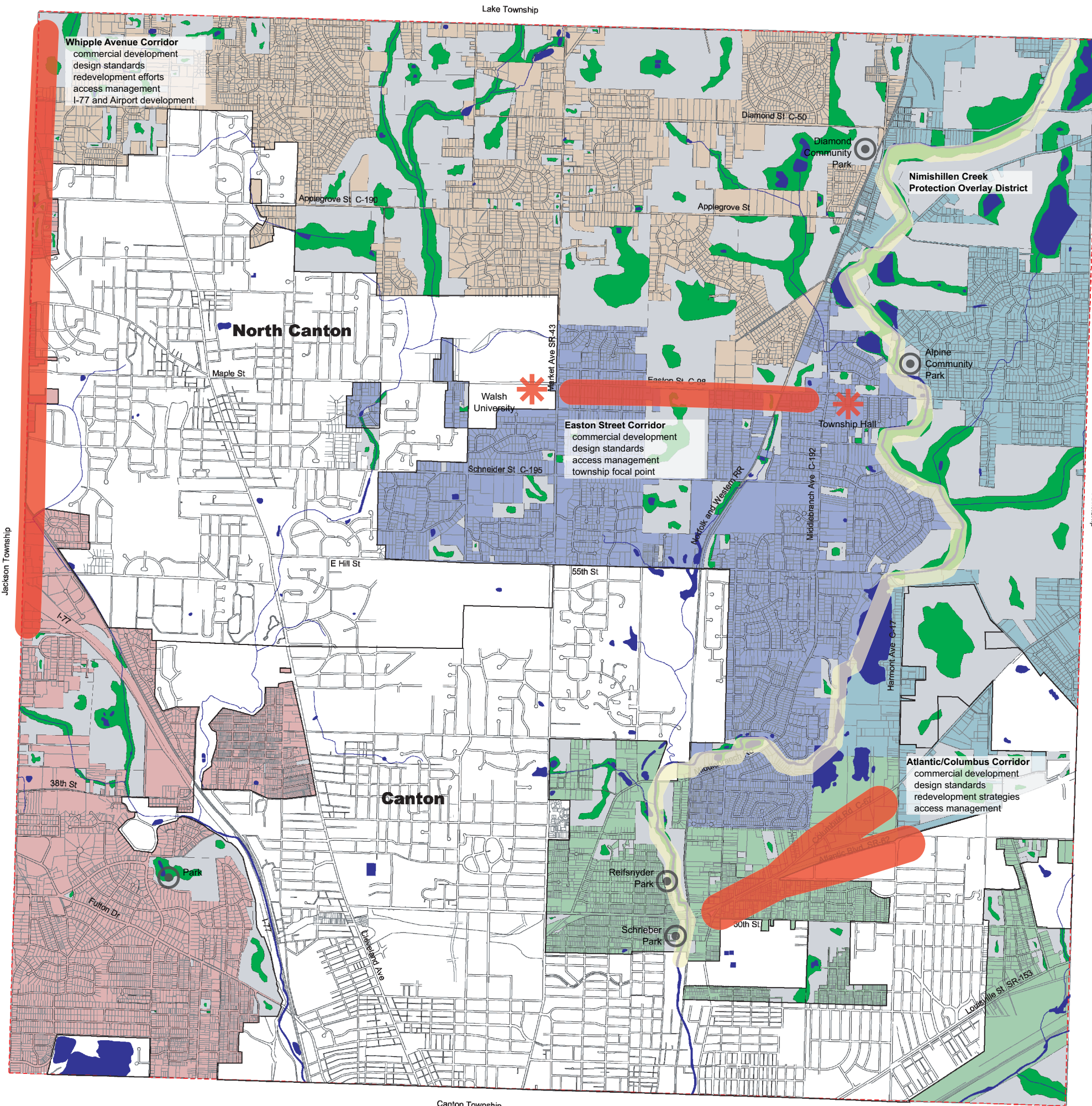


Planning Strategies



Northern Residential

1. This area is in the midst of a transition from an undeveloped area into an area with many new residential subdivisions
2. Public sewer service is not widely available, and soil conditions are creating problems with on-site sewage disposal
3. The Township should consider purchase of environmentally sensitive properties to preserve open space
4. Priority should be given to monitoring soil suitability to assess continued use of septic tanks or other on-site sewage disposal systems
5. High-density development should be discouraged in areas without public sewer service
6. Properties to the northwest should be considered for economic development purposes tied into airport and I-77 expansion
7. Implement design standards to ensure compatibility between commercial development to the northwest and the predominant residential land uses
8. Rezone areas available for residential development to R-6 Planned Unit Development and implement open space subdivision guidelines

Eastern Residential

1. Large areas of open, environmentally sensitive land remain along Nimishillen Creek
2. There is a general lack of public water and sewer infrastructure in this area
3. The township should consider purchasing property along the Nimishillen Creek for open space preservation
4. An overlay zoning district could be created in order to enact policies related to floodplain protection and management, wetland protection and management, preserving vegetation along creek corridor, providing access or right-of-way for future trail systems which link to the Stark County trail system, erosion control, and open space protection
5. Provide sewer and water infrastructure to industrial properties in southern portion of Policy Area
6. Use of mutual economic development agreements when annexations take place.
7. Continue code enforcement and septic system inspection

Central

1. Primary issues in this area include high commercial vacancies in existing commercial centers and lack of public utilities in some areas
2. The Easton Street corridor should be developed with a variety of land uses which will help create a Township focal point or district. Development of this corridor should take place in conjunction with development standards and design review, access management policies, and maintaining existing property values by encouraging high-quality development.
3. Attention should be paid to continued maintenance within existing residential neighborhoods
