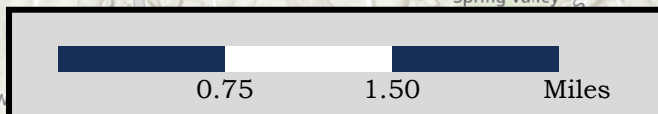
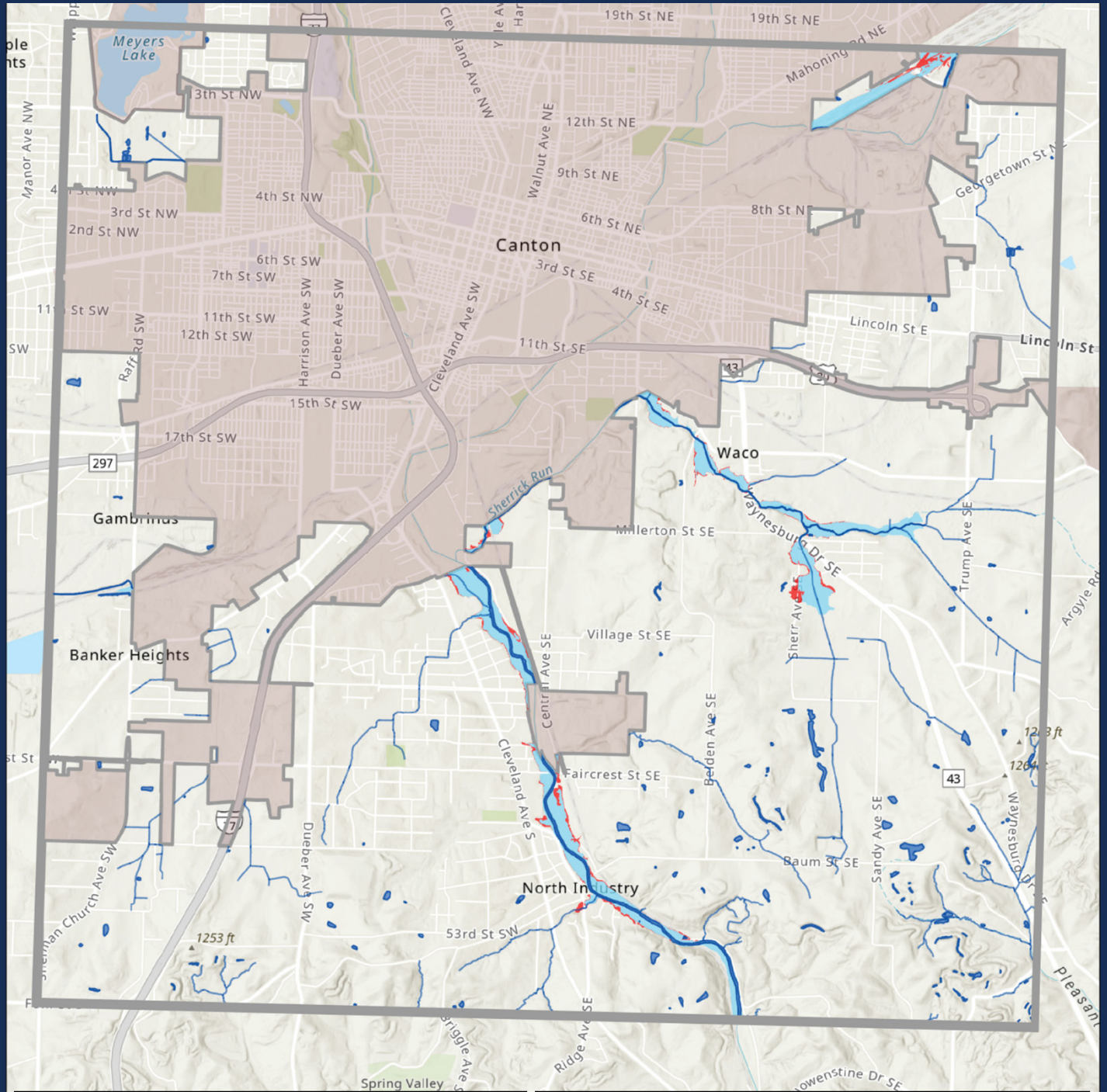
**Agricultural Land**



**Nimishillen Creek**



# Canton Township Floodplains



Map created: 2022

Source: ODNr, FEMA & US Fish and Wildlife Service

100-year Floodplain

500-year Floodplain

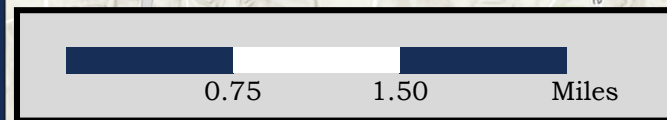
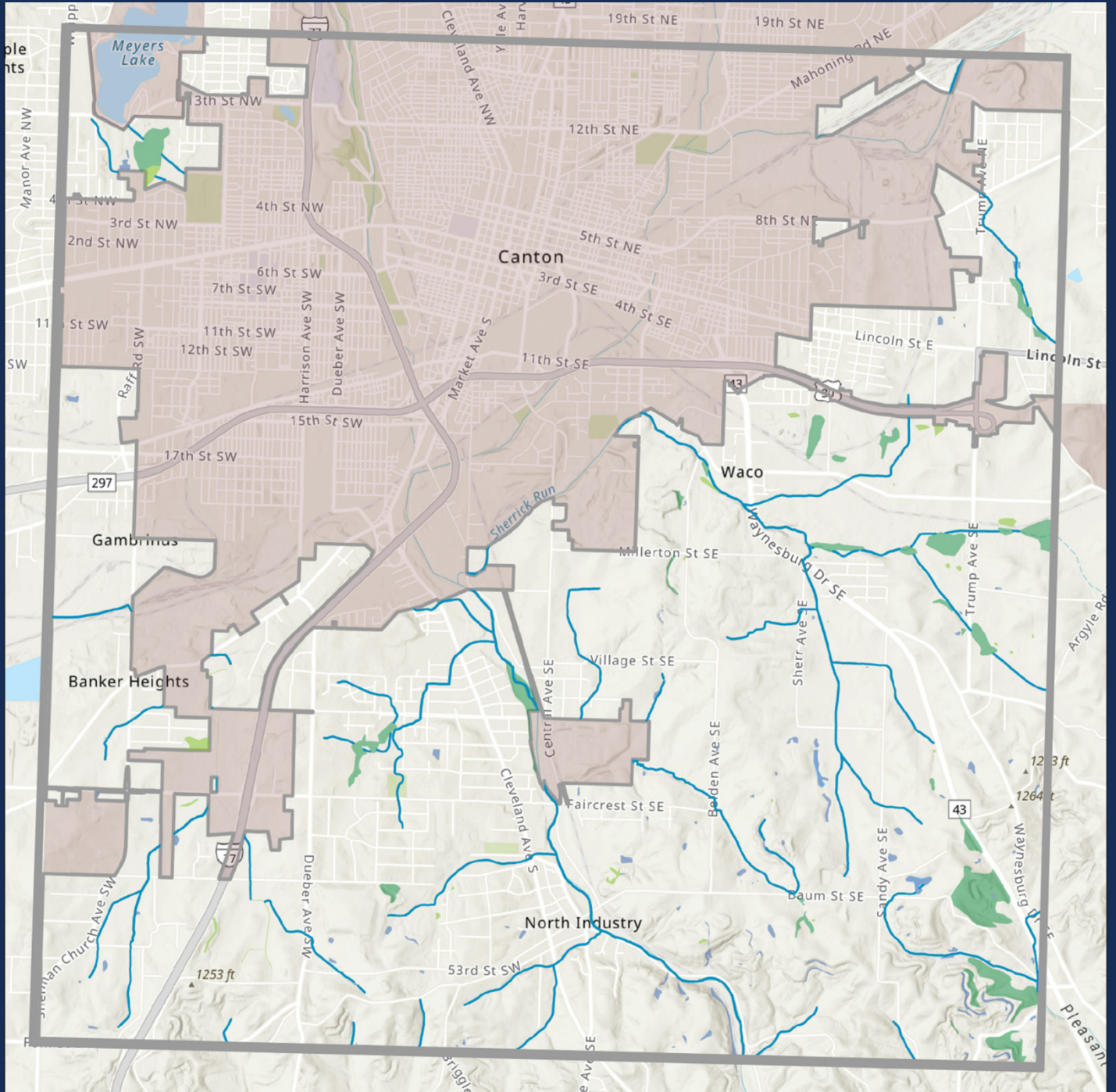
Rivers, Streams and Bodies of Water

Description: Floodplain data is a 100 or 500 year event of a partial or complete flood of normally dry land.





# Canton Township Wetlands



Map created: 2022

Source: ODNR, FEMA & US Fish and Wildlife Service



Description: Wetlands are areas where water is present, partially covers or is near the surface of the soil for varying periods of a year (including growing season).



# Transportation Planning

Canton Township currently maintains 98 miles of roadway, or 196 miles of combined road lanes. (This calculation is based on local roadways generally being two lanes.) Maintenance on these roadways include, patching; sweeping; crack sealing; snow and ice removal; and markings. The Public Works Department has a staff of seven full-time employees, two part-time employees, two seasonal employees and two seasonal snow plow drivers. Along with maintaining the Township roads, the department also provides routine inspections on all Township roads; keeps the roadways clear and removes debris; administers annual resurfacing, striping and crack sealing projects; mows road right-of-ways in rural areas; maintains and replaces street signs; maintains and upkeep 3 public works buildings, the Township Hall, a salt storage structure and park structures; mows 36 acres of Township owned property; inspects the parks and provides routine clean-up and trash removal; maintains the Township's storm water system; maintains the yard waste site; maintains flags and banners along Cleveland Avenue; handles zoning abatements; maintains a fleet of vehicles and equipment; manages the Township's fuel system; maintains Faircrest School Zone lights; maintains 1.9 miles of roadway for the Village of Meyers Lake; and maintains/replaces street signs for the Village of Meyers Lake.

