

ZONING DEPARTMENT

2023 ANNUAL REPORT

PLAIN TOWNSHIP



ZONING DIRECTOR

Thomas Ferrara

Zoning, Planning and Development Department Plain Township, Canton Ohio

Zoning Department Vision

In our capacity as Planning and Zoning Department staff, we are committed to providing the Township Board of Trustees, the Board of Zoning Commission, and the Board of Zoning Appeals, with professional assistance so that together we may work towards the vision created in the township Master Plan. As staff, we see ourselves as the facilitators between the many various stakeholders within the Township and strive to develop consensus on the multitude of land use issues that come before the Township. As always, our goal is to provide for the health, safety, and general welfare of the community. We take this obligation seriously and strive to accomplish this goal in every facet of our department's actions.

Introduction

The Planning and Zoning Department provides a variety of services to preserve and enhance the uniquely high quality of life offered to those who live or work in **Plain Township**. These departments are responsible for the Township's current land use and development issues, long-range planning strategies, and enforcement of regulations. They serve as support staff to the Board of Trustees, the Board of Zoning Commission, and the Board of Zoning Appeals.

Department activities are generally divided into three segments: Current Planning, Long-Range Planning and Code Enforcement. Current Planning activities include Site Plan Review, the processing of Land Divisions, and the processing of the Board of Zoning Appeal applications. Long-Range Planning activities include directing the orderly development and growth of the community by overseeing implementation of the Township's "Master Plan", preparation of sub-area or neighborhood plans, overseeing the creation and adoption of new ordinances, and conducting enforcement efforts for most of the Township ordinances.

We are committed to maintaining a high quality of life in Plain Township. While ensuring fair and consistent application of Township Regulations, the Department provides the public with the necessary technical assistance and professional expertise to ensure safe and orderly neighborhoods and businesses.

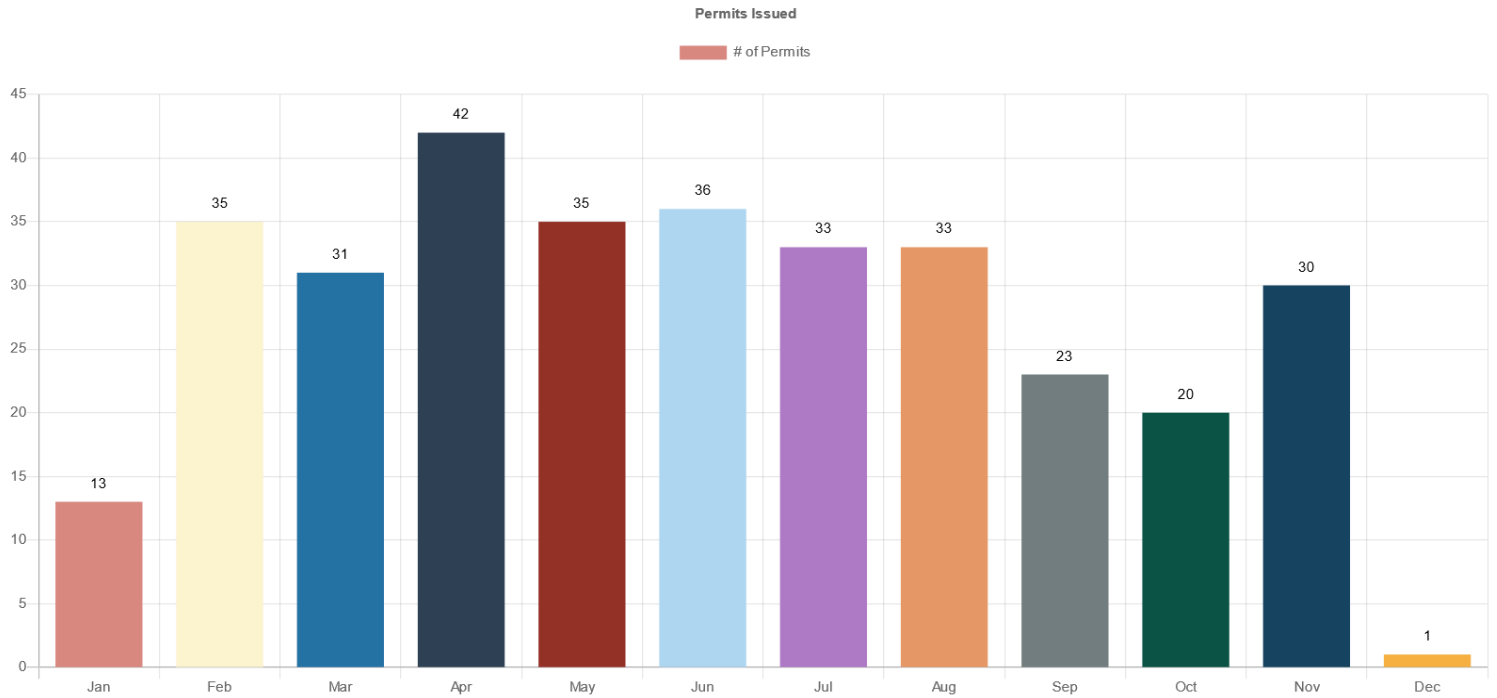
This Department continues to make customer service the number one priority. The rapport with contractors, developers, consultants, and the public has remained positive and cooperative throughout the year. In spite of the many duties within the department, the interests and concerns of the public are still very important to us. The Zoning Department will always strive for improvement in the efficiency, accuracy, and delivery of its duties.

