



PERRY TOWNSHIP COMPREHENSIVE PLAN

2025

Adopted August 5, 2025

Prepared By

Stark County Regional Planning
Commission in collaboration with Perry
Township Board of Trustees



TABLE OF CONTENTS

• Introduction	5
• Vision, Goals & Objectives	8
• Demographics	10
• Demand Capacity Analysis	11
• Zoning & Development	19
• Parks & Open Space	42
• Transportation Planning	54
• Capital Improvements Planning	63
• Overall Plan Recommendations	76
• Appendix	87

TABLES & CHARTS

- Demographics ----- 10
- Population Trends ----- 11
- Population Projections ----- 13
- Acres by Land Use ----- 15
- Acres by Zoning ----- 16
- Land Available for Development by Zoning District --- 16
- Perry Township Planning Areas ----- 57
- Top Rank Intersections - Perry Township ----- 61
- Fire Department Calls ----- 65
- Police Department Calls ----- 66
- NPDES Small MS4 Minimum Control Measures ----- 68
- Sustainable Development Tools ----- 76

MAPS

• Priority Areas	7
• Population Density	12
• Land Use	18
• Zoning	20
• Vacant Housing	25
• Commercial Development	27-32
• Community Reinvestment Area	39
• Enterprise Zones	40
• Opportunity Zones	41
• Parks and Recreation	47
• Former Schools	48
• Current Schools	49

MAPS

• Floodplains	51
• Wetlands	52
• Watersheds	53
• Transportation Projects	56
• High Traffic Areas	62
• Township Owned Property	64
• Police and Fire Facilities	67
• Low-to-Moderate Income Areas	69
• Facility Planning Area	71
• NPDES Home Sewage Replacement Area	73
• Planning Policy Areas	77

INTRODUCTION

In January 2023, Perry Township contracted with the Stark County Regional Planning Commission (RPC) to provide a comprehensive plan. The purpose of this plan is to provide Township officials with a framework to assist in future decision-making and programming regarding land use, transportation and capital improvements. This document is not a detailed action plan, suggesting step-by-step instructions for specific projects, but is instead a guiding document that aims to set the course for how the Township can grow and develop.

The plan is a reflection of Perry Township residents' values and aspirations for the future of the Township. A comprehensive plan conveys the future development vision, while also providing guidance on how the vision can be achieved. It provides an explanation of the public interest and the rationale for when to respond appropriately to change.

The comprehensive plan can be used as a tool to guide current and future Township officials and administration for future growth and development that reflects the view of the citizens of Perry Township. The plan develops goals, objectives, strategies and recommendations from data collection and analysis.

The following chapters describe existing conditions, and future goals and objectives within the Township in terms of population, housing, land use, transportation, economic development and capital improvements.

PUBLIC PARTICIPATION

The public participation aspect is vital to the process of creating a community plan. Engaging with the Township residents, businesses and various stakeholders helps to identify the community's priorities and long-term vision for the Township. RPC staff attended numerous events within Perry Township, including the Memorial Day Heroes Remembrance Ceremony, Picnic in the Park and Oktoberfest. At these events, RPC staff engaged with attendees discussing the comprehensive plan and utilized an interactive map for attendees to provide feedback on priority areas within the Township and opportunities and challenges along SR 172. A booth was also set up at the Perry Township Rotary Annual Turkey Trot to gather information from all those in attendance. In addition to attending these events, RPC staff attended meetings held by the Perry Township Business Advisory Committee, Perry Township Rotary and Perry Township History Club to discuss the comprehensive plan.



