

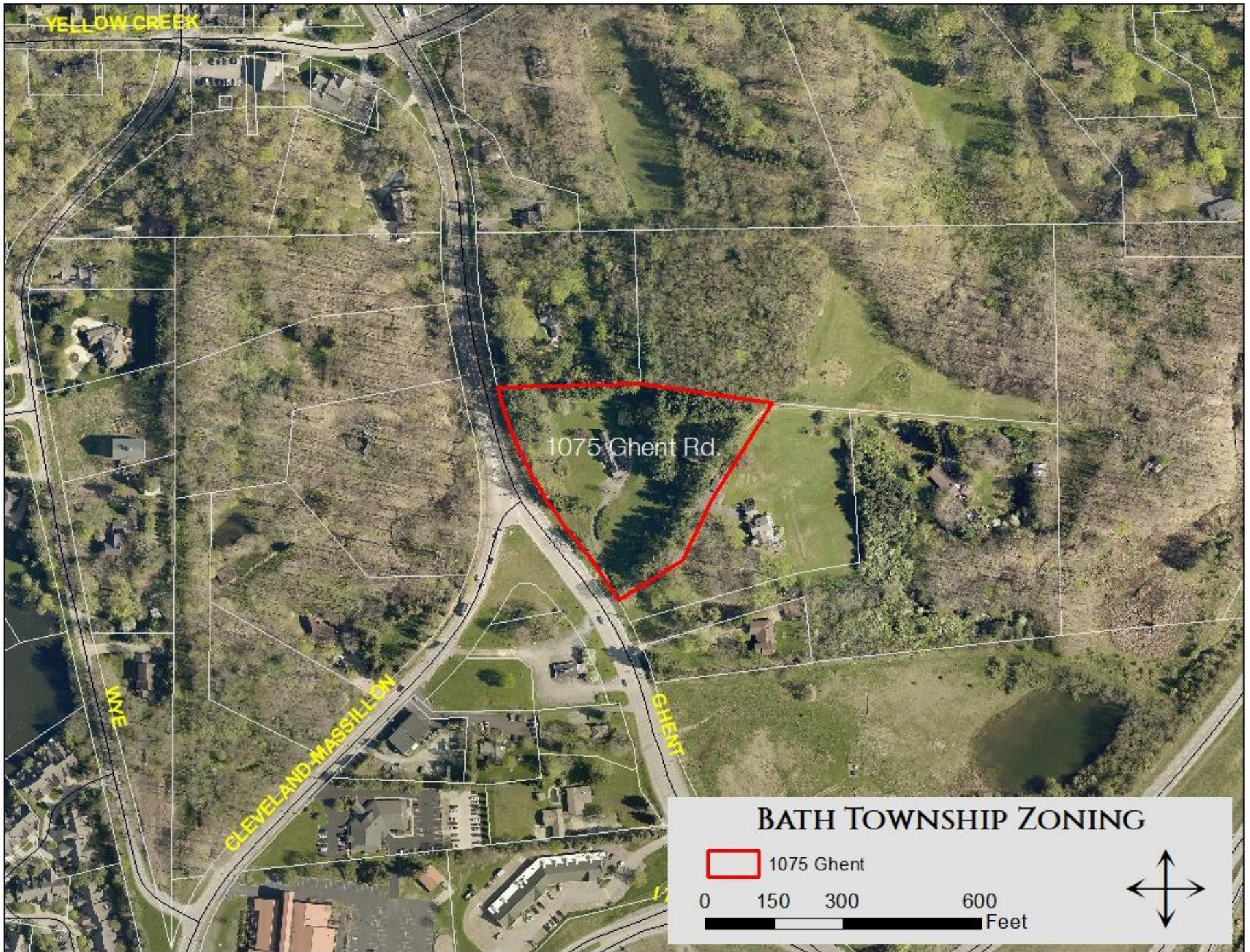
BATH TOWNSHIP ZONING COMMISSION



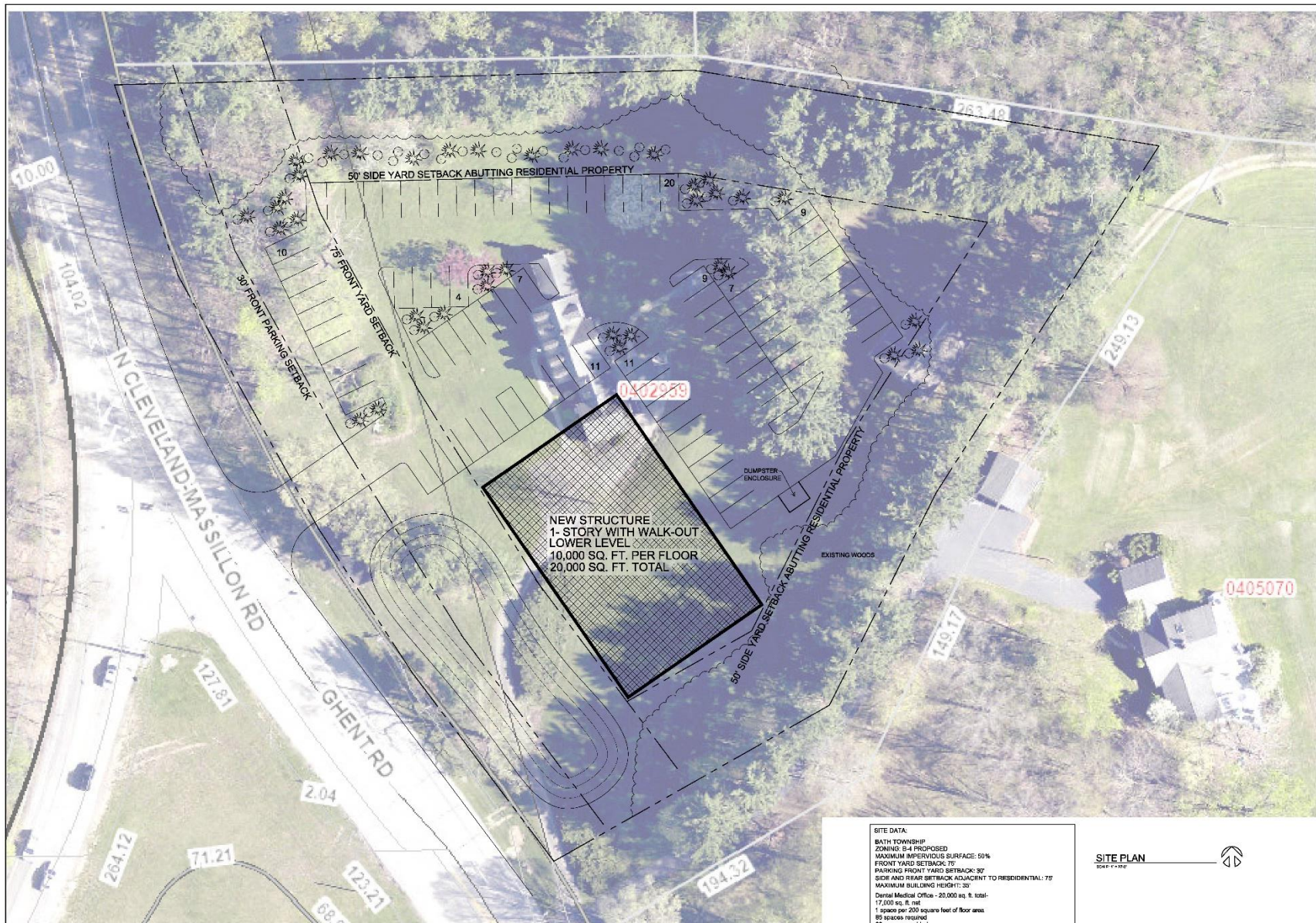
February 11, 2021

CASE NUMBER ZC-21-01

- ▶ Applicant: Timothy Pristas/Joyce Mork
- ▶ Property: 1075 Ghent Rd. (Parcel No. 0402959)
 - ▶ Applicant is requesting a map amendment for the property at 1075 Ghent Rd. The applicant is requesting the zoning classification be changed from the existing R-2 Residential District to B-4 Restricted Business District.
 - ▶ R-2 Residential District: The purpose of the R-2 Residential District is to establish areas for single-family dwelling units in portions of the township where there are limited public services and where there are concentrations of natural resources.
 - ▶ B-4 Restricted Business District: The purpose of the B-4 Restricted Business District is to provide for office and institutional uses in locations adjacent to retail areas and in areas easily accessible to the major arterial system of roads. Carefully controlled site development is necessary to encourage a functional and aesthetically pleasing office environment and to protect the residential character of adjacent areas.







