



BATH TOWNSHIP ZONING COMMISSION

February 11, 2021

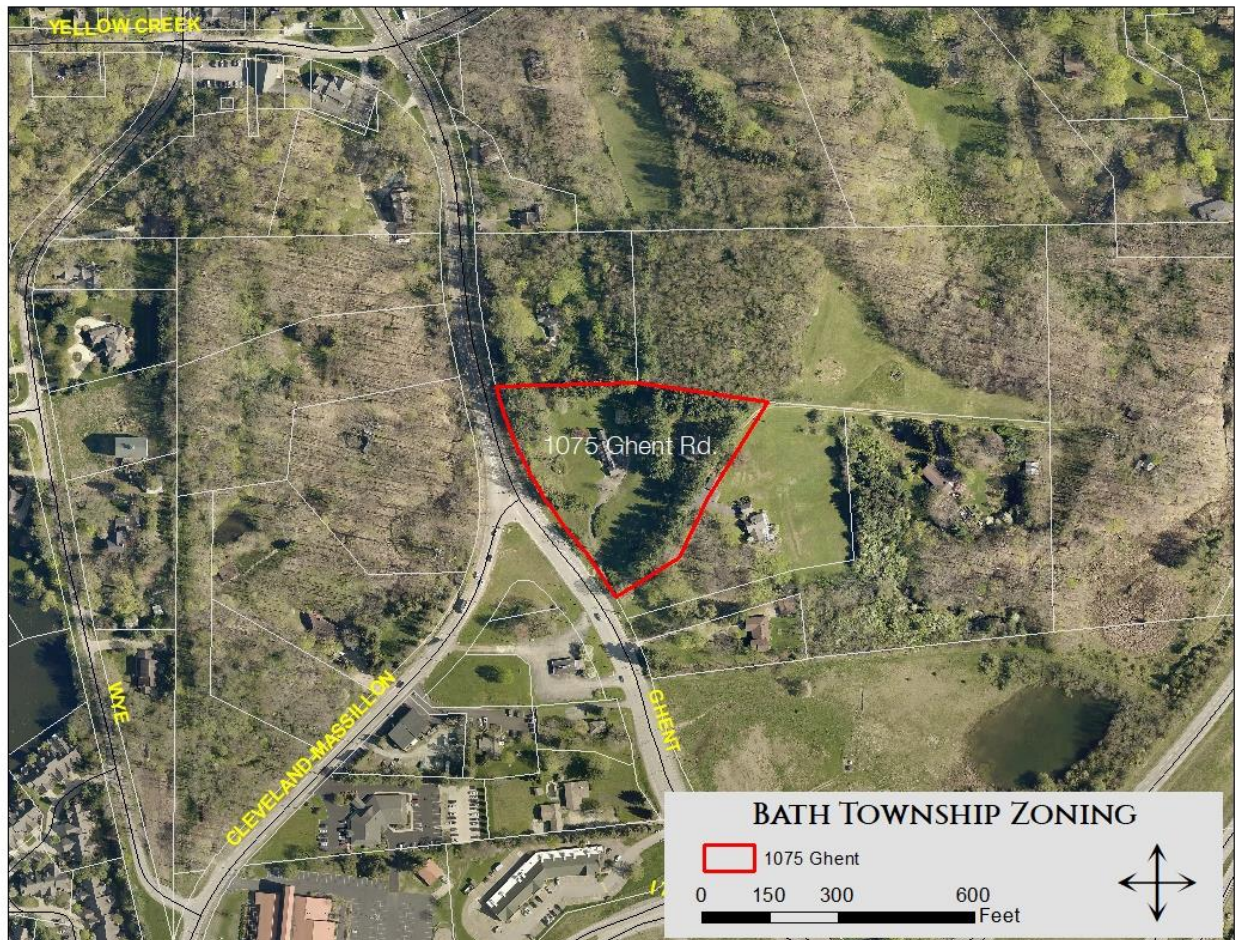
Timothy Pristas/Joyce Mork

Applicant is requesting a map amendment from the current
R-2 Residential District to B-4 Restricted Business District.

Case #: 21-01	Zoning: R-2
Applicant: Timothy Pristas	Adjacent Zoning: R-2 & B-1
Property Owner: Greenbriar Properties	Lot Size: 3.49 Acres
Address: 1075 Ghent Rd.	Parcel: 0402959

Proposal: 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.



Location/Property: Property is located on the east side of Ghent Rd. to the east of the Ghent Rd. and N. Cleveland Massillon Rd. intersection. To the north, east and south there are single family residences, to the west is the former BP property which is now the Stonemill Realty commercial project site.

