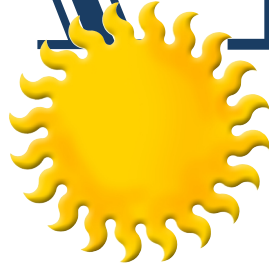


BATH Township



Design Guidelines

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Introduction



Design Guidelines



Open Spaces



Appearance Review





I. INTRODUCTION



Bath Township residents have expressed a strong desire to preserve the rural streetscape along the Cleveland-Massillon Road Corridor.

In 1997, after several years of discussion and public hearings, the Bath Township Trustees accepted a Comprehensive Plan for the continuing development of the township. The plan recognized the desire of the citizens of Bath to preserve what was identified as the "rural character" of the township.

The plan discussed the following concerns:

- *There is a "community desire to protect the rural streetscape along the Cleveland-Massillon Road Corridor and to avoid large-scale commercial development . . . along the corridor."*
- *There is a "need to protect the open spaces and overall rural character of the community."*
- *Citizens understand "the importance of protecting the historic character of buildings and structures in certain identified areas along Cleveland-Massillon Road and (the need) to make new development consistent with the same historic theme."*
- *Citizens understand "the importance of creating opportunities for the quality redevelopment of marginal properties."*

The plan's ideas were further strengthened by the establishment in 1999 of the Joint Economic Development District (JEDD), which protected the township against annexation by the neighboring communities of Akron and Fairlawn.



*the
preservation
of what
citizens
identify as
the "rural
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Township*





The Jonathan Hale Homestead, built between 1826 and 1832, is at Hale Farm and Village, not far from the Cleveland-Massillon Road Corridor. This house and the surrounding re-created village provide a good lesson in 19th century life and architecture in the Western Reserve.

Lastly, the township has recently approved an amended Bath Township Zoning Resolution which emphasizes the open space and rural character that citizens have supported so strongly in the Comprehensive Plan.

The new Zoning Resolution was specific in attempting to maintain appropriate development in the Cleveland-Massillon Road Corridor, through the creation of an overlay zoning district and the preparation of design guidelines for further development in the district.

Although preservation of existing

historic structures is a major factor in shaping the guidelines for the district, their primary purpose is to encourage a context for new development that is unique to Bath.



The implementation of these guidelines will be the focus of the Appearance Review Commission, established in 1979 to "protect and stabilize the

general appearances of buildings, structures, landscaping and open area" in the

township. The application of guidelines to maintain a historic, rural character within the corridor, or in any other district in the township, is a difficult task, since Appearance Review Commission recommendations are advisory in nature. The expectation is that those wanting to build in Bath will be receptive to the goals and desires of the community.



Acknowledgments

This publication is the result of the hard work of many people in Bath Township. Particular thanks are due to Bath Township Trustees Elaina Goodrich, Donald Jenkins, and James Nelson; to Appearance Review Commission members



Daryl Artz, Bonnie Estep, Barbara Moats, Olaf Nielsen, and Tom Riccardi; to Zoning Commission members Jean Foust, Carol Franklin, Jim Kraus, Edward Mazak, Jr., and William Weber; and to Zoning Inspector Kristina Penavic-Sink and Zoning Secretary Martha Ferch.



Special thanks to all others who helped by attending meetings, offering ideas, and providing information; and to the citizens and business owners of Bath Township who care so deeply about the place they call home.

*All of Bath
Township's
citizens*



*have a stake
in every
development
decision
made in the
township.*

The rolling countryside, together with steep hillsides and deep creek valleys, at first discouraged settlers in Bath Township. Today township residents see these features as desirable elements of the rural environment.