The department's budget is approximately \$2.3 million, which equates to approximately \$23,570 per mile of roadway.

In 2021, the Township was able to resurface 7.39 miles of roadway. Should the Township continue to resurface approximately 7 miles of roadway annually, this would allow the Township to pave roads on a 14-year cycle.

The remaining balance of the roadways within Canton Township are maintained by either ODOT on state and federal highways, or the Stark County Engineer on county roads. It is recommended the Township and Engineer's Office collaborate on road projects that may be too costly for the Township to fund alone. Aside from the financial incentive, when applying for grants, agreements between multiple agencies also receive more points when being evaluated for potential funding. In 2021, Canton Township received a grant with the Engineer's Office for replacement of the Faircrest Street bridge.

The table below lists the Canton Township Transportation Planning Areas provided in the Moving Stark Forward 2050, Stark County's 2050 Transportation Plan prepared by the Stark County Area Transportation Study (SCATS).

Canton Township Transportation Planning Areas				
Name/Location of Project	Type of Work	Length (miles)	Cost (adjusted)	Completed by
Belden SE Bridge Replacement	Bridge Replacement	0.01	\$ 2,000,000.00	2030
Fohl at Dueber	Intersection Improvement	0.39	\$ 2,500,000.00	2030
Trump from 43 to New 30	2-lane Improvement	1.94	\$ 4,000,000.00	2040
Trump from Lincoln to 153	Widen to 4 Lanes	2.27	\$ 6,500,000.00	2040

Source: Stark County Area Transportation Study



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# Transportation Analysis

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There do not appear to be any major issues with Canton Township's roadway system. The following text highlights areas where the Township can focus their efforts for improvements in the future.

## **US 30/Trump/Lincoln/SR 172**

The US 30/Trump intersection has continued to be a top ranked high accident intersection for Stark County. The rerouting of the US 30 intersection has been a discussion for several years. The roadway improvements are needed to improve safety and reduce congestion. By rerouting the federal route, local traffic will no longer be exposed to through traffic and reduce the number of crashes. The annual average daily traffic (AADT) along US 30 between SR 43 and Trump and along Trump between US 30 and Lincoln/SR 172 is over 22,000 vehicles, and over 16,000 vehicles along Lincoln/SR 172 between Trump and the Township line to the east. By extending US 30 easterly to SR 44, the AADT should see a significant decrease in vehicles traveling along Trump and Lincoln/SR 172. Along with rerouting US 30, there are two other projects recommended for this area. This includes connecting the southern end of Trump to SR 43 and widening Trump to four lanes heading north to SR 153. This area also contains the Historic Lincoln Highway, which was the first transcontinental road for automobiles in the United States. Streetscaping along the corridor should be considered by the Township to highlight the historic route. Additionally, this area is the eastern most point of Canton Township and an ideal place for gateway improvements.

## **Whipple Avenue Corridor**

The Meyers Lake Plaza on the east side of Whipple between 12th and 18th has 10 access points onto the county road. This provides confusion for vehicles entering and exiting the site, and creates chaotic site circulation within the parking lot. As mentioned earlier in the Zoning and Development section of the plan, this plaza has many vacant units and should be a priority for commercial development. If development in the area does come to fruition, better access management standards should be put in place for this area. This can be accomplished through the site improvement plan review process and any roadway improvement projects proposed for the area. Further south on Whipple at the intersection of 4th, the county has plans to add turn lanes. This section of Whipple has an AADT of approximately 16,000 vehicles.

## **Cleveland Avenue Corridor**

Cleveland Avenue is another area where access management implementation can be improved. The state route is heavily traveled and contains multiple access points for the commercial areas between Mill and 53rd. Due to the small lot sizes, many of these access drives are relatively close to each other. There have been improvements made to the roadway in recent years; however, addressing the ingress and egress from the various businesses can be improved. This can be accomplished through the site improvement plan review process in collaboration with ODOT. The Moving Stark Forward 2050 outlines several projects within the City of Canton that involve streetscaping along many of their roadways, including Cleveland Avenue. Although these streetscaping efforts are further north from this section of Cleveland Avenue, the Township should consider streetscaping projects for the corridor. This stretch of Cleveland has an AADT of approximately 10,000 vehicles.

## Various Rural Roadways

The southern portion of Canton Township is less densely populated and more rural. When traveling through these areas there is less stop and go traffic, which results in vehicles traveling at higher speeds. With minimal police presence in the area, motorists are not inclined to practice caution when traveling through these areas. Traveling at a high speed not only puts other vehicles on the road at risk, but also increases the likelihood of hitting wildlife that may be inhabiting the area. According to statistics released by the Ohio State Highway Patrol, Stark County has the highest number of reported car crashes with deer in the state of Ohio. Additionally, some of the roadways servicing the more rural areas have low volume residential/agricultural drives accessing the roadway. Due to the nature of the uses, access management review may not be as intense; however, the Township should consider sight distance implications that could arise if development in the Township begins to spread to these rural areas.

## High Accident Intersections

The SCATS Department produces a list of high accident intersections for the County as a whole, and also by jurisdiction.

Of the top ten for Canton Township, only one intersection was also listed on the overall County's top ten list. The intersection of US 30/Trump and SR 172/ Lincoln was ranked third overall for the County. Improvements to this intersection and area are anticipated to be completed by 2045, according to the Moving Stark Forward 2050 plan.

The table below lists the top-ranked high accident intersection locations within the Township, as well as the number of crashes over a three year period.

The map on the next page illustrates the high traffic areas within Canton Township. These are based off of traffic count figures collected by the SCATS Department over the past several years. The data highlights the annual average daily traffic (AADT) for each roadway.

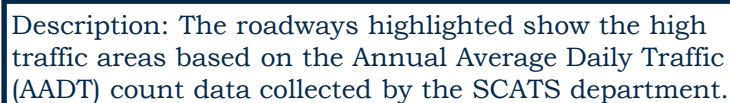
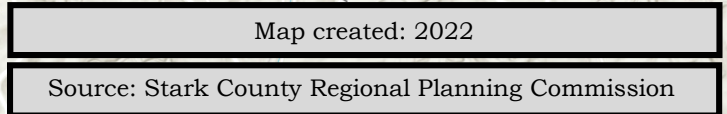
Top-Ranked Intersections					
Street	Intersecting Street	2019	2020	2021	3-year Total
US 30/Trump Ave. SE	SR 172/Lincoln St. E	22	18	26	66
4th St. NW	Whipple Ave. NW	12	9	13	34
SR 297/Raff Ave. SW	Southway St. SW	19	9	8	36
US 30	Raff Ave. SW ramps Eastbound	7	2	8	17
US 30	Raff Ave. SW ramps Westbound	1	2	11	14
Dueber Ave. SW	Faircrest St. SW	5	0	7	12
SR 800/Cleveland Ave. S	Faircrest St. SW	5	4	3	12
I-77	SR 800 /Cleveland Ave. S ramp Northbound	3	3	4	10
SR 800/Cleveland Ave. S	Ridge Ave. SW	2	2	4	8
SR 43/Waynesburg Dr. SE	17 <sup>th</sup> St. SE/Orchard View Dr. SE	4	2	5	11
*Denotes intersection listed on Stark County's Top 10 List					

Source: Stark County Area Transportation Study



This map of Canton, Ohio, illustrates the city's major transportation network and geographical features. Key elements include:

- Highways:** I-77 (red line) runs north-south through the center. US 30 (yellow line) runs east-west across the top. SR 800 (blue line) runs north-south on the eastern side. SR 43 (purple line) runs north-south on the western side.
- Neighborhoods:** Labeled areas include Canton, Faircrest, North Industry, Banker Heights, and Gambrinus.
- Water Features:** Meyers Lake is located in the northwest, and Sherrick Run flows through the central part of the city.
- Streets:** Numerous local streets are shown, including 1st through 13th St NW, 4th through 11th St SW, 15th St SW, 17th St SW, 19th St NE, 6th through 11th St NE, and various east-west streets like Lincoln St E and Village St SE.
- Topography:** Elevation contours are visible, with peaks labeled at 1253 ft and 1263 ft.





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# Capital Improvement Planning

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Capital improvement planning is utilized for short and long range planning for capital improvement projects and purchasing of expensive equipment needed for the Township's departments to operate efficiently and effectively. This process helps to provide a schedule and identifies what options for financing are available, or what grant opportunities should be applied for. Many capital improvement projects cannot be funded by the Township alone, requiring other funding sources from various entities. By having a plan in place, the Township can set a schedule based on funding availability and leverage funds to move forward with improvements throughout the Township.

Capital improvement planning is also needed when making purchases for expensive equipment that is needed to replace existing, outdated models, or increase the equipment inventory based on the needs of the Township. This process helps the township determine if a levy or bond is needed to help finance the purchase or what loans may need to be taken out. The following section discusses those capital improvement needs forecasted for the future.