Plain Township Zoning

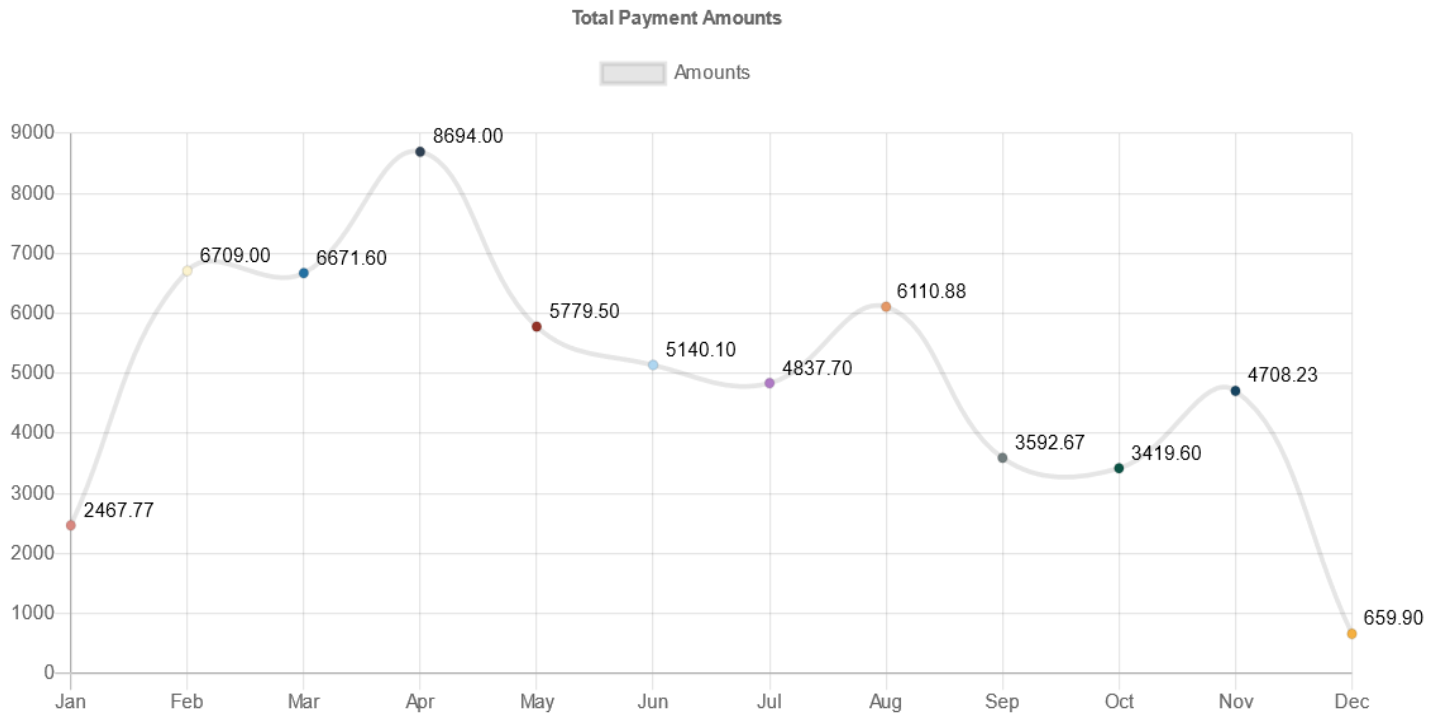
Summary For 2023

Building Permits:	
Total Building Permits for 2023 -----	348 Permits
Total Permits for 2022 -----	[470 Permits]
Total Yearly Receipts:	
Total Building Receipts Collected in 2023 -----	\$63,499.18
Total Receipts Collected for Sign Permits -----	\$2,350
Total Building & Sign Receipts Collected -----	<u>\$65,849.18</u>
Total Receipts Collected for 2022 -----	[\$83,878.82]
New Housing Units:	
New Residential Construction in 2023 -----	69 New Housing Units
New Residential Construction in 2022 -----	[87 New Housing Units]
Total Number of Complaints Received:	
Total Number of Complaints for 2023 -----	344 Complaints Received
Total Number of Complaints for 2022 -----	[377 Complaints Received]
Total Number of Abatements:	
Total Number of Abatements for 2023 -----	21 Nuisance Abatements
Total Number of Abatements for 2022 -----	[27 Nuisance Abatements]

Below is a Total Number of 2023 Building Permits Issued by Month



Building Permit Payments Received Per Month in 2023



Permit Summary Report Fees By Month

1/1/2023 TO 12/31/2023

Fee Name	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Row Total
Application for Board of Appeals		\$2,138.54	\$1,618.70	\$1,195.80	\$1,341.60	\$894.40		\$1,271.78	\$426.77		\$836.48		\$9,724.07
Commercial - Certificate of Conformance	\$55.00	\$110.00	\$220.00	\$110.00		\$220.00	\$110.00	\$165.00		\$55.00	\$165.00	\$55.00	\$1,265.00
Commercial Alterations/Additions/Accessory Uses	\$428.04	\$354.70	\$1,196.30	\$979.00	\$135.50	\$329.90	\$135.80	\$593.00	\$205.00			\$659.90	\$5,017.14
Conditional Use - Barber Shop						\$65.00							\$65.00
Conditional Use - Child Daycare								\$200.00					\$200.00
Conditional Use - Country Club/Golf Course											\$65.00		\$65.00