NEW STRUCTURE
1-STORY WITH WALK-OUT
LOWER LEVEL
10,000 SQ. FT. PER FLOOR
20,000 SQ. FT. TOTAL

SITE DATA:
BATH TOWNSHIP
ZONING: B-4 PROPOSED
MAXIMUM IMPERVIOUS SURFACE: 50%
FRONT YARD SETBACK: 75'
PARKING FRONT YARD SETBACK: 30'
SIDE AND REAR SETBACK ADJACENT TO RESIDENTIAL: 75'
MAXIMUM BUILDING HEIGHT: 35'
Dental Medical Office - 20,000 sq. ft. total
17,000 sq. ft. net
1 space per 200 square feet of floor area
85 spaces required
88 spaces provided

SITE PLAN
SCALE: 1" = 40'



REV.	DATE
LS ARCHITECTS 28085 LORAIN ROAD FAIRPORT, OHIO 44830 PHONE: 440-403-0064 FAX: 440-761-8887	
NEW BUILDING FOR: 1075 GHENT ROAD BATH, OHIO	
JOB NO:	21-
DATE:	1.28.2021
ISSUE:	
SHEET:	SD-1

2011 Bath Township Comprehensive Plan



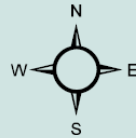
2011 BATH TOWNSHIP COMPREHENSIVE PLAN

Map 9: Future Land Use Plan

- Bath Township Boundary
- Park and Conservation Use
- Rural Estate Residential Use
- Suburban Residential Use
- Traditional Neighborhood Use
- Route 18 Residential Use
- General Office
- General Retail
- Cleveland-Massillon Mixed Use
- Hamlet Mixed Use