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## Fire/Emergency Medical Services

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The Canton Township Fire Department was organized in 1929 as a reaction to insufficient service from the Canton City Fire Department. In 1926 a fire broke out on 49th Street SW and prior to responding, the Canton City Fire Department was verifying the Township was up to date on their payments for fire protection. This did not sit well with the Township residents. Three years later in 1929, a similar incident occurred at a fire on Ridge Avenue SW. This prompted a special town meeting, which resulted in the formation of the Canton Township Fire Department. Currently, Canton Township has three fire stations. Fire Station No. 1 is located at 210 38th Street SW. This building also serves as the Fire Department Administration Building and Canton Township Community Center. Fire Station No. 2 is located in the Waco area at 1655 Waynesburg Drive SE and Fire Station No. 3 is located in the Meyers Lake area at 3103 Parkway Street NW.

The Fire Department has 21 full-time employees and 19 part-time staff members. In recent years, the fire department has experienced a high number of turnover. The department has become a training ground for new hires who lack experience. Once the new recruits are provided training and gain experience, they leave within a year or two for a full-time job with another department. This leaves the Canton Township Fire Department struggling to maintain the necessary staffing levels to operate. Without a fully staffed department, the health and safety of the Township's residents is at risk. In addition to staffing issues, over the years the number of calls received and patients treated has increased.

**77%** *of the survey participants*  
**were satisfied or very satisfied with Fire and Medical Responses**

The past two years have also brought a number of challenges due to the COVID-19 pandemic. As the number of infected individuals continued to rise, the department, along with other fire departments and health care facilities across the county, had limited resources and had to quickly adapt to the "new normal." As the presence of the virus continues, the department has to be prepared for whatever situation may arise.

The department operates under an automatic mutual aid agreement with neighboring departments. In 2020, the department began utilizing the Stark County Sheriff's Office for dispatching services.

The Fire Department operates on an approximately \$3.2 million budget. Currently, there is a 4-mill levy that was approved in 2017 for five years, which generates \$1.27 million a year. On the November 2022 ballot, the Township proposed a 5.9-mill levy to replace the existing 4-mill levy. The levy did not pass by a small margin as only 49% of the voters voted for the levy.

The need for the increase in funding is to not only address the staffing issues mentioned earlier, but also to purchase the needed equipment. Over the next five years the department will need to replace three ambulances. A levy will be placed on the May 2023 ballot for funding to help support the needs of the department.

<b>Fire Department Staff</b>	
<i>Full-Time Staff</i>	<i># of Personnel</i>
Firefighter/Paramedic	16
Chief	1
Assistant Chief	1
Fire Prevention	1
Administrative Assistant	1
Mechanic	1
<b>Total</b>	<b>21</b>
<i>Part-Time Staff</i>	<i># of Personnel</i>
Firefighter/Paramedic	18
Aide	1
<b>Total</b>	<b>19</b>

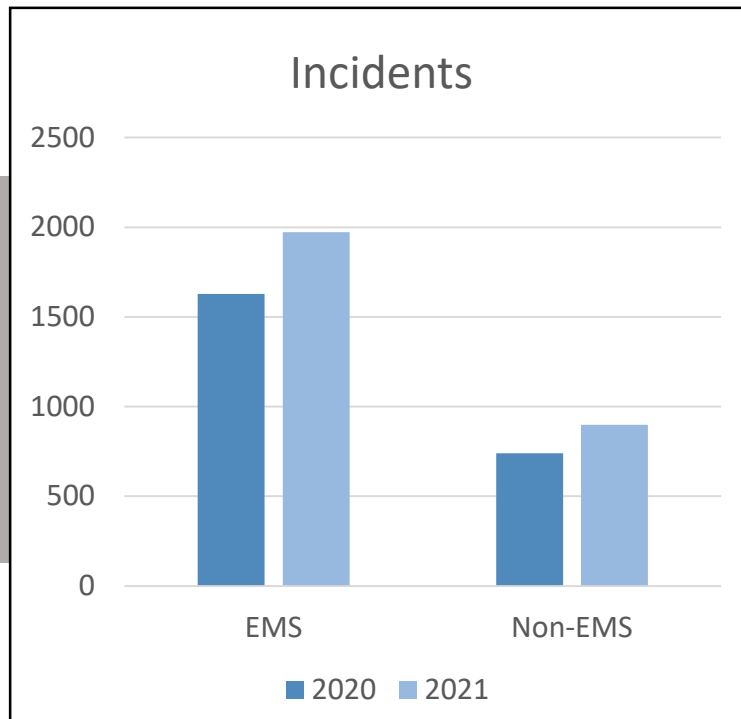
The adjacent table illustrates the breakdown of full-time and part-time staff members employed by the Canton Township Fire Department.

The table below is a list of the equipment currently owned by the Canton Township Fire Department.

Source: Canton Township

<b>Fire Department Equipment</b>	
<i>Year</i>	<i>Equipment</i>
2006	Fire Engine
2017	Fire Engine
2016	Ladder Truck (75 ft.)
2004	Tender
2002	Ambulance (back-up)
2014	Ambulance
2015	Ambulance
2015	Ambulance
2015	Grass Fire Truck
2001	Pontoon Boat
2011	SUV
2015	SUV
2017	SUV
2022	Pumper/Tender
	Portable Boat and Trailer
	Mobile Training Tower

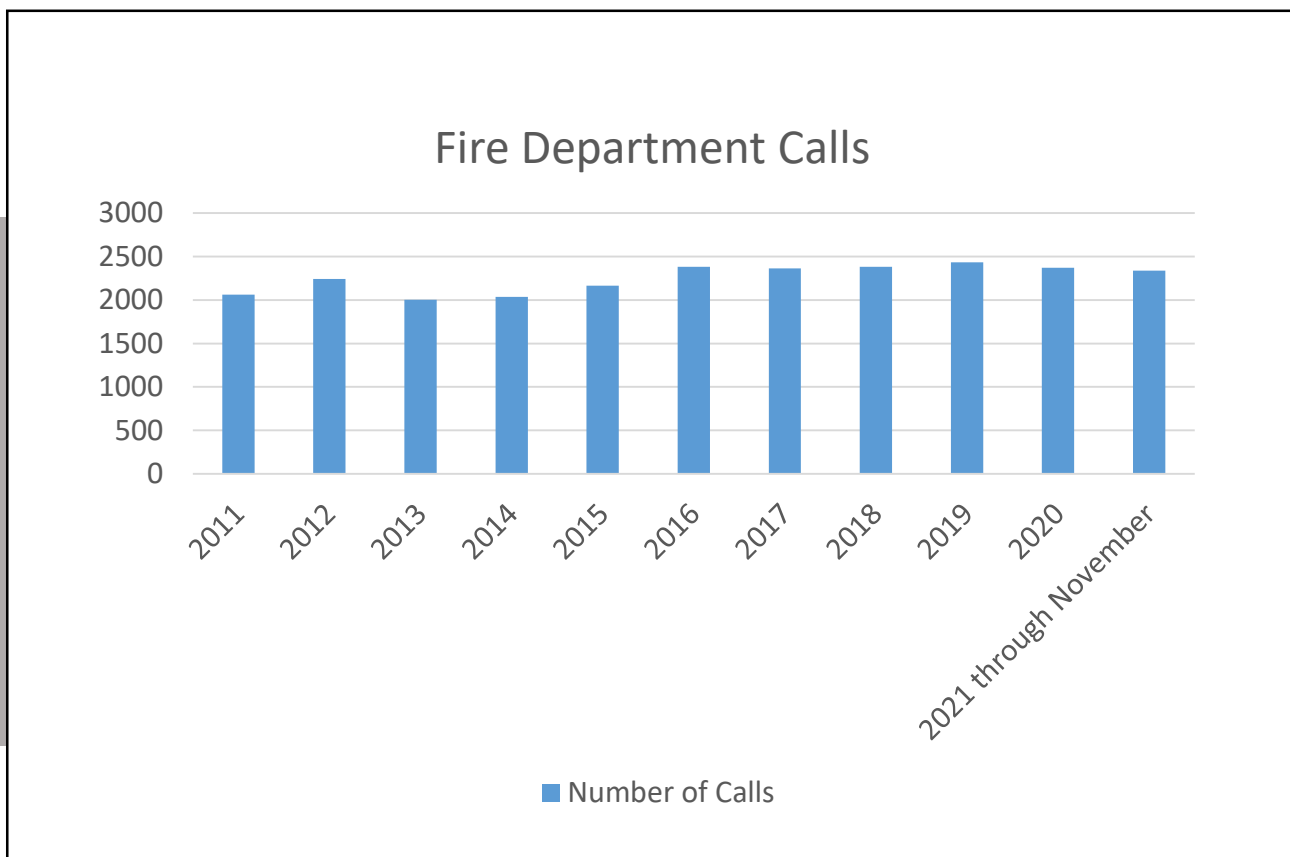




The adjacent graph illustrates the number of patient contacts during 2020 and 2021. This is not a reflection of total calls. Some incidents had multiple patients.

The graph below is the annual number of calls received by Canton Township Fire Department over the past 10 years. Please note 2021 figures are only through November.

**Source: Canton Township**







# Stark County Sheriff

The Stark County Sheriff's Office provides police coverage for the unincorporated areas of the County for jurisdictions that do not have a contract for a police force, or their own township police agency. Canton Township currently does not have a township police department or contract of services for police coverage and are patrolled by the Sheriff's Office, along with 13 other townships. Two of the townships (Lexington Township and Plain Township) have contracts with the Sheriff's Office to provide deputies and services exclusively for their townships. On average, the Sheriff's Office has four to five deputies per shift to patrol and provide law enforcement services for the remaining 11 townships, as well as provide assistance to smaller village and township police departments when called upon.

According to the community survey, 64% of the respondents stated that they agreed or strongly agreed that Canton Township was a safe place to live; however, many respondents also indicated that the increase in crime is a concern that is threatening the Township. Another challenge respondents expressed was the lack of police presence within the Township, or slow response times. When asked if they would consider voting for a levy to support an increased/dedicated Sheriff/police coverage within Canton Township, 68% of the survey participants responded yes, and 21% were not sure.