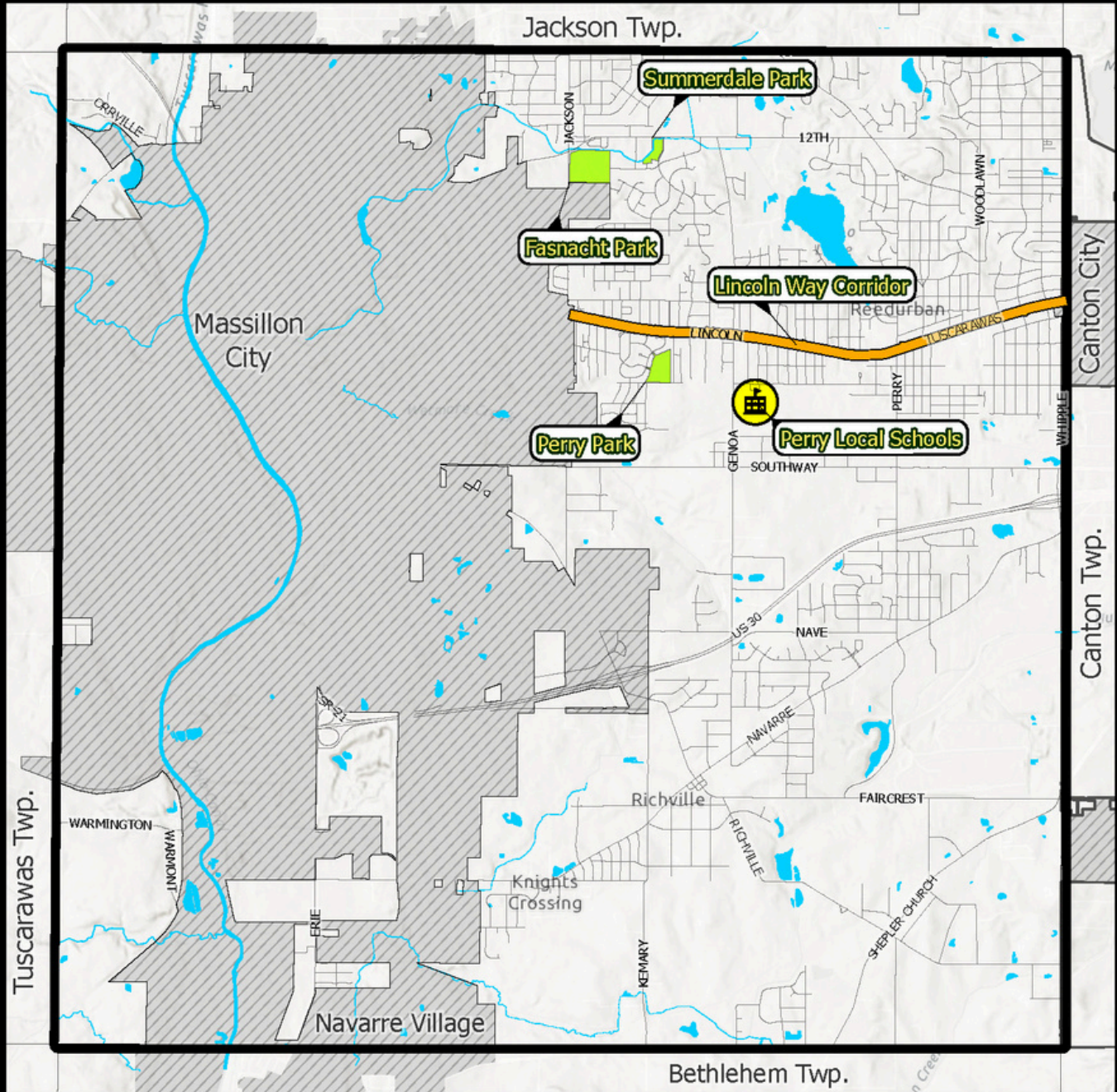
Picnic in the Park at Hartwick Park

Along with attending the various meetings and events, RPC staff in collaboration with Perry Township officials and administration created a survey for public input that focused on the strengths, weaknesses, opportunities and threats of Perry Township. A second survey was also created to gather input regarding the Lincoln Way/Tuscarawas/SR 172 corridor. Community input and engagement was heavily emphasized through the writing of this plan.