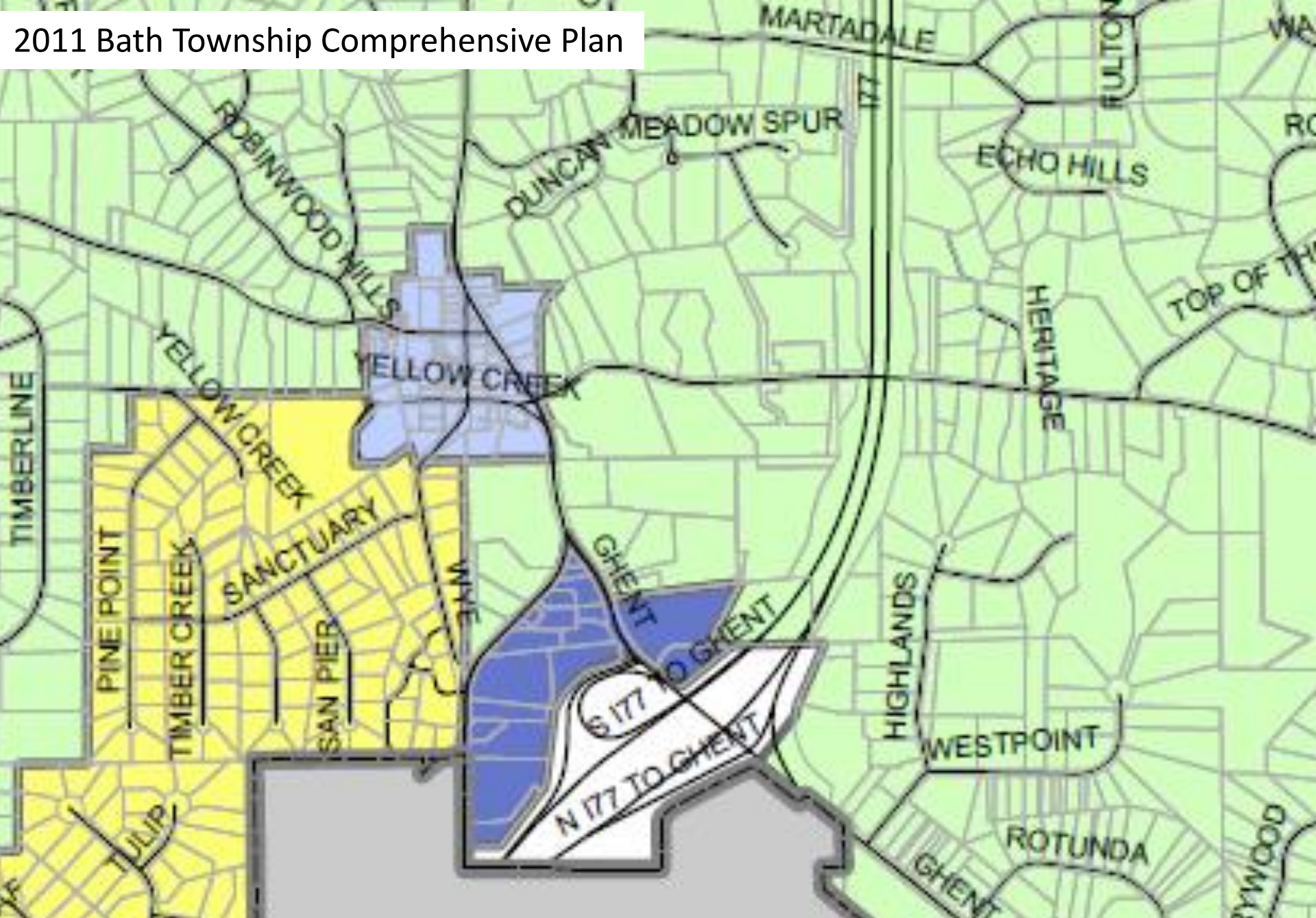
1 inch = 2,500 feet

Map Date: March 21, 2011



* The Comprehensive Plan's Future Land Use Plan denotes the property as Rural Estate Residential Use.

2011 Bath Township Comprehensive Plan



* The Comprehensive Plan's Future Land Use Plan denotes the property as Rural Estate Residential Use.

Site Development Standards for Residential and Business Zoning Districts

TABLE 504-1: SITE DEVELOPMENT STANDARDS FOR RESIDENTIAL ZONING DISTRICTS

RESIDENTIAL ZONING DISTRICT	MINIMUM LOT AREA [1]	MINIMUM LOT WIDTH AT BUILDING SETBACK LINE (FEET)	MINIMUM LOT WIDTH AT STREET RIGHT-OF-WAY (FEET)	MINIMUM SETBACKS			MAX. BUILDING HEIGHT (FEET) [2]
				FRONT YARD (FEET)	SIDE YARD EACH SIDE (FEET)	REAR YARD (FEET)	
R-1 Residential District	5 acres	300	250	60	20	50	35
R-2 Residential District	2.5 acres	150	100	60	20	50	35
R-3 Residential District	1.0 acre	150	100	60	20	50	35
R-4 Residential District	10,890 sq. ft.	60	50	60	10	50	35

NOTES:
sq. ft. = square feet
[1] The minimum lot area requirement shall be for each single-family dwelling unit. The minimum lot area for other uses allowed in the district may be larger, as defined in any applicable use-specific standards, but in no case shall it be reduced below this requirement.
[2] The maximum building height is given in feet but in no case shall a residential building exceed 2.5 stories in height. Building heights are maximum heights except as provided in [Sec. 504-A\(5\): Height Measurement and Exceptions](#).

TABLE 504-2: SITE DEVELOPMENT STANDARDS FOR BUSINESS AND MIXED USE ZONING DISTRICTS

DISTRICT	MAXIMUM IMPERVIOUS SURFACE COVERAGE	SETBACKS			MAX. BUILDING HEIGHT (FEET) [1]
		FRONT YARD (FEET)	SIDE AND REAR YARD ADJACENT TO A RESIDENTIAL DISTRICT (FEET)	SIDE AND REAR YARD ADJACENT TO A BUSINESS OR MIXED USE DISTRICT (FEET)	
B-1	50%	75	50	25	35
B-2	50%	75	75	25	35
B-3	50%	75	50	25	35
B-4	50%	75	50	25	35
B-5	50%	60	50	10	35

NOTES:
[1] Building heights are maximum heights except as provided in [Sec. 504-A\(5\): Height Measurement and Exceptions](#)