Conditional Use - Extensive Recreational Facilities								\$115.00					\$115.00
Conditional Use - Mini-Storage or Mini Warehouse Facilities	\$40.00												\$40.00
Conditional Use -Financial Planning Services						\$40.00					\$40.00		\$80.00
Conditional Use -mini-Storage or Mini Warehouse Facilities	\$150.00					\$150.00			\$150.00				\$450.00
Conditional Use-Child/Adult Daycare	\$65.00												\$65.00
Conditional Use-Chimney Cleaning	\$40.00												\$40.00
ConditionaL Use-Solar		\$40.00			\$120.00	\$80.00	\$40.00		\$40.00				\$320.00
Conditional Use-Video Taping Service						\$40.00							\$40.00
Other Permitted Uses Not Specified in Fee Schedule					\$115.00								\$115.00
Residential Accessory Buildings	\$64.03	\$168.40		\$456.00	\$212.00	\$186.00	\$341.20	\$402.40	\$396.00	\$814.00	\$48.00	\$105.60	\$3,193.63
Residential Alterations/Additions	\$503.40	\$195.76	\$469.50	\$805.70	\$1,025.10	\$789.60	\$356.00	\$724.10	\$167.20	\$281.90	\$770.72	\$795.31	\$6,884.29
Residential New Construction - Single Family	\$1,017.30	\$2,634.90	\$2,907.10	\$4,205.10	\$2,952.70	\$1,740.20	\$3,724.70	\$2,444.60	\$1,992.70	\$1,818.70	\$1,999.20	\$1,939.10	\$29,376.30
Residential Pool or Other Water Basin	\$65.00		\$260.00	\$260.00	\$260.00	\$455.00	\$130.00	\$195.00	\$65.00				\$1,690.00
Roadside Stand (Farm Market)	\$40.00												\$40.00
Special Inspection												\$65.00	\$65.00
Subdivision											\$240.00	\$120.00	\$360.00
Subdivision of Property Without Plat		\$60.00											\$60.00
Transient Vendor		\$600.00		\$300.00					\$150.00				\$1,050.00
Zoning Amendment Fee										\$509.71	\$543.83		\$1,053.54
Totals:	\$2,467.77	\$6,302.30	\$6,671.60	\$8,311.60	\$6,161.90	\$4,990.10	\$4,837.70	\$6,110.88	\$3,592.67	\$3,479.31	\$4,708.23	\$3,739.91	\$61,373.97