4. Priority should be given to extension of sewer and water service to areas which lack it
5. The Township should consider rezoning several large parcels available for development from the current R-1 Single Family Residential district to R-6 Planned Unit Development and implement open space subdivision guidelines for future construction.

Southeast Commercial

1. This area is dealing with residential neighborhood and industrial property decline, as well as zoning code violations and stormwater management problems
2. Establishing a sense of Plain Township identity is challenging in the face of continued annexations from City of Canton
3. Code enforcement efforts should continue along with programs to encourage investment in residential property repair, purchase, and upgrade
4. Clean Ohio Funding should be pursued for potential brownfield redevelopment
5. Redevelopment potential for Atlantic Avenue/Columbus Road corridor should focus on commercial development, redevelopment strategies, design standards, access management
6. The Township should consider rezoning existing R-1 Single Family Residential parcels to R-6 Planned Unit Development in order to encourage more innovative development and to attract investment to the area.
7. Code enforcement efforts should be increased, especially related to absentee-landlord properties.

Southwestern Residential/Whipple Avenue

1. Property disinvestment in neighborhoods east of I-77, stormwater management problems, and maintaining a separate identity from Canton and North Canton are the primary concerns of this policy area
2. Areas along Whipple Avenue are indistinguishable from the City of North Canton. Annexation is threatening these areas as well
3. Whipple Avenue Corridor should focus on development/redevelopment of commercial sites, design standards for ensuring compatibility between land uses, access management standards, development opportunities presented by the Akron/Canton Airport and I-77 expansion
4. Signs and Plain Township signature elements should be considered where they may strengthen identity
5. Code enforcement efforts should be increased in residential neighborhoods east of I-77, especially related to absentee-landlord owned properties.
6. Stormwater problems should be addressed through a township-wide stormwater management study
7. Plain Township should explore purchasing additional property in order to provide more township-owned park facilities.

- Existing Parks
- 30% Green Space Areas
- Wetlands
- Vacant Land or available to develop

Lake Township

Jackson Township

Nimishillen Township

Canton Township