The map on the following page shows the top locations of where participants indicated the high priority areas are located. Many participants placed a pin at the township-owned parks, specifically Perry Park, A.D Fasnacht Farm Park and Summerdale Park; Perry Local Schools; and along the Lincoln Way/ Tuscarawas/SR 172 corridor. The majority of the community participants discussed wanting more events at the parks and the addition of various amenities in the future; more events at the high school and with Perry Local School District; and safety and aesthetics of Tuscarawas/Lincoln Way/SR 172. Attendees were also asked where they live. The majority of the residents attending these events reside in the northeast quarter of the Township.

Information gathered at the various events and from the survey will be incorporated throughout the following chapters of the plan.

Perry Township Priority Areas Identified



Map created: 2024
 Source: Stark County Regional Planning Commission

Priority Area



Description: Priority Areas Map from Public Engagements.



VISION, GOALS AND OBJECTIVES

Land Use Goals

1. Maintain a sound revenue base for the Township through an appropriate balance of different land uses.
2. Provide a variety of housing types, densities and values.
3. Promote sustainable development practices (residential and commercial) such as infill and mixed-use development in appropriate areas.
4. Adopt and amend zoning regulations in accordance with the comprehensive plan.
5. Preserve and protect the natural resources of the Township including riparian corridors and wetlands. Activities and uses that could harm the waterways and watersheds should be discouraged.
6. Maintain existing park land and explore options for additional open and green spaces.
7. Protect historic and cultural resources within the Township.
8. Continue to enhance the community character and identity.
9. Foster economic development and job creation opportunities.
10. Evaluate the feasibility of establishing an architectural review board, property maintenance code and/or landscaping regulations.

Capital Improvement Goals

1. Continue exploring a focal point/Township Center through streetscaping along Lincoln Way and identify potential sites for the Township Center.
2. Coordinate sanitary sewer projects with the Stark County Metropolitan Sewer District to continue phasing out package treatment plants and to address failing septic systems.
3. Continue to pursue funding options for storm water and infrastructure projects through state and federal funding.
4. Continue to meet NPDES requirements for storm water management, including participation with the county Public Involvement/Public Education (PIPE) committee.
5. Continue with traffic control projects and road improvements as recommended in the Moving Stark Forward 2050 plan.
6. Explore active transportation options such as bicycle lanes and walking trails.
7. Further develop Fasnacht Park to make it a destination for Township residents, along with providing activities for all abilities at all Township parks.

VISION, GOALS AND OBJECTIVES

Service Goals

1. Continue to explore creative funding mechanisms to provide revenue for Township operations.
2. Continue dialogue with adjacent political subdivisions and agencies to create partnerships to evaluate and implement regionalization of safety, maintenance and recreational services.
3. Coordinate growth and development with appropriate expansion or consolidation of Township services in order to maintain quality service levels. This should include funding, personnel, equipment and facilities.
4. Adequately staff and equip the Township departments as needed to serve the Township residents.
5. Continue to promote a strong and safe community identity through the Perry Township Police, Fire and Road Departments. Additionally, continue to utilize Nixle for notification of various situations happening within Perry Township.
6. Continue to explore innovative solutions and cost-effective technology to improve services and reduce expenses.
7. Investigate the potential to expand the Stark Area Regional Transit Authority's (SARTA) routes within the Township to promote multi-modal transportation options.
8. Continue to host community events and explore other types of engagement activities (farmers' market, DORAs, additional recreation events, more concerts, etc.).
9. Continue to collaborate with Perry Township businesses through the Perry Township Business Advisory Committee, Perry Township Rotary, Canton Regional Chamber of Commerce and Massillon WestStark Chamber of Commerce to promote and support local business and attract new businesses.
10. Partner with Perry Local Schools to attract students and develop educational, cultural and recreational activities for the benefit of the students.
11. Pursue partnerships with various private organizations to provide additional programming for Township residents and students attending public and parochial schools within Perry Township.
12. Continue to provide a sense of pride and civic responsibility within the Township.