Sign Permit Payments Received Per Month in 2023

Total Payment Amounts

Amounts



Permits by Type, Number of Permits Issued, and Fee Amounts for 2023

Accessory		Farm Market			
Count	54	Count	2		
Total Fees	\$4,131.03	Total Fees	\$80.00		
Total Project Cost	793,558	Total Project Cost	80		
				Total Permits Issued in 2023 348	
New Residential Construction		Formal site improvement plan			
Count	69	Count	0		
Total Fees	\$29,376.30	Total Fees	\$0.00		
Total Project Cost	16,492,346	Total Project Cost	0		
Residential Additions		New Commercial Construction		Total Fees \$64,815.21	
Count	87	Count	2		
Total Fees	\$7,575.77	Total Fees	\$1,430.00		
Total Project Cost	2,852,818	Total Project Cost	250,000	Total Project Cost 24,098,475	
Appeal		Subdivision of Property			
Count	24	Count	8		
Total Fees	\$9,764.07	Total Fees	\$540.00		
Total Project Cost	8,351	Total Project Cost	460		
				Total Project Cost 24,098,475	
Certificate of Conformance		Swimming Pool			
Count	27	Count	29		
Total Fees	\$1,485.00	Total Fees	\$1,905.00		
Total Project Cost	1,485	Total Project Cost	843,085		
Commercial Addition		Transient Vendor			
Count	4	Count	7		
Total Fees	\$1,436.10	Total Fees	\$1,050.00		
Total Project Cost	1,504,000	Total Project Cost	1,050		
Commercial Alterations		Zoning Amendment			
Count	12	Count	2		
Total Fees	\$3,433.40	Total Fees	\$1,053.54		
Total Project Cost	1,348,748	Total Project Cost	1,054		
				Total Project Cost 24,098,475	
Conditional Use Permit		Skill Games			
Count	21	Count	0		
Total Fees	\$1,555.00	Total Fees	\$0.00		
Total Project Cost	1,440	Total Project Cost	0		

Just as in 2022, there were several factors plaguing the American economy in 2023. The Federal Reserve's sharp interest rate hikes have pushed mortgage rates above 7% and clobbered new home sales. In addition, the limited supply of homes on the market has ballooned the price of homes, which has taken its toll on sales.

The 2023 rise in inflation and the persistent recession forecasts has hurt the building industry as a whole and new home sales significantly, and this has shown itself in zonings 2023 Annual Report.

As you can see from the numbers provided, Plain Township did not escape the slow down. But, having said that, we still outpaced every other municipality and township in stark county when it comes to new housing starts.

Summary of Zoning Permits Issued For 2023

Total number of Permits issued	--	348
Total receipts collected in 2023	--	\$64,815.21
Total receipts collected in 2022	--	\$80,050.88

Which is a decrease of \$15,235.67 from the year 2022.

2023 Zoning Code Violations

Code Summary Report Violation Name													
Violation Date 1/1/2023 TO 12/31/2023													
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Row Total
Business Without a Permit	1	1	0	0	3	0	0	0	1	1	1	0	8
Chickens on less than an acre.	0	1	0	1	0	1	1	3	0	0	1	1	9
Expired Registrations	0	0	0	1	1	1	0	0	0	0	0	0	3
Fence Violation	0	1	0	0	1	0	2	0	0	0	0	0	4
High grass and/or Weeds	0	0	0	11	63	29	24	21	8	7	0	0	163
Junk Motor Vehicle	1	0	2	5	1	2	1	1	2	2	1	0	18
ORC 505.87 Statutory authorization, findings of fact, purpose and	4	1	6	5	6	4	7	5	4	4	3	2	51
Sign Violations	11	0	0	0	0	1	0	0	0	0	0	0	12
Structure without a Permit	0	0	0	0	1	0	1	2	2	0	2	0	8
Swimming Pool/No Fence	0	0	0	0	0	1	0	0	0	0	0	0	1
Trash and/or Debris	8	5	10	4	8	7	3	3	7	4	6	1	66
Windows & Doors to be boarded up due to safety issues.	0	1	0	0	0	0	0	0	0	0	0	0	1
Totals:	25	10	18	27	84	46	39	35	24	18	14	4	344

The total number of complaints actually logged into the iWorQ program was -- 372.