The table below displays the number of calls received by the Sheriff's Office for Canton Township based on the type of activity. Calls were grouped into 3 main categories: Accidents (vehicular), Traffic Violations (stops, road rage, reckless operation, etc.) and Incidents (theft, harassment, stalking, etc.). The Other category encompasses all other calls (animal control, mutual aid, follow-ups, etc.). Extra Patrol and Vacation Checks were left out of the Other category to show the increase in these services over the years.

Stark County Sheriff's Office Calls					
Activity	2017	2018	2019	2020	2021
Accidents	1,410	2,028	1,624	980	1,605
Traffic Violations	7,498	8,470	8,834	4,968	7,095
Incidents	27,379	29,956	29,982	28,089	30,949
Extra Patrol	444	92	212	147	541
Vacation Check	3,533	5,321	5,817	3,193	3,306
Other	11,537	13,443	15,151	15,520	15,692
<b>Total Calls</b>	<b>51,801</b>	<b>59,310</b>	<b>61,620</b>	<b>52,897</b>	<b>59,188</b>

Source: Stark County Sheriff's Office

From 2017-2019, there was increase in almost every activity, other than Extra Patrol. In 2020 almost every category saw a decline in number of calls received. This most likely can be attributed to the COVID-19 pandemic. After the virus was declared a pandemic by the World Health Organization in March of 2020, the Governor of Ohio issued a stay at home order. In response to this order, some businesses were forced to close, thousands of people were placed on unemployment and many people who were still able to work, worked from home. After the stay at home order was lifted, some businesses were not able to reopen, or reduced their hours of operation. This greatly reduced the number of vehicles on the roadway which can help explain the decrease in accidents and traffic violations. Additionally, travel bans were put in place, which can explain the decrease in the number of vacation checks requested. At this time, the effects of COVID-19 are still apparent; however, as we transition back to normalcy the Township is experiencing an elevated number of calls similar to pre-pandemic times.

The specific types of calls were lumped into general categories to display the number of calls received in an understandable format; however, there are a handful of specific activities that are worth pointing out. The number of calls for disturbances jumped from 134 in 2017 to 598 in 2021; identity theft went from 92 in 2017 to 364 in 2021; and suspicious activity increased from 679 in 2017 to 886 in 2021. There were some positive changes, burglaries decreased from 328 in 2017 to 180 in 2021; littering declined from 190 in 2017 to 97 in 2021; and theft shrank from 1,396 in 2017 to 1,011 in 2021.



Although the Township has seen a decrease in the number of calls in some areas, the overall volume of calls is still on the rise (other than in 2020). The Township has received extra patrol from the Sheriff's Office; however, having a dedicated police force will help to combat some of these violations and address the concerns of crime expressed by the residents. In the meantime, Township residents can be proactive to help reduce the level of crime by initiating neighborhood watch groups, which can be accomplished with help from the Stark County Prosecutor's Office and utilizing social media forums (such as Facebook and Nextdoor) to stay connected and help share information. Social media and cyber technology are quickly becoming prominent tools for crime intervention/prevention.

The Sheriff's Office provides dispatching and record keeping services; event speakers on various topics; and some grant-funded programming and services. The Sheriff's Office also provides School Resource Officers (SRO). There are 16 SROs for the school year servicing Stark County Schools. Canton Local Schools contracts with the Sheriff's Office for two of those officers.



# Storm Water Runoff Control

Stormwater runoff control is another important capital improvement need that the Township assists with. The National Pollutant Discharge Elimination System (NPDES) Phase II is a program required in Stark County by the Environmental Protection Agency in an attempt to protect our water supply. The small municipal separate storm sewer system (MS4) general permit requires development and implementation of a Storm Water Management Program (SWMP), which satisfies Ohio Revised Code Chapter 6111 Water Pollution Control and the Clean Water Act.

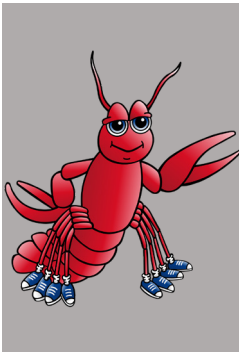
Canton Township has a Memorandum of Understanding (MOU) with the Stark Soil & Water Conservation District (SWCD) for technical assistance for a four year period to expire in April 2024. Through this MOU, SWCD will assist Canton Township with Minimum Control Measures (MCMs) identified in the MS4 and assist with reporting for the permit.

SCRPC is responsible for storm water education throughout Stark County on behalf of the Board of Stark County Commissioners. A Public Involvement/ Public Education (PIPE) Committee was established to meet the MCMs required for the County. Representatives from the cities, villages, townships and county are on this committee, including SWCD. At this time, there is not a representative for Canton Township (other than SWCD) participating on this committee. The Township should consider more involvement with this committee. The adjacent table features Clawd, the County’s storm water mascot with the six MCMs identified in the MS4.

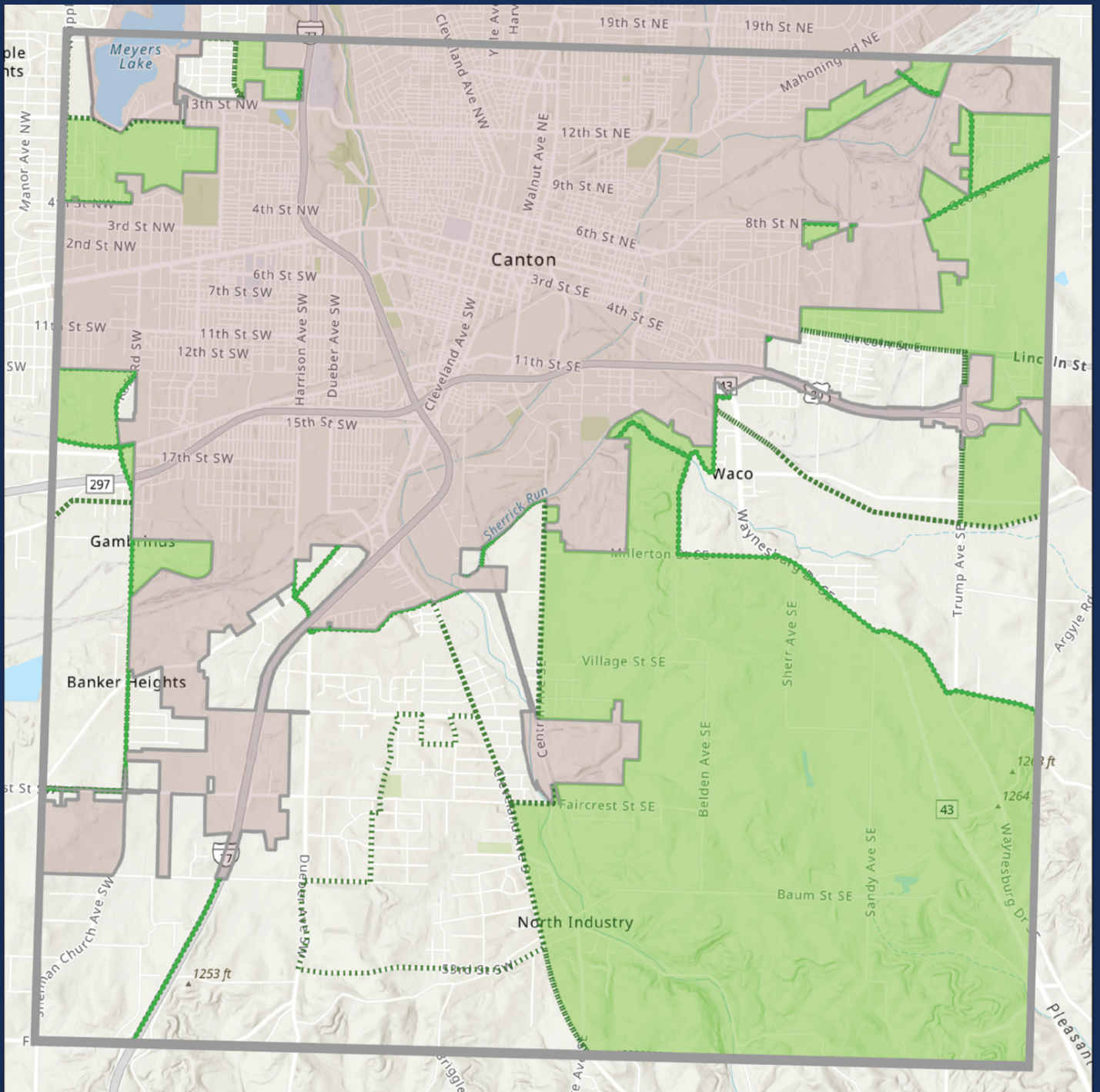
The Public Works Department allows residents to make service requests for piping and ditching needs. The property owner is responsible for the cost of these upgrades and these improvements are made at the discretion of the Public Works Director. Canton Township encourages clearing or regrading as an alternative to an enclosure, and discourages closing ditches and installing pipe where drainage is manageable without piping.

For larger projects, the Township should pursue grant funding through organizations like Ohio Public Works Commission (OPWC) and the Community Development Block Grant (CDBG) program.

An additional measure the Township can take would be establishing riparian setbacks to help mitigate flooding problems and reduce water pollution. Riparian setbacks create a buffer between bodies of water and structures to decrease the likelihood of creating drainage and flooding problems for neighboring properties. These areas help to keep the land in its natural state.