DEMOGRAPHICS

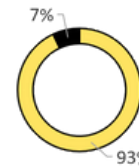
Understanding the demographics of the Township is an important component of the planning process. The following information reflects the existing demographics of the Township according to the 2022 American Community Survey Census Data.

Top 3 Industries of Employment

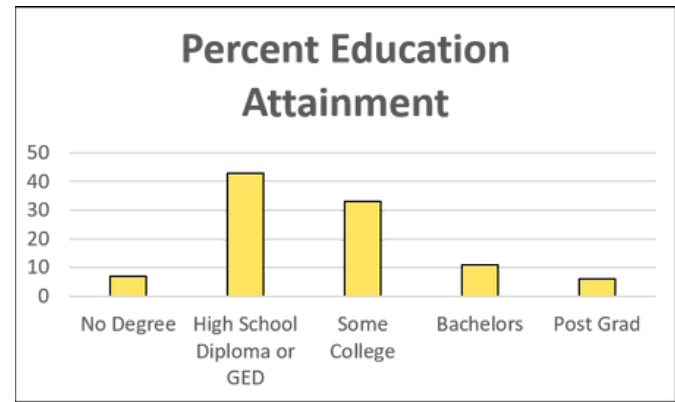
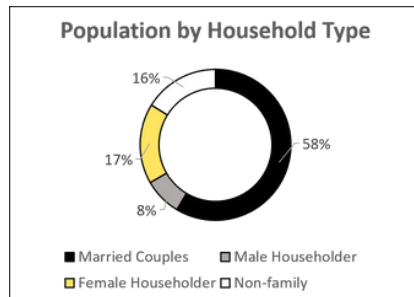
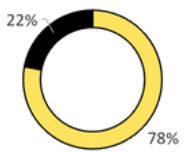


- Educational Services and Health Care & Social Assistance
- Manufacturing
- Retail Trade

Housing Occupancy



Housing Units



\$152,000
Median Value of Owner-Occupied Housing

\$68,230
Median Household Income

11,690
Number of Households

20.2
Avg. travel time to work (minutes)

12,577
Number of Housing Units

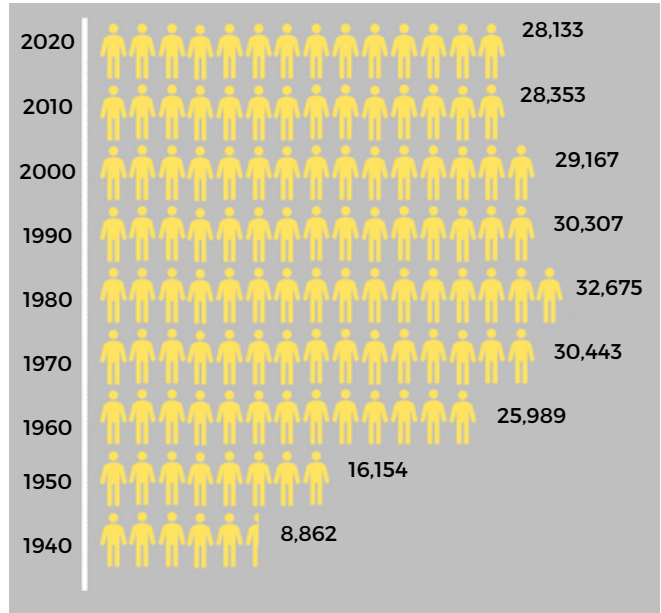
Source: US Census Bureau

DEMAND CAPACITY ANALYSIS

The purpose of a demand capacity analysis is an attempt to determine the needs for the future based on predictions of past and current demand figures. Population trends can be a helpful indicator to determine needs for housing, services and infrastructure for the future of a township.