As you can see there is a disparity of 28 complaints between the number of calls in the above chart, which indicates 344 complaints, and the number of complaints that are reported in the iWorQ program which totals 372 complaints.

There are actually two issues that are occurring. One issue is when there is more than one complaint on the same property. The iWorQ program only reads the first complaint and drops the second complaint from the report. The other is when a complaint comes in that does not have a violation listed in the chart like "Signs on telephone poles," which we received a number of complaints about, the program just drops that complaint.

We are working with iWorQ to solve this issue.

In 2023 there were a total of 372 nuisance complaints, and only 21 of those complaints resulted in the Township needing to abate the problem, and that means that the township crews did not have to clean-up 351 of those nuisance complaints. We were able to convince the residents to voluntarily comply and clean up their properties on their own.

As a result, it was only necessary for the Township to clean up 5.5% of all of the complaints that came in for the entire year.

Year by Year Code Violation Comparisons

Total Number of Complaints Per Year Since 2022

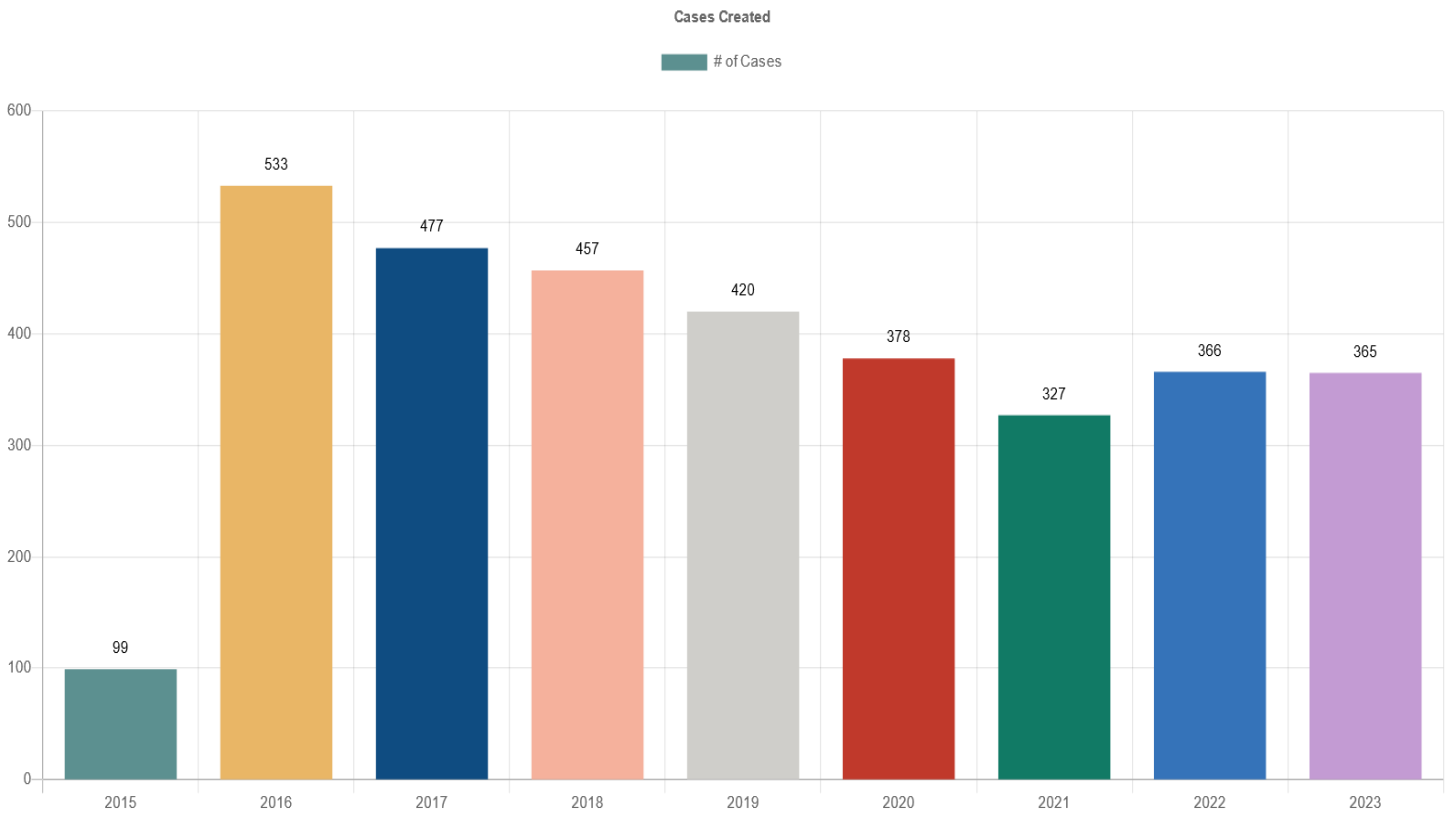
2023..... 372 Complaints
 2022..... 377 Complaints