NPDES Small MS4 Minimum Control Measures	
	Public Education and Outreach
	Public Participation
	Illicit Discharge Detection and Elimination
	Management of Construction Site Runoff
	Management of Post Construction Site Runoff
	Good Housekeeping in Municipal Operations

# Canton Township Low-to-Moderate Income Areas



Map created: 2022

Source: US Dept. of Housing & Urban Development & SCRPC



100

## LMI Eligible Area

## Block Group Boundary

## Census Tract Boundary

Description: Low-to-Moderate Income (LMI) areas are determined by the percent (41.24% or more) of LMI persons living within a census block group.

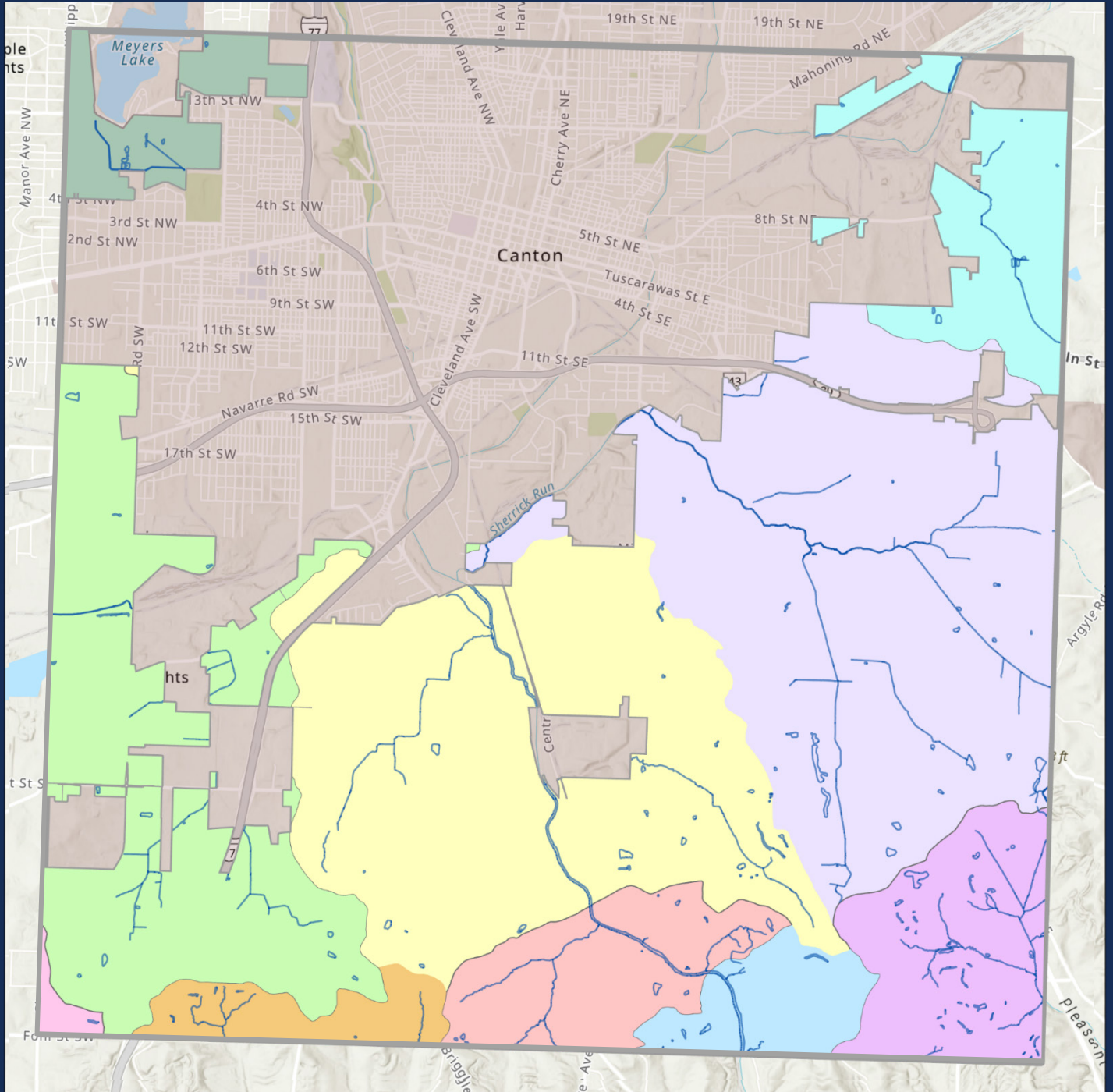


**STARK COUNTY  
REGIONAL PLANNING  
COMMISSION**





# Canton Township Watersheds



0.75 1.50 Miles

Map created: 2022

Source: ODNR, FEMA & US Fish and Wildlife Service



■ Bolivar Reservoir at Bolivar  
■ East Branch Nimishillen Creek at Mouth  
■ Nimishillen Creek above Sherrick Run  
■ Nimishillen Creek at GS below North Industry  
■ Nimishillen Creek at Mouth

■ Nimishillen Creek at North Industry  
■ Sandy Creek above Nimishillen Creek  
■ Sherrick Run  
■ Tuscarawas River above Sandy Creek  
■ West Branch Nimishillen Creek

Description: Watersheds delineate where surface water and storm water runoff drain to other bodies of water.





# Wastewater Treatment

The Stark County Metropolitan Sewer District contracts with the cities of Canton and Massillon to provide wastewater disposal for Canton Township. The majority of Canton Township utilizes the City of Canton to provide this service; however, there are four parcels at the intersection of Whipple Avenue SW and 13th Street SW in Canton Township that are serviced by the City of Massillon. Although the County does not have any wastewater treatment plants within the Township, they do have nine lift stations which are utilized to move water from lower elevations to higher elevations when gravity alone is not sufficient.

If an extension of sanitary sewers is proposed that requires an assessment, property owners are responsible for approximately 40-50% of the total cost of construction through a standard equation that uses the Engineering News construction index number to account for monthly construction cost changes. Currently there are four sewer projects proposed for Canton Township. Three of the projects will utilize funding from the American Rescue Plan Act (ARPA), which will not assess the property owners for the cost of construction, other than applying for their permit and installation of the sanitary lateral from their residence to the sewer service stub. The fourth project (Canton Township Hall) is also hoping to use ARPA funds to finance the project; however, the project is still in the early stages of planning.

Proposed Sewer Projects		
Location	Project	Description
Canton Township Hall	Sewer line extension and lift station	Construction of an approximately 700' distribution line and lift station to connect Township Hall to County's sewer system.
Meyers Lake	Improve lift station	Improve structure, install new pump controls and force main.
North Lincoln	Install new, and connect existing, sewers to the County's system	Install new sanitary sewers for approximately 80 homes and businesses. Project has been completed other than restoration and repaving.
Various Line Maintenance Projects	Repair and replacement of existing infrastructure throughout the Township	Replace and adjust manhole castings, seal manholes and perform sewer line repairs.

Source: Canton Township, Stark County Sanitary Engineer

The Stark County Metropolitan Sewer District also allows for the creation of petition areas. These are usually in neighborhoods where an individual wishes to investigate the possibility of installing a public sewer. The Sewer District investigates the potential for sewer, but the individual petitioner is responsible for convincing their neighbors to sign a Petition of Interest. If the petition contains signatures of 70% of the designated petition area, a neighborhood meeting is held to discuss the potential project including estimated assessment costs. A ballot is also sent to all participants in the petition area, and if 51% or more agree to proceed with the project, it is designed. After the design is complete, the Board of Commissioners holds a public hearing at which time property owners may send letters for or against the project. If the objections do not exceed 49% of the petition area, the project is installed.

The below table highlights the City of Canton's treatment capacity levels at their Water Reclamation Facility. Recent improvements in late 2017 allowed the City to increase their peak flow levels from 67 million gallons/day (mgd) to 88 mgd. This means that in times of peak flow, there is an increased availability to store and treat more wastewater before it overflows into local waterways. The average flow in 2021 was approximately 19 mgd; this is down from 34 mgd in 2011.

<b>Canton City Treatment Plant Daily Capacity Levels</b>	
<i>Type of Capacity</i>	<i>Per Day Capacity Levels</i>
Design Capacity for Average Flow	39 million gallons/day
Design Capacity for Peak Flow	88 million gallons/day
Average Flow (2021)	19 million gallons/day

Source: Canton City



Canton City Water Reclamation Facility, Source: Stark County Auditor

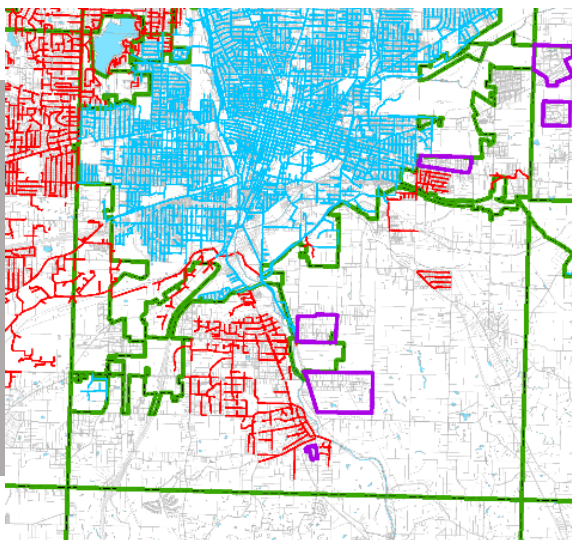
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# Home Sewage

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The Stark County Health Department oversees home sewage treatment (septic) systems, including inspections. The majority of Canton Township residents do not currently have access to sanitary sewer and utilize septic systems. The lack of sanitary availability within the Township was a concern indicated by participants within the community survey. Septic systems typically have a 15-20 year life span and generally fail because they are not well maintained. When these systems fail, they can cause wastewater to seep into drinking water sources, potentially creating a number of dangerous health conditions.

Problem areas are determined based on a number of factors including, soil type; year of system installation; lot size; and type of treatment system. The most common resolution methods include connecting to sanitary sewer or package treatment plants, or installing a new sewage treatment system.

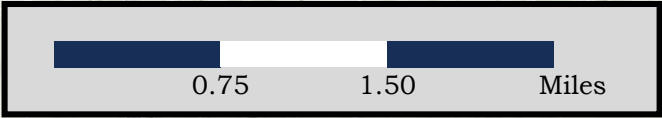
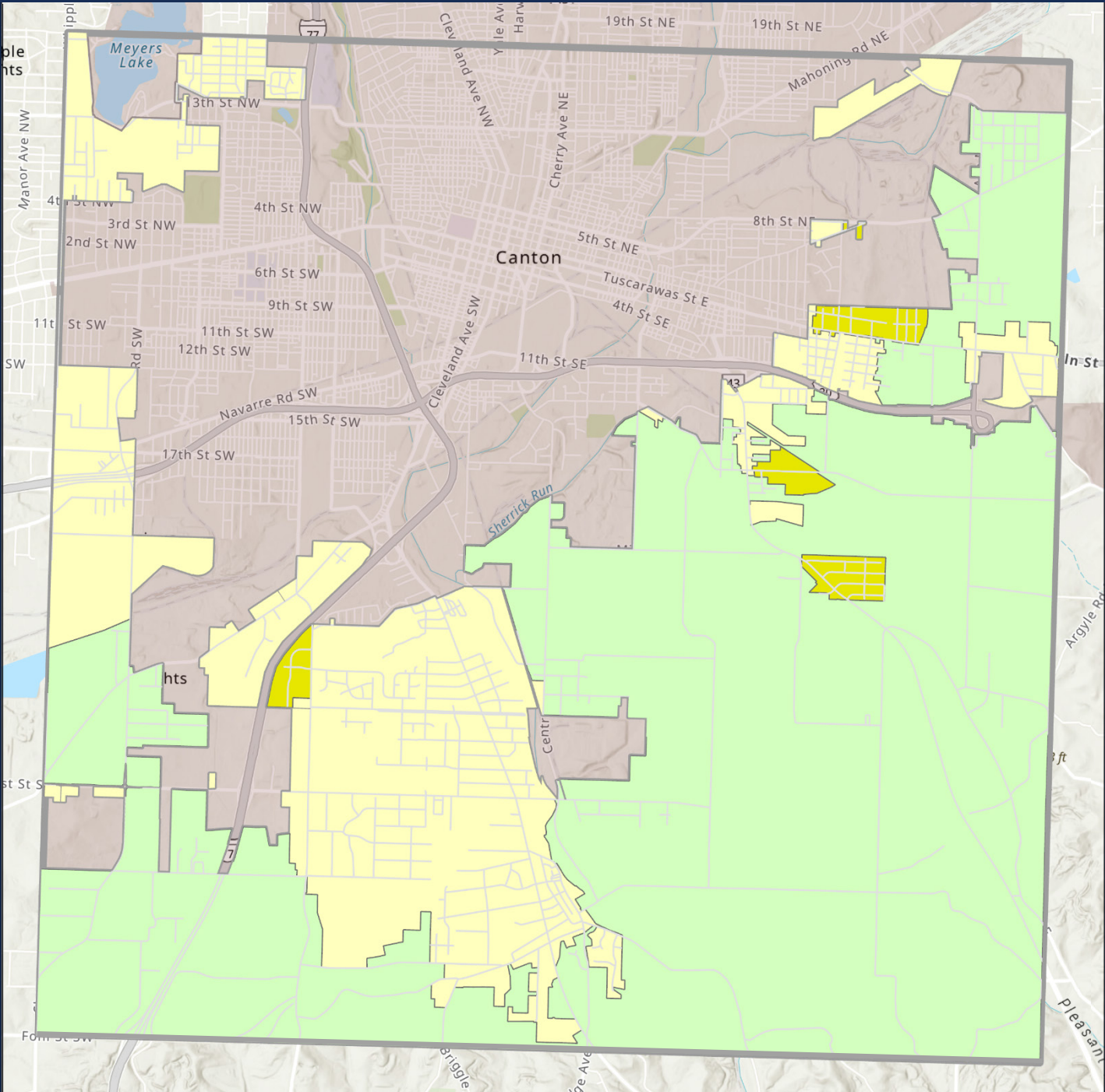


In 2016, the Northeast Ohio Four County Regional Planning and Development Organization (NEFCO) assisted in the creation of a report identifying priority areas for sanitary extension. NEFCO was designated by the Governor of Ohio under Section 208 of the federal Clean Water Act to perform area-wide wastewater planning. This report evaluated a number of factors, including known areas with high home sewage treatment system (HSTS) failures, housing density, soil suitability, surface water pollution potential, drinking water source and E. coli levels. Eleven areas were identified in the report, two of which were in Canton Township, Moreland Hills Allotment and Lincoln Street. Since the creation of the report, sanitary sewers have been installed in the both the Moreland Hills Allotment and along Lincoln Street. The map on the following page was created by NEFCO identifying the facility planning areas within Canton Township.

The adjacent illustration was provided by the Health Department which shows the locations of the existing sanitary sewers within Canton Township. Sanitary sewers within Canton Township are red and the sewer lines in Canton City are blue. The areas in purple highlight sections of the Township in which potential sanitary sewer connection is possible, or planned in the future. The Township should continue to focus on addressing problem areas and providing sanitary connections when possible. Funding from the OPWC, CDBG program and ARPA can help to finance these projects.





# Canton Township Facility Planning Area




Map created: 2022

Source: NE Ohio Four County Regional Planning & Development






Areas Served by Sanitary Sewer



Areas to be Served by Sanitary Sewer



Areas Served by Home Sewage or other Disposal System

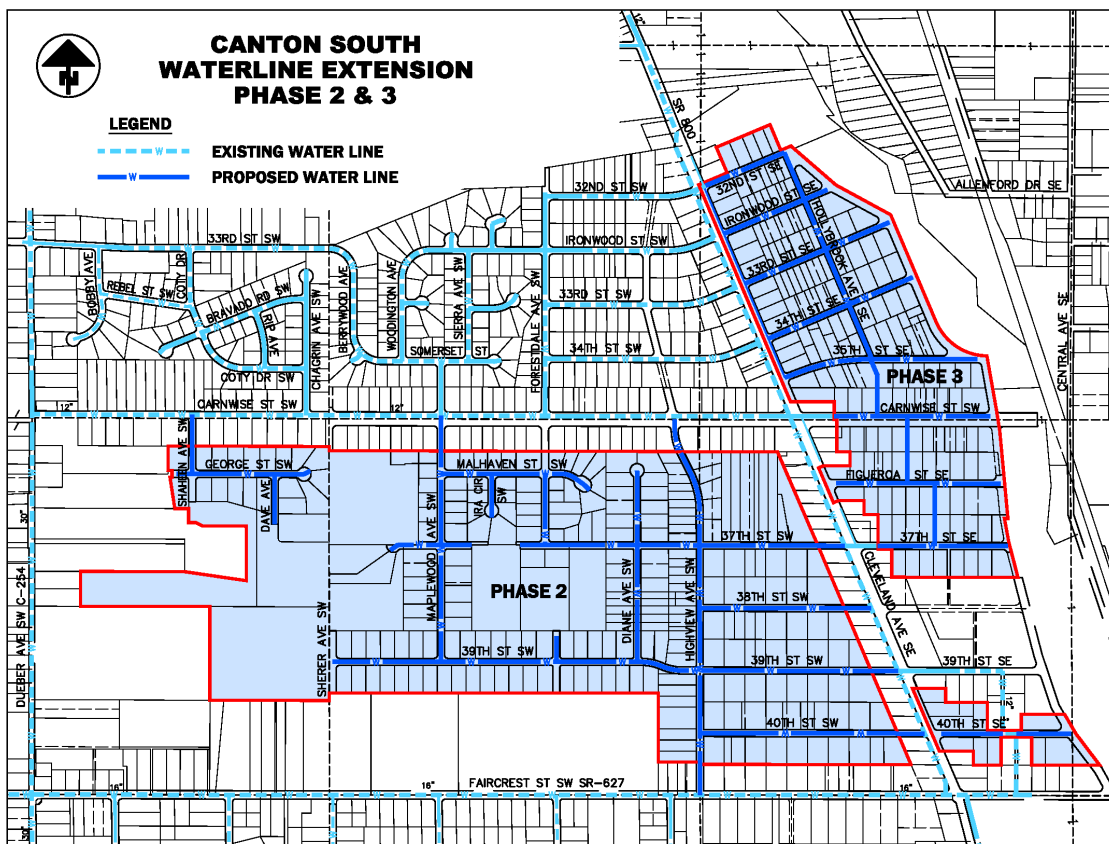
Description: Section 208 of the Clean Water Act sets forth requirements for water quality management.



# Drinking Water

Canton Township receives water from the City of Canton. The City of Canton has a rated capacity of 44 million gallons of water per day. The Canton City Water Department obtains its water from underground wells. There are three separate well fields that supply water to the City's three water treatment plants. The first is referred to as the Northeast Well Field, which is located in the northeast section of Canton City. The second is referred to as the Northwest Well Field, which is located in the northwest section of Canton City. The third is the Sugarcreek Well Field, which is located south of Navarre near SR 21 and SR 212. As a backup measure, the City also has nearly 30 million gallons of drinking water stored in enclosed reservoirs.