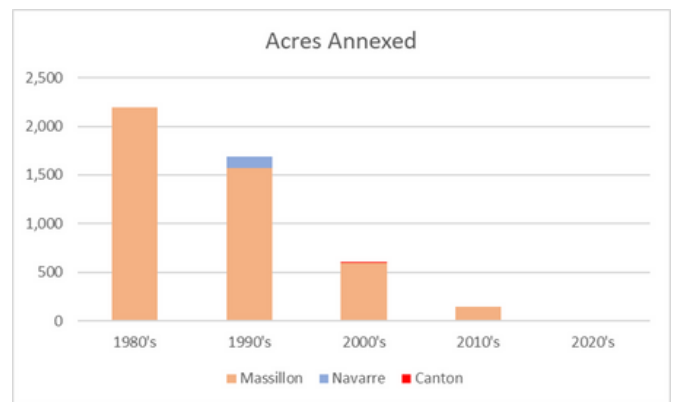
Population Trends

The graph to the right illustrates Perry Township’s population trends from 1940 through 2020. Perry Township experienced a large population increase in the 1950's, and continued to experience population growth through the 1980's, where population peaked at 32,675. From 1980 through 2020, Perry Township started to see population decline. Over the 40 year period, the population decreased by 13%. According to RPC’s records of platted subdivisions, prior to 1980 there were over 1,000 subdivision lots being created each decade, mostly in the northeast quadrant of the Township. From 1980 onward, the number of lots being created through the platting process dropped significantly. The table below shows the platted lots created within each decade.



Source: US Census Bureau

In addition to the decrease in the number of lots created through subdivision platting, Perry Township experienced annexations of land to the neighboring municipalities. The majority of property was annexed to the city of Massillon.



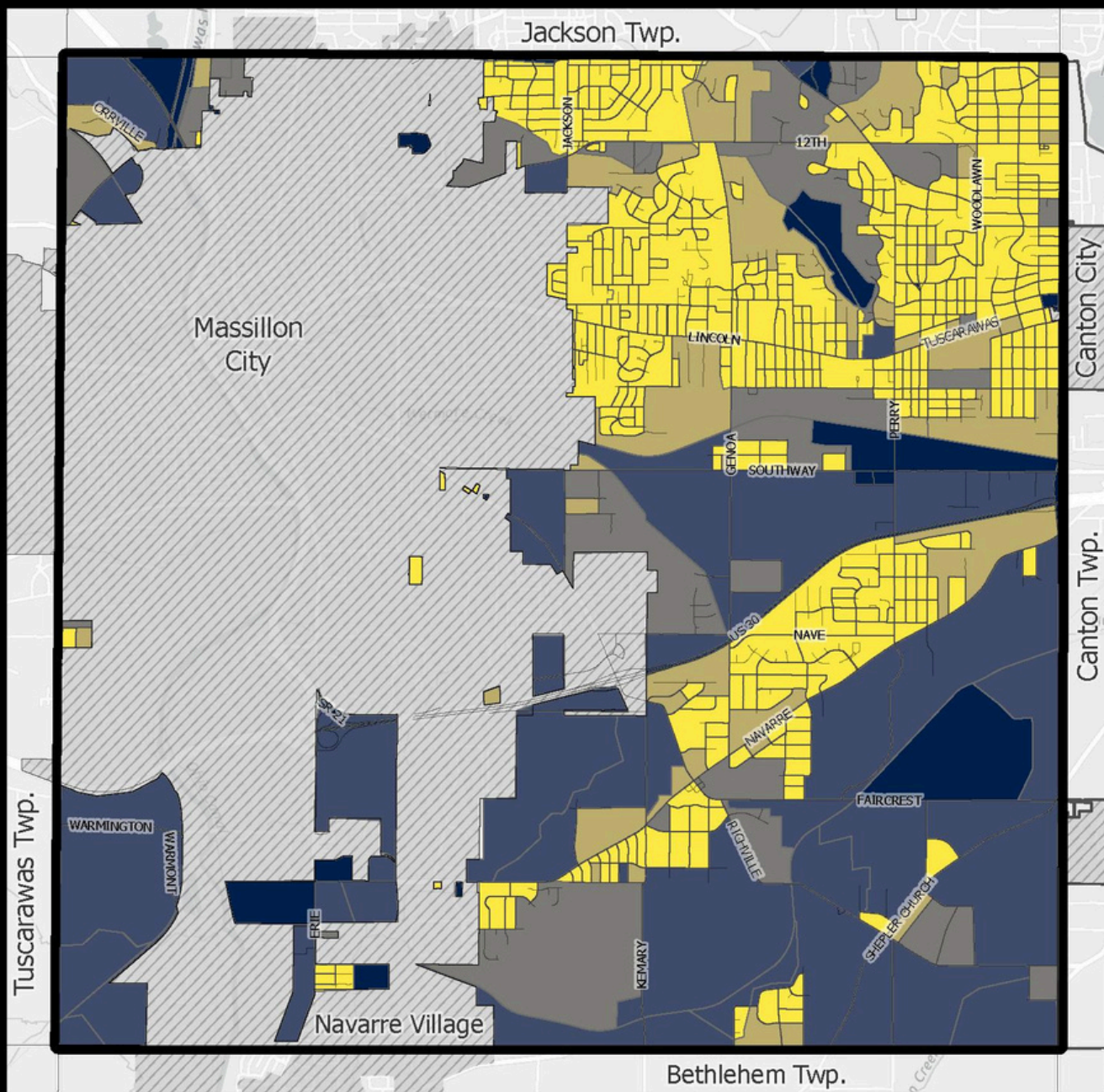
	1980's	1990's	2000's	2010's	2020's
Massillon	2,198.52	1,575.08	592.93	148.69	0.00
Navarre	0.00	112.35	0.00	0.00	0.00
Canton	0.00	0.00	2.52	0.00	0.00
Total Acres	2,198.52	1,687.43	595.45	148.69	0.00