Surrounding Property Data (See Site Analysis Map Attached for Reference):

PARCEL	ACRES	ADDRESS	OWNER	ZONING
0402225	1.74	981 Ghent Rd.	Chester Road Commercial Properties	B-1
0407546	14.18	995 Ghent Rd.	Chester Road Commercial Properties	B-1
0400325	1.62	1000 Ghent Rd.	Sanctuary Properties Ltd	B-1
0407234	1.22	1034 Ghent Rd.	Krishnappa Bheshaj	B-1
0404943	0.60	1050 Ghent Rd.	Stonemill Real Estate LLC	B-1
0401023	0.59	1056 Ghent Rd.	Stonemill Real Estate LLC	B-1
0400040	1.07	1057 Ghent Rd.	Aronson Kimberly L Trustee	R-2
0405070	2.93	1063 Ghent Rd.	Damitz Kathleen A	R-2
0405071	5.90	1065 Ghent Rd.	Blackie David R	R-2
0403860	10.36	1069 Ghent Rd.	Billman Taber L	R-2
0401022	0.83	1070 Ghent Rd.	Stonemill Real Estate LLC	B-1
0402959	3.49	1075 Ghent Rd.	Greenbriar Properties	R-2
0405566	0.17	1080 Ghent Rd.	Stonemill Real Estate LLC	B-1
0402958	2.55	1103 Ghent Rd.	Mcclarnon Shaun	R-2
0407551	0.60	625 N Cleveland Massillon Rd.	Rumd LLC	R-2
0403313	3.13	650 N Cleveland Massillon Rd.	Windate Sally	R-2
0403080	3.29	694 N Cleveland Massillon Rd.	Busson Bernard	R-2
0407610	3.27	706 N Cleveland Massillon Rd.	Busson Bernard	R-2
0401270	0.93	713 N Cleveland Massillon Rd.	Kelly David D	R-2
0407611	2.69	714 N Cleveland Massillon Rd.	Busson Bernard	R-2
0403585	2.15	720 N Cleveland Massillon Rd.	Hlavin Christine C	R-2
0400894	6.51	3496 Yellow Creek Rd.	Graham Matthew J	R-2
0400051	7.89	3548 Yellow Creek Rd.	Damitz Kathleen Ann	R-2
0406056	9.14	3548 Yellow Creek Rd.	Damitz Kathleen Ann	R-2

Site Description: The site currently has a single-family residence built in 1948 and consisting of 2,058 sq. ft. of living area and an accessory structure built in 1979 and consisting of 1,280 sq. ft. in area. The site slopes down toward the north and west with the highpoint of the property at the southeast property line. There are no environmental restrictions on the property according to the Summit County GIS.

Proposal: The Applicant is to develop the site as a dental office which is classified as a permitted use in the B-4 Restricted Business District. The projected building is 10,000 sq. ft. single story building with a proposed full walkout basement for an additional 10,000 sq. ft. of usable space.

2011 Bath Township Comprehensive Plan Recommendation: Rural Estate Residential Use

The Rural Estate Residential areas of the township reflect the predominant use and character of Bath Township, which is agriculture and single-family detached residential uses on large lots. These types of low-intensity uses continue to be the long-term vision the Bath Township citizens have identified for the majority of the township where public services are limited and there is an abundance of natural resources and prime agricultural lands. The only exception to the large lot development form is the residential development on the Firestone estate that was developed under the concept of an open space residential development, allowing for the clustering of homes on smaller lots with the remaining land maintained as open space by the homeowners association.

This area lies almost completely within the township's sewer and water district where there are no plans to extend sanitary sewer. This means that any future development in this area will require on-site septic systems, or some alternative, that will require larger lots to accommodate the systems. This issue, along with the presence of significant natural resources (e.g., tree canopy, wetlands, floodplain, and topography) limits the amount of development of any type to maintain the health and safety of residents and property owners in this land use area. The vision of the rural estate residential use area continues to be for agricultural uses, single-family detached uses on large lots, and open space residential developments that protect large areas of natural resources. All of this should be undertaken with a maximum density of one unit per 2.5 acres.

Development Standards for Residential and Business Use Zoning Districts:

Residential Site Development Standard:

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 .							

Business Site Development Standard:

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, Permitted with Standards, and Conditional Use Table:

R-2 Permitted: Adult family homes or small residential facilities, Single-family dwellings – on lots of record, and Passive parks and open space.

R-2 Permitted with standards: Agricultural uses on lots between one and five acres, Open Space residential subdivisions, Permanently sited manufactured housing, and Gas and oil wells.

R-2 Conditional Uses: Conventional residential subdivisions, Cemeteries, Churches and places of worship, Cultural institutions, Educational institutions (public or private), Government offices of buildings, Parks, playgrounds, golf courses (except miniature), Quasi-public, fraternal or service facilities, Commercial entertainment or recreation uses (indoors), and Wireless telecommunication facilities.

B-4 Permitted: Churches and places of worship, Government offices of buildings, Passive parks and open space, Banks and financial institutions, Commercial entertainment or recreation uses (indoors), General offices (administrative, professional, business), Medical and dental offices, and Wireless telecommunication facilities.

B-4 Permitted with standards: Agricultural uses on lots between one and five acres, Personal service establishments, and Gas and oil wells.

B-4 Conditional Uses: Skilled nursing or personal care facility, Institutions for human medical care, Institutions for higher education, Quasi-public, fraternal or service facilities, Urgent care clinics, Funeral homes, Private recreational uses (outdoors), Research and development facilities, and Restaurants and taverns.

Site Analysis Map:

