



City of North Canton
145 North Main Street
North Canton, Ohio 44720-2587
Phone: (330) 499-5557
Fax: (330) 966-3630
permits@northcantonohio.gov

Planning Commission
(Filing Deadline: 15th of each month)

Application Date: _____ PC - _____

Submission Type:

Preliminary	Final		Fee	Preliminary	Final		Fee
<input type="checkbox"/>	<input type="checkbox"/>	Plat	\$150	<input type="checkbox"/>	<input type="checkbox"/>	Dedication	\$150
<input type="checkbox"/>	<input type="checkbox"/>	General Dev. Plan	\$150	<input type="checkbox"/>	<input type="checkbox"/>	Conditional Use	\$75
<input type="checkbox"/>	<input type="checkbox"/>	Site Plan	\$150	<input type="checkbox"/>	<input type="checkbox"/>	Zoning Amendment	\$100
<input type="checkbox"/>	<input type="checkbox"/>	Re-Plat	TBD	<input type="checkbox"/>	<input type="checkbox"/>	Similar Use	\$100
<input type="checkbox"/>	<input type="checkbox"/>	Vacation	\$150	<input type="checkbox"/>	<input type="checkbox"/>	Other	Please attach desc.

Please include with your application: 15 full size sets of plans, 1 reduced set of plans, 1 electronic set of plans (pdf preferred)

Name of Plat: _____

Location (Lot Number and/or Address: _____

Permanent Parcel Number: _____

Please check one for official mailing notices:

Developer Name _____

Address _____

Phone _____ Email _____

Prepared By Name _____

Address _____

Phone _____ Email _____

Owner Name _____

Address _____

Phone _____ Email _____

 Applicant's Signature

 Date



**Application for Zoning Amendment
City of North Canton**

**NOTE: Please type/print and file with the
Department of Permits & Inspection**

PC - _____

Applicant Name _____
Address _____
Phone _____ Email _____

Owner of Premises Name _____
Address _____
Phone _____ Email _____

Owner Name _____
Address _____
Phone _____ Email _____

To the Planning Commission and Council:

I hereby make application and request the Planning Commission to consider and petition Council to amend the Zoning Ordinance as hereinafter requested.

Date: _____, _____
(Month/Day) (Year)

Premises affected (is/are) situated on the _____ side of _____
(Street)
and known as house number _____ and lot number _____.

The (lot/lots) (has/have) a frontage of _____ and a depth of _____ feet.

The premises (is/are) presently in the _____ zoning district and (I/we) are requesting that
the premises be rezoned to the _____ district.



**Application for Conditional Use Permit
City of North Canton Planning Commission**

Please Print or Type:

Applicant/Owner Name _____

Address _____

Phone _____ Email _____

Address of Property Affected _____

Lot No. _____

Zoning _____

Description of Conditional Use _____

*Please attach additional sheet if needed.

Supporting Information: See Pages 4-5.

The undersigned requests a conditional use permit for the use specified above. Should this application be approved, it is understood that it shall authorize only that particular use described in the application and any conditions or safeguards required by the Planning Commission.

Applicant's Signature

For Office Use Only

PC - _____ Filing Date: _____ Hearing Date: _____



**City of North Canton
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**City of North Canton
Zoning Ordinance**

Conditional Use Permits

1. **Purpose:** Conditional Use Permits are required to ensure that the proposed development is appropriate in the location in which it is proposed. The regulations imposed by the Planning Commission are intended to ensure that conditional uses are reviewed in a reasonable and equitable manner, while safeguarding the property rights of all individuals and the health, safety, and general welfare of the community. Items taken into consideration include but are not limited to location, design, size, method(s) of operation, intensity of use, requirements for public facilities and traffic generation.
2. **Application:** The owner or agent of the property for which such conditional use is proposed shall file an application for a conditional use permit accompanied by payment. The application shall disclose all uses proposed for the development, their location, extent, and characteristics and shall include:
 - a. A development plan and associated documentation as required in Section 1175.06 (see next page) including maps, plans, designs, and supplementary documents unless determined otherwise by the Superintendent of Permits and Inspection and waived in writing.
 - b. A list of all property owners within 200 feet of any part of the property on which the conditional use is proposed, including their addresses and permanent parcel number, as shown in the Office of the Stark County Treasurer.
3. **Procedure:** The application and all supporting documents shall be submitted to the Superintendent of Permits and Inspection and forwarded to the Planning Commission by 4:30pm on the 15th of the month which precedes the Planning Commission meeting for the following month.
 - a. Planning Commission will hold a public hearing regarding the proposed conditional use. Notice of such public hearing shall be given by first class mail to the applicant and to the property owners within 200 feet of the property on which the use is proposed. All notices shall be made at least seven days prior to the date of said public hearing.
 - b. Planning Commission meets the first Wednesday of the month, unless otherwise specified.
 - c. Planning Commission will review the proposed conditional use as presented to determine whether or not the proposed use is appropriate and in keeping with the purpose and intent of this Zoning Ordinance. Planning Commission may require the applicant to submit additional information as deemed necessary.
 - d. Based on the information submitted, Planning Commission may then approve, approve with conditions, or deny the application.

References: City of North Canton Planning and Zoning Code – Ch 1145, Ch 1175, Ch 1177



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**City of North Canton
Zoning Ordinance**

**Section 1175.06
Final Development Plan Submission Requirements**

An application for final development plan review shall be required for each phase of development. Fifteen (15) sets of the application and the application fee shall be submitted to the Superintendent of Permits and Inspection. The application shall include the maps, plans, designs and supplementary documents itemized below, unless specific items are determined by the Superintendent of Permits and Inspection to be inapplicable or unnecessary and are waived in writing by the Superintendent of Permits and Inspection.

- a. An accurate, legal description prepared or certified by a registered surveyor of the state;
- b. A property location map showing existing property lines, easements, utilities and street rights-of-way;
- c. A final development plan, prepared by a qualified professional and drawn to an appropriate scale, indicating the following:
 1. Use, location and height of existing and proposed buildings and structures;
 2. Location of all public rights-of-way and private streets;
 3. Location and configuration of vehicular circulation including off-street parking and loading areas; the arrangement of internal and in-out traffic movement including access roads and drives; lane and other pavement markings to direct and control parking and circulation; and the location of signs related to parking and traffic control;
 4. Location of proposed and existing structures including fences, walls, signs, and lighting;
 5. Location and layout of all proposed and existing outdoor storage areas including storage of waste materials and location of trash receptacles;
 6. Sanitary sewers, water and other utilities including fire hydrants, as required, and proposed drainage and storm water management;
 7. Dimensions of all buildings, setbacks, parking areas, drives and walkways;
- d. Topographic maps showing existing and proposed grading contours and major vegetation features including existing trees over six inches in diameter, wooded areas, wetlands and other environmental features;
- e. Preliminary architectural plans for the proposed development or use showing exterior elevations and building floor plans, site construction materials, and signs, prepared and certified by a professional engineer, architect, or surveyor;
- f. Proposed landscaping and screening plans indicating the preliminary description of the location and nature of existing and proposed vegetation, landscaping, screening elements and any existing trees to be removed;
- g. Summary table showing total acres of the proposed development, the number of acres devoted to each type of use including streets and common open space, and the number of proposed dwelling units by type;
- h. Other information necessary for the evaluation of the final development plan as deemed necessary by the Superintendent of Permits and Inspection;

Nearby property owners must be notified of events taking place in their area. For applications regarding Similar Use, Conditional Use and Re-Zoning, a public hearing is required and property owners within 200 feet must be notified. For all other applications, please list **only** the names and address of abutting properties. Please list these persons, firms or corporations below. This information may be obtained from the Stark County Auditor's webpage found at