Source: Stark County Recorder

	Pre 1950's	1950's	1960's	1970's	1980's	1990's	2000's	2010's	2020's
Lots Platted	5,268	1,902	1,152	2,115	95	261	290	119	24

Source: Stark County Regional Planning Commission

Perry Township Population Density



Map created: 2024
Source: US Census Bureau

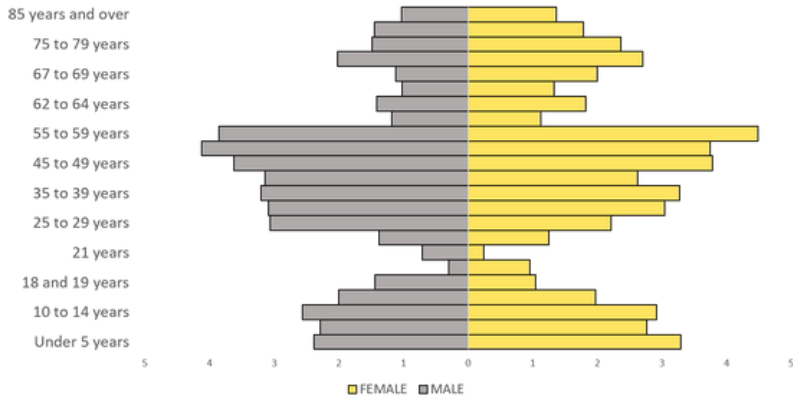


Description: Population Density is the number of persons per square mile. This data is from the 2020 census, calculating the population of each block group divided by its area.