Permitted Use Table

Table 502-1: Permitted Use Table											
Permitted Uses P = Permitted Use PS = Permitted with Additional Use-Specific Standards C = Conditional Use Blank Cell = Prohibited	Residential Zoning				Business Zoning					Use-Specific Standards See Section:	
	Districts				Districts						
	R-1	R-2	R-3	R-4	B-1	B-2	B-3	B-4	B-5		
Agricultural Uses											
Agricultural uses on lots of five acres or more	Exempt pursuant to Sec. 302-A: Agricultural Use Exemption .										
Agricultural uses on lots between one and five acres	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	Sec. 503-A
Residential Uses											
Adult family homes or small residential facilities	P	P	P	P							
Adult group homes or large residential facilities				C							Sec. 503-B
Attached dwellings				C	C					C	Sec. 503-C
Conventional residential subdivisions	C	C	C	P							Sec. 503-D
Open space residential subdivisions	PS	PS	PS	C							Sec. 503-E
Permanently sited manufactured housing	PS	PS	PS	PS							Sec. 503-F
Single-family dwellings- on lots of record	P	P	P	P						P	
Skilled Nursing or Personal Care Facility				C					C		Sec. 503-G
Public and Institutional Uses											
Cemeteries	C	C	C	C							Sec. 503-H
Churches and places of worship	C	C	C	C	C	C	C	P	P	C	Sec. 503-I
Cultural institutions	C	C	C	C	C	C	C			C	Sec. 503-J
Educational institutions (public or private)	C	C	C	C							Sec. 503-J
Government offices and buildings	C	C	C	C	C	C		C	P	C	Sec. 503-K
Institutions for human medical care									C	C	Sec. 503-L
Institutions for higher education							C	C	C		Sec. 503-M
Parks, playgrounds, and golf courses (except miniature)	C	C	C	C	C						Sec. 503-N
Passive parks and open space	P	P	P	P	P	P	P	P	P	P	
Quasi-public, fraternal or service facilities	C	C	C	C	C	C	C	C	C	C	Sec. 503-O
Urgent care clinics							C	C	C		
Commercial and Office Uses											
Automotive service (minor) uses						C	C				
Banks and financial institutions						P	P	P	P	P	
Bed and breakfast establishments	C									P	Sec. 503-P
Commercial entertainment or recreation uses (indoors)	C	C	C	C	C	C	P	P	P	C	Sec. 503-Q
Day care centers (adult or child)						P	P	P		P	
Funeral homes						C				C	Sec. 503-R
Gasoline stations (fueling only)						C	C			C	Sec. 503-S
General offices (administrative, professional, business)						P	P	P	P	P	
Hotels and motels							P	P			
Medical and dental offices						P	P	P	P	PS	
Mixed use buildings						PS				PS	Sec. 503-T
Outdoor retail sales of plant materials and garden or lawn supplies							C				Sec. 503-U
Personal service establishments						P	P	PS	PS	P	Sec. 503-V
Private recreational uses (outdoors)						C	C	C	C	C	Sec. 503-W
Research and development facilities								C	C		
Restaurants and taverns						C	C	C	C	C	Sec. 503-X
Retail commercial uses						P	P			P	
Sales offices and showrooms							P	PS			Sec. 503-Y
Service commercial uses						PS	P			PS	
Sexually oriented businesses							C				Sec. 503-Z
Theaters and assembly halls							C				
Veterinarian offices (no boarding)						P	P			P	
Other Uses											
Gas and oil wells	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	Sec. 503-AA
Wireless telecommunication facilities	C	C	C	C	C	C	P	P	P	C	Sec. 503-BB

Staff Comments:

- The site can be used as currently zoned.
- The Bath township future land use plan calls for these parcels to Rural Estate Residential Use.
- Although the Cleveland-Massillon Mixed Use area is adjacent to the Bath township future land use plan states “The township does not envision the expansion of this area outside of the boundaries illustrated on Map 9: Future Land Use Plan.
- There are no adjoining B-4 zoned parcels, this would be an island of B-4 surrounded primarily by residential use.
- The proposed change may have an adverse affect on traffic nor the neighborhood.

Recommendation: Staff recommends DISAPPROVAL.

Planning Commission action:

On January 28, 2021 the Summit County Planning Commission approved the proposed amendments after in-depth discussions.

SUMMIT COUNTY PLANNING COMMISSION



BATH TOWNSHIP ZONING COMMISSION