The City of Canton provides water to 2,425 parcels within the Township. Of those, 319 are for commercial or industrial sites and the remaining 2,106 parcels served are residential uses. At this time, the City of Canton is currently in the midst of extending water lines to the neighborhoods off of Cleveland Avenue. Phase I has already been completed and Phases II and III are nearing completion at the time of drafting this plan. The map below was provided by the Canton City Water Department which shows where these water lines are to be installed, which will connect an additional 426 properties to sanitary sewer.



Source: Canton City

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# Recycling and Trash Disposal

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According to the Ohio Environmental Protection Agency, Ohio disposed of nearly 18 million tons of waste in 2020. Over the past 10 years, this figure has hovered between 18-20 million tons annually. Studies show that roughly 80 percent of what Americans throw away is recyclable, yet Ohio's recycling rate for residential/commercial waste was only 30% as of 2020. This rate has remained relatively stable since 2010. As landfills are reaching capacity, additional measures should be applied to help further reduce the amount of materials reaching them.

Canton Township operates a recycling and yard waste drop-off site. The Township receives a grant to help fund the site from the Stark-Tuscarawas-Wayne Joint Solid Waste District. This funding is not enough to cover the full costs of operating the site. The Public Works Department incurs the expenses not covered, which include labor, fuel and repairs of equipment for the loading of the waste materials. These expenses are not tracked in a budgeted line item. The yard waste site is opened on Wednesday, Saturday and Sunday from 9:00am-7:00pm. In 2021, the yard waste site operated from April 1st through December 31st. Over the 9 month period, 318 loaded dumpsters containing 1,590 tons of material were transported to Bull Country Compost in Tuscarawas County. The recycling center is opened seven days a week from dawn to dusk. The recycling totals from 2021 were 122.96 tons of paper and 76.06 tons of co-mingled (plastic, glass and metal) material.





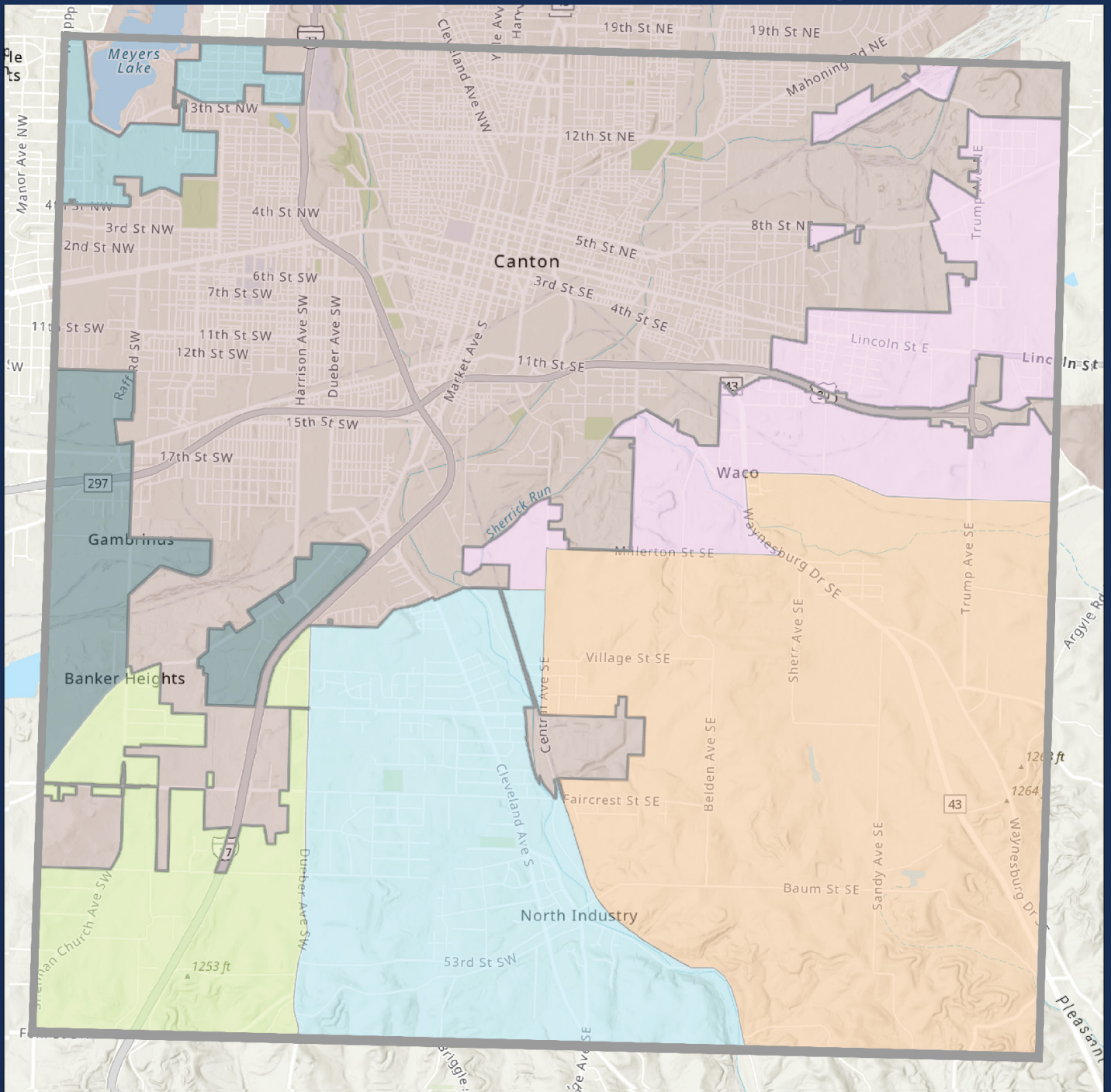
# Overall Plan Recommendations

Sustainable development means “meeting the needs of the present without compromising the ability of future generations to meet their own needs” (Brundlandt World Commission Report on Environment and Development, 1987). Sustainability can be broken down into three broad categories: economic, environment and social equity. It takes an equal balance of all three for a community to establish a truly sustainable framework. Listed below are just a few common zoning and development practices that many communities currently utilize to achieve sustainability. As the Township looks to the future, implementing these policies where feasible will help develop a more vibrant, successful and sustainable community for many years to follow.

Canton Township contains a variety of different land uses and development areas. Some areas are indistinguishable from the City of Canton. Others are rural and relatively undeveloped. This plan recommends the Township focus land use strategies through the use of different Planning Areas. One blanket approach to land use planning will not be able to accommodate the unique situations of each Policy Area. Fine-tuning sustainable policy decisions and land use planning based on the unique situations in each Planning Area will result in a better overall plan approach. The following map shows the Planning Areas for the recommendations which follow.

Principle	Description	Implementation
Mixed-use Development	Combination of compatible land uses to allow people to live, work and play within a walkable area	Create mixed-use zoning district for appropriate areas such as Fulton/Hills & Dales corridor, Whipple and Cleveland Avenues
Site Design	Design elements and beautification efforts to improve attractiveness of an area	Add landscaping and other site design requirements for all new development
Pedestrian-orientation	Development that takes non-motorists into consideration	Modify regulations to reduce setback requirements; promote rear/side-yard parking; require pedestrian paths in new allotments
Housing Diversity	Housing options for all ages, incomes and abilities	Increase elderly housing options; promote inclusionary zoning and mixed-use; increase density
Water Management	Stormwater runoff control and conservation	Undertake "green" stormwater infrastructure projects on all township-owned properties
Renewable Energy	Energy sources that are not reliant on natural resources	Promote renewal energy usage in all renovations/new constructions; explore options for more eco-friendly vehicles in the replacement schedule

# Canton Township Planning Areas



0.75 1.50 Miles

Map created: 2022

Source: Stark County Regional Planning Commission



Northeast Planning Area  
 Northwest Planning Area  
 Southwest Planning Area  
 Southeast Planning Area  
 West Planning Area

Central Planning Area  
 Southwest Planning Area  
 West Planning Area

Description: Planning Areas are determined by location and based on land use strategies.



**STARK COUNTY  
REGIONAL PLANNING  
COMMISSION**



## **Northeast Planning Area:**

### **Boundary:**

This planning area is bounded by the City of Canton to the north and west; Millerton, 17th and Orchard View to the south; and Osnaburg Township to the east.

### **Existing Conditions:**

- Bisected by the City of Canton/US 30
- Generally industrial and commercial uses along the western boundary with Canton City
- Older residential neighborhoods, some without sanitary sewer
- Contains Fire Station No. 2
- Areas north of Lincoln is within LMI eligible area, as well as the area south of Lincoln, west of Trump
- Entire area is within an Enterprise Zone
- Almost entire area is an eligible, non-designated Opportunity Zone

### **Priority Planning Issues:**

- Lack of sanitary sewer, residential neighborhood identified as a problem area in 208 plan
- Threat of annexation for industrial properties on the periphery and US 30
- Development/extension of US 30
- Substandard lot sizes
- Blighted properties
- Historic Lincoln Highway

### **Planning Strategies and Development Policies:**

- Increase code enforcement efforts and encourage property owners to apply for funding through the County for housing rehabilitation (if qualified)
- Consider utilizing the programs offered by the Stark County Land Reutilization Corporation for tax delinquent properties
- Pursue state and federal funding to extend sanitary sewer to existing lots with failing septic systems, or lots too small to support a septic system

- Encourage businesses to invest in the area by working with the Stark Economic Development Board
- Explore the options to execute a Joint Economic Development District (JEDD) or a Cooperative Economic Development Agreement (CEDA) with the City of Canton to reduce the threat of annexation
- Pursue streetscaping efforts along the Historic Lincoln Highway and beautification efforts for Canton Township gateways

### **Zoning Recommendation:**

The majority of the planning area is built out, and most areas of vacant land are lots too small to support a septic system and do not currently meet the minimum lot size requirement for the R-R and R-1 districts in which they are located. There are number of businesses located along Lincoln; however, the commercial corridor does not extend the entire length of the roadway. The Township should consider increasing the businesses district along the entire length of the roadway, or possibly create an overlay district for this area.