Population Trends

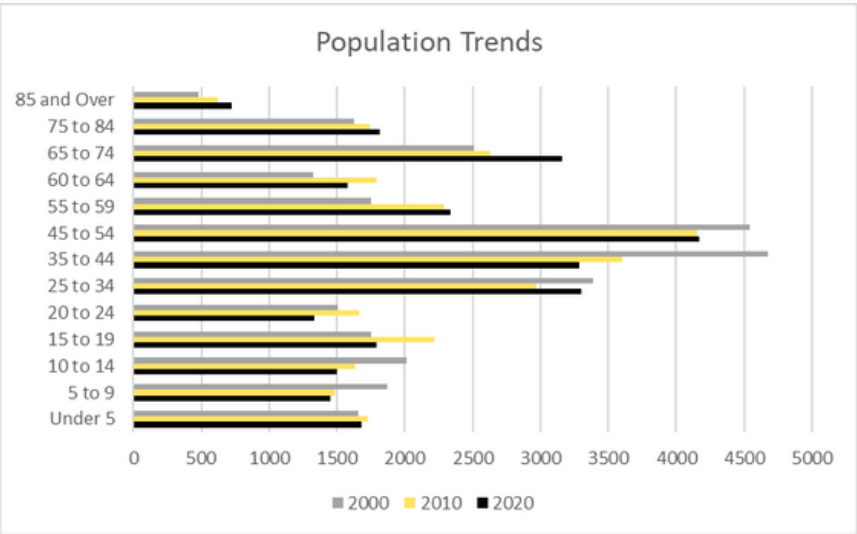
Perry Township Population Pyramid



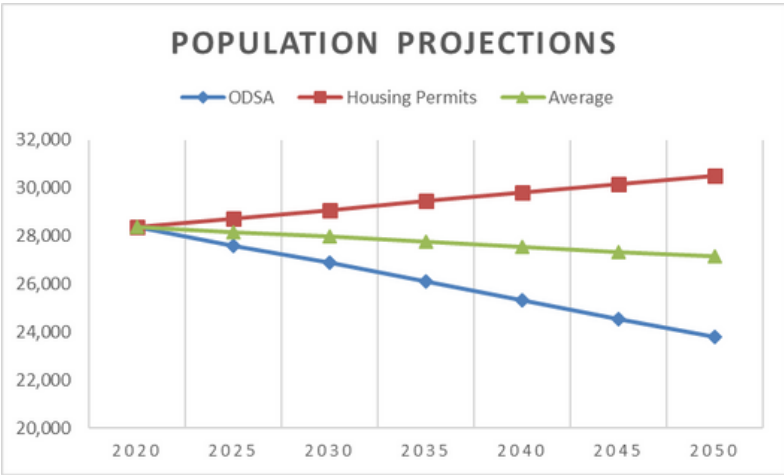
Source: US Census Bureau

The chart on the left represents the population breakdown between male and female, as well as age within Perry Township according to the 2022 ACS Census Data.

The chart on the right represents the population trends in Perry Township based on age according to the US Census Data.



Source: US Census Bureau



Source: ODSA and Perry Township Zoning Department

The graph on the left represents the population projections based on data from the Ohio Development Services Agency (ODSA) and Perry Township Zoning. The text on the following page discusses the graph further.

Population Projections

Population projections help provide valuable insight that guide aspects of planning and resource allocation. There are many variables to take into consideration when projecting future population which can be challenging; therefore, three different projection methods are presented on the previous page. The first projection is derived from the current percentage of Stark County's population that live in Perry Township. According to the 2022 American Community Survey Estimates (most recent available), Perry Township held 7.6% of Stark County's population, and 7.5% in 2010. Assuming this share of the county population remains stable, a township population projection can be derived from a county projection. The Ohio Development Services Agency (ODSA) provides county population projections based on current census data. The most recent Stark County profile report predicts a 2050 population of 317,552, which results in a Perry Township population of 23,816, predicting an approximately 3% decline in population at the county level over a five-year period. The County has continued to experience a population loss over the last few decades, with the legacy cities of Alliance, Canton and Massillon experiencing the brunt of it.