Total Number of Nuisance Abatements Per Year Since 2022

2023 ... 21 nuisance abatements = 5.5%
 2022 ... 27 nuisance abatements = 7.5%

This graph shows the yearly totals of all the complaints.

(Due to the fact that iWorQ was implemented in 2015, we do not have a full count for that year).



The above graph shows the number of complaints that we received each year since 2016. The graph indicates a steady decline in the number of complaints over the last eight years, and this is largely due to the dedicated work that the zoning staff has done and continues to do to make Plain Township a better place to live.

Prior to 2016 the number of complaints received was well over 500 per year, and the number of property abatements averaged 40 or more. Since 2016 you can see by the above graph the numbers have steadily declined. This is largely due to the work of the zoning inspector and the zoning assistant. They put in a lot of time not only assisting the people that complain, but also the people that are complained about. They have done and continue to do an excellent job for the residents of Plain Township.

The Zoning Boards

Board of Zoning Appeals

2023 Board of Zoning Appeals Members

Member	5-Year Term Ends	Member Since	Officers
Dimitrios Pousoulides	Dec. 31, 2026	2007	Chairperson
Jeff Sutton	Dec. 31, 2027	2007	Vice-Chairperson
Richard Beck	Dec. 31, 2024	2013	Secretary
Timothy Reichel	Dec. 31, 2025	1996	
Robert Soles	Dec. 31, 2023	1994	
Tia Cernava	Dec. 31, 2023	2019	Alternate

The Board of Zoning Appeal Hearings in 2023

The BZA Conducted 23 Appeals As Follows

Appeal Number	Address	Name	Request	Results
#1360-23	1214 31 st St. NE	Amber Roberts	Accessory Solar System	Approved
#1361-23	3292 Northern St. NE	Andrew Bargides	Set-Back Variance	Approved
#1363-23	1723 31 st St. NE	Shyann Claar	Accessory Solar System	Tabled
#1364-23	2017 Eastbranch Cir NE	Benjamin Blackwell	Accessory Solar System	Approved
#1365-23	4615 Harmont Ave NE	Carmela Lioi	Fence Height Variance	Approved
#1366-23	#10016495	Jenifer Schnettler	Fence Height Variance	Approved
#1367-23	1541 Windcrest St. NW	Christopher Bassetti	Size & Setback Variance	Approved
#1368-23	#52-11465	Naria Satyanarayana	Drive Thru in a B-1 Variance	Approved
#1369-23	#52-02851 47 th St. NW	Holly Graham	Lot Size Variance	Approved
#1370-23	3359 Orion St. NW	Erick Evan Jones	Accessory Solar System	Approved
#1371-23	1716 32 nd St. NE	Benjamin Eccles	Accessory Solar System	Approved
#1372-23	1706 Stone Crossing St.	Austin Rushe	Accessory Solar System	Approved
#1373-23	3105 20 th St. NW	Christopher Howell	Accessory Solar System	Approved
#1374-23	1005 Grove St NE	Kyle Rustifo	Bldg. Size Variance	Approved
#1375-23	2626 Hyacinth Dr. NW	Peggy Lee	Accessory Solar System	Approved