## **Northwest Planning Area:**

### **Boundary:**

This planning area is generally bounded by the Village of Meyers Lake and Plain Township to the north; Canton City to the south and east; and Perry Township to the west.

### **Existing Conditions:**

- Commercial district north of 12th, east side of Whipple
- Commercial corridor along 12th between Whipple and Bausher
- Residential properties south of 12th
- An island, completely separated from the balance of Canton Township



- Contains Fire Station No. 3
- Area south of 12th is within an LMI eligible area
- Entire area is a designated Opportunity Zone

**Priority Planning Issues:**

- Loss of Canton Township identity in this area
- Underutilized shopping plaza
- Vulnerable to annexations
- Development of Professional Football Hall of Fame

**Planning Strategies and Development Policies:**

- Incorporate more Canton Township signage and gateway features to further identify the Township boundaries
- Focus on the redevelopment of shopping plaza including, attracting additional tenants, implementing access management standards, encouraging façade updates and instituting community events
- Encourage property owners to apply for funding through the County for housing rehabilitation (if qualified)
- Encourage businesses to invest in the area by working with the Stark Economic Development Board
- Monitor the expansion of the Hall of Fame Village development to the north and respond appropriately to protect adjacent residential developments

**Zoning Recommendation:**

The majority of this policy area is already built out. There are only a handful of vacant tracts which exist in the area. The majority of the residential area is zoned R-R; however, there are a number of two- and multi-family dwelling within this area, most likely operating as legal nonconforming uses.

Rezoning this area to an R-3 or R-4 district, or instituting a PUD to account for the commercial corridor along Whipple and 12th Street may help to provide a better mix of housing and development options and reflect the existing developments.

**Southeast Planning Area:**

**Boundary:**

The planning area is generally bounded by Millerton, 17th and Orchard View to the north; Pike Township to the south; Central Avenue and the Nimishillen Creek to the east; and Osnaburg Township to the west.

**Existing Conditions:**

- Small commercial corridor along Waynesburg between 24th and Amford
- Industrial district along Nimishillen Creek
- Mostly single-family agricultural/residential developments
- Small number of properties have access to sanitary sewer
- Blighted properties
- Contains Canton Township Community Park and former Walker Elementary School
- Entire area is an LMI eligible area
- Entire area is an Enterprise Zone
- Small portion south of 17th/Orchard View, east of Waynesburg is an eligible, non-designated Opportunity Zone

**Priority Planning Issues:**

- Lack of sanitary sewer, residential neighborhood identified as a problem area in 208 plan
- Substandard lot sizes within Moreland Allotment
- Blighted properties
- Protection of waterways

#### Planning Strategies and Development Policies:

- Increase code enforcement efforts and encourage property owners to apply for funding through the County for housing rehabilitation (if qualified)
- Consider utilizing the programs offered by the Stark County Land Reutilization Corporation for tax delinquent properties
- Pursue state and federal funding to extend sanitary sewer to existing lots with failing septic systems, or lots too small to support a septic system
- Preserve the rural character of the area
- Protect the waterways through implementation of riparian setbacks

#### Zoning Recommendation:

The zoning schemes in place generally reflect the land uses within the area. There is a section of industrially zoned land that is adjacent to the Nimishillen Creek. In order to avoid a development that could be detrimental to the creek, the Township should look to reclassify this land as Rural Residential. Additionally, the Township should consider implementing riparian setback requirements to further protect the waterway.

#### Central Planning Area:

##### Boundary:

This planning area is generally bounded by the City of Canton to the north; Pike Township to the south; Central Avenue and the Nimishillen Creek to the east; and Dueber to the west.

##### Existing Conditions:

- Denser single-family residential neighborhoods at the north end with water and sanitary sewer available, transitioning to rural developments without infrastructure in place
- Commercial corridor along Cleveland

- Industrial district along Nimishillen Creek
- Mostly single-family developments
- Underutilized shopping plaza
- Blighted properties within North Industry area
- Contains Canton Township Hall, Canton Township Community Center, Faircrest Park, Canton South High School, Canton South Middle School, Faircrest Memorial Elementary School and Fire Station No. 1
- Entire area is an Enterprise Zone

#### Priority Planning Issues:

- Emphasis on central focal point or community hub on Township property
- Expansion of sanitary sewer and water
- Increase length and depth of the commercial corridor along Cleveland

#### Planning Strategies and Development Policies:

- Increase code enforcement efforts and encourage property owners to apply for funding through the county for housing rehabilitation (if qualified)
- Consider utilizing the programs offered by the Stark County Land Reutilization Corporation for tax delinquent properties
- Pursue state and federal funding to extend sanitary sewer and water to appropriate areas when possible
- Proactively account for the development of the commercial corridor by putting zoning schemes in place that will both allow business to develop and protect the adjacent residential uses
- Focus on the redevelopment of shopping plaza including, attracting additional tenants, encouraging façade updates and instituting community events
- Preserve the rural character of the area to the south
- Protect the waterways through implementation of riparian setbacks

#### Zoning Recommendation:

The zoning schemes in place generally reflect the land uses within the area; however, a variety of residential districts should be considered in this area to promote a better variety of housing options. Additionally, the rural landscape further south should be protected. The commercial corridor along Cleveland has had a number of proposed zoning reclassifications. Considerations to expand the corridor should be taken, whether it is through the expansion of the commercial corridor, an overlay district or a PUD. There is a section of industrially zoned land that is adjacent to the Nimishillen Creek. In order to avoid a development that could be detrimental to the creek, the Township should look to reclassify this land as Rural Residential. Additionally, the Township should consider implementing riparian setback requirements to further protect the waterway.

#### **Southwest Planning Area:**

##### Boundary:

This planning area is generally bounded by the City of Canton to the north; Pike Township to the south; Dueber to the east; and Shepler Church to the west.

##### Existing Conditions:

- Mostly single-family agricultural/residential developments
- Lack of sewer and water
- Experiencing annexations along I-77 corridor
- Entire area is an Enterprise Zone

##### Priority Planning Issues:

- Preservation of rural character of the area
- Threat of annexation for industrial properties near I-77/Faircrest interchange
- Potential location for Canton Township gateway

#### Planning Strategies and Development Policies:

- Increase code enforcement efforts and encourage property owners to apply for funding through the County for housing rehabilitation (if qualified)
- Consider utilizing the programs offered by the Stark County Land Reutilization Corporation for tax delinquent properties
- Explore the options to execute a Joint Economic Development District (JEDD) or a Cooperative Economic Development Agreement (CEDA) with the City of Canton to reduce the threat of annexation along I-77 and Faircrest
- Attract developers for commercial developments along the I-77/Faircrest interchange
- Preserve the rural character of the area to the south
- Promote Canton Township through gateway features at I-77/Faircrest interchange to provide distinction from Canton City

#### Zoning Recommendation:

The zoning schemes in place generally reflect the land uses within the area; however, there are a few properties that are zoned for business use, but surrounded by the Rural Residential District. These areas are on Dueber, Shepler Church and Fohl. If the Township is interested in allowing commercial development along these roadways, a zoning scheme should be put in place to transition to the business district, rather than have spot zoning throughout the area.

#### **West Planning Area:**

##### Boundary:

This planning area is generally bounded by the City of Canton to the north and east; Shepler Church to the south; and Perry Township to the west.



#### Existing Conditions:

- Mostly business and industrial uses
- Older allotments with residential dwellings located in or adjacent to industrially zoned areas
- Experiencing annexations
- Entire area is an Enterprise Zone
- Contains the only Community Reinvestment Area within the Township north of Southway
- Area north of Southway is within an LMI eligible area, as well as the area east of Gambrinus

#### Priority Planning Issues:

- Protection of residential dwellings adjacent to industrial uses
- Threat of annexation for industrial properties

#### Planning Strategies and Development Policies:

- Consider utilizing the programs offered by the Stark County Land Reutilization Corporation for tax delinquent properties
- Explore the options to execute a Joint Economic Development District (JEDD) or a Cooperative Economic Development Agreement (CEDA) with the City of Canton to reduce the threat of annexation
- Monitor industrial uses within the area to ensure they are not causing further detriment to the adjacent residential uses

#### Zoning Recommendation:

The zoning schemes in place generally reflect the land uses within the area; however, there is a small area zoned for residential uses. There are approximately 17 acres zoned R-2 on the south side of US 30 and 1 acre zoned R-2 on the north side of US 30. The 17 acres to the south is an older allotment with some existing residential developments.

The zoning for the area fits the uses within the district at this time; however, it does appear as though the adjacent Marathon Petroleum Company is actively pursuing the purchase of these lots when they become available. If these tracts are obtained by the company, rezoning the area to an industrial use would be a better fit for the area due to the surrounding uses in Canton Township and neighboring Canton City and Perry Township. There is also an approximately 30 acre area classified as Rural Residential. This is completely within the US 30 and SR 297 right-of-ways, and was likely not addressed when a previous zone change took place after the construction of US 30. The Township should consider updating the zoning map to address these oddities to avoid any confusion with the zoning map.