#1376-23	6655 Firestone Rd.	Faith Bible Church	Fence Height Variance	Approved
#1377-23	2600 Easton St. NE	Plain Township	Set-back Variance	Approved
#1378-23	3520 Dapplegray St.	Jeremy Laubacher	Fence Height Variance	Denied
#1379-23	1768 Mt. Pleasant St.	John Kuhn	Frontage Variance	Approved
#1380-23	1427 32 nd St. NE	Amanda Guy	Accessory Solar System	Approved
#1381-23	Parcel #10014091	Premier Investors	Variance-Mini Storage	Approved
#1382-23	4519 Harmont Ave.	Mark Sigler	Bldg. Size Variance	Approved
#1383-23	3317 Maxine Ave. NE.	Family Community Services	Setback, Parking & Density Variance's	Tabled

2023 Board of Zoning Appeals Meeting Attendance

2023 Board of Zoning Appeals Meeting Attendance						
	Robert Soles	Timothy Reichel	Dimitrios Pousoulides	Jeff Sutton	Richard Beck	Tia Cernava
Jan	No Meeting	----	----	----	----	----
Feb	<i>Present</i>	<i>Present</i>	<i>Present</i>	-Absent-	<i>Present</i>	<i>Present</i>
Mar	No Meeting	----	----	----	----	----
Apr	<i>Present</i>	<i>Present</i>	<i>Present</i>	-Absent-	<i>Present</i>	<i>Present</i>
May	<i>Present</i>	<i>Present</i>	<i>Present</i>	-Absent-	<i>Present</i>	<i>Present</i>
June	<i>Present</i>	-Absent-	<i>Present</i>	-Absent-	<i>Present</i>	<i>Present</i>
July	<i>Present</i>	-Absent-	<i>Present</i>	<i>Present</i>	<i>Present</i>	<i>Present</i>
Aug	-Absent-	<i>Present</i>	<i>Present</i>	<i>Present</i>	<i>Present</i>	-Absent-
Sep	<i>Present</i>	-Absent-	<i>Present</i>	<i>Present</i>	-Absent-	<i>Present</i>
Oct	<i>Present</i>	<i>Present</i>	<i>Present</i>	<i>Present</i>	<i>Present</i>	<i>Present</i>
Nov	No Meeting	----	----	----	----	----
Dec	<i>Present</i>	-Absent-	<i>Present</i>	<i>Present</i>	<i>Present</i>	<i>Present</i>
Total # of Absences	1	4	0	4	1	1

2021 Board of Zoning Commission Members

Member	5-Year Term Ends	Member Since	Officers
G. Ian Crawford	Dec. 31, 2023	2015	Chairperson
Angela Alder	Dec. 31, 2027	2019	Vice-Chairperson
Alex McCallion	Dec. 31, 2026	2022	
John Rambacher	Dec. 31, 2025	2016	Secretary
Terrence Seeberger	Dec. 31, 2024	1995	
Ginger Kuhn	Dec. 31, 2023	2021	Alternate

The Board of Zoning Commission Hearings in 2023

The Zoning Commission conducted four meetings as follows:

Amendment Number	Address	Name	Request	Results
#583-23	Trustees	Solar Energy Systems	Text Amendment	Granted
#584-23	Trustees	Sexually Oriented Bus.	Text Amendment	
#585-23	6242 Middlebranch Ave	GTW 62, LLC	Zone Change	
#586-23	Maxine St.	Family Com. Services	Zone Change	

2021 Board of Zoning Commission Meeting Attendance

2021 Zoning Commission Meeting Attendance						
	Terrence Seeberger	G. Ian Crawford	John Rambacher	Alex McCallion	Ginger Kuhn	Angela Alder
Jan	No Meeting	----	----	----	----	----
Feb	No Meeting	----	----	----	----	----
Mar	No Meeting	----	----	----	----	----
Apr	No Meeting	----	----	----	----	----
May	No Meeting	----	----	----	----	----
June	No Meeting	----	----	----	----	----
July	No Meeting	----	----	----	----	----
Aug	No Meeting	----	----	----	----	----
Sep	Present	Present	Present	Present	Present	Absent
Oct	No Meeting	----	----	----	----	----
Nov	Present	Present	-Absent-	Present	-Absent-	-Absent-
Dec	Present	Present	Present	-Absent-	-Absent-	Present
No. of Absences	0	0	1	1	2	2