The second projection uses housing permit data to predict how many additional housing units will be built over the next twenty-five years. Future population is calculated by multiplying the number of projected housing units by the number of persons per household (2.4 according to the 2022 ACS data). The number of housing units was derived from the Zoning Department's records for new home construction over the past ten years (293 new homes were constructed from 2014-2023, resulting in approximately 146 new homes constructed over a five-year period). This projection assumes that new home construction development will continue at its current rate. As the chart below illustrates, this results in a population growth of approximately 1.1% over a five-year period. It should be noted that the past two years experienced the lowest number of new homes constructed over the ten-year period with 12 in 2022 and 6 in 2023; however, RPC currently has a preliminary plan on file for a subdivision proposing 112 residential lots.

The third projection is an average of the two previous projections. This method forecasts a decline in population, but not as severe as ODSA predicts and appears to better follow recent population trends within the Township.

Land Use Capacity

The Stark County Auditor’s Office assigns each parcel within the County a code based on the use being carried out on that tract of land. By utilizing these land use codes, the total acreages for each type of use and percentage of total land can be calculated.

The table below illustrates the current land use breakdown in Perry Township. In the table, the Open Land category includes land uses such as Agricultural Vacant Land and Current Agricultural Use Value (CAUV) Agricultural Vacant Land.

Typically, these uses are included in the Single-family/Agricultural category; however, they were moved to the Open Land category within this table for better representation purposes as they are technically “vacant” and have the potential to be built upon in some capacity in the future.

The Perry Township Land Use Map provided on page 18 does not reflect the figures from the table as the Agricultural Vacant Land and CAUV Agricultural Vacant Land are included with the Single-family/Agricultural category.

Acres by Land Use		
<i>Land Use</i>	<i>Acres</i>	<i>Percentage of Total</i>
Single-family/Agricultural	4,066	30.5%
Single-family Residential	4,836	36.3%
Two-family Residential	225	1.7%
Multi-family Residential	119	0.9%
Public Service	1,232	9.2%
Business	710	5.3%
Office	32	0.2%
Industrial	1,189	8.9%
Recreational	175	1.3%
Open Land	722	5.4%
Oil & Gas	24	0.2%
Total	13,329	100%

Source: Stark County Auditor

Acres by Zoning		
<i>Zoning</i>	<i>Acres</i>	<i>Percentage of Total</i>
R-1 Single Family Low Density Residential	133	1.1%
R-2 Single and Two Family Residential	7,386	58.7%
R-3 Single Family, Duplex, and Four-Family Residential	1,582	12.6%
R-4 Multifamily Residential and Office District	18	0.1%
R-5 High Density Multifamily and Limited Service Business	30	0.2%
R-6 Manufactured Home and Manufactured Home Park	5	0.0%
R-7 Planned Unit Development (PUD)	52	0.4%
R-C Residential Condominium PUD	0	0.0%
B-1 Office and Retail Business	78	0.6%
B-2 Commercial	434	3.4%
M-D Multi-Use Overlay	40	0.3%
I-D Industrial	2,829	22.5%
Total	12,587	100%

Source: RPC & Perry Township

The table above illustrates the current breakdown of acreage by each zoning district in Perry Township. The table below analyzes the land available for development (open land) by zoning district within Perry Township. This data is derived from land use mapping, tax assessments, field surveys and the Perry Township Zoning Resolution to determine the different land uses, zoning districts and requirements for each district.

The figures are slightly different for the Open Land in the Acres by Land Use table on the previous page and the total acreage for Land Available for Development by Zoning District table (below) due to different mapping methods. This is also the case for the total acreages in both the Acres by Land Use and Acres by Zoning District tables.

Land Available for Development by Zoning District					
<i>Zoning</i>	<i>Vacant Acres</i>	<i>Percentage of Total</i>	<i>Lot Capacity</i>	<i>Minimum Lot Size (acres)</i>	<i>Projected Population</i>
R-1 Single Family Low Density Residential	4.8	1%	0.37	13	31
R-2 Single and Two Family Residential	434.8	60%	0.31	1403	3366
R-3 Single Family, Duplex, and Four-Family Residential	156.6	22%	0.29	540	1296
R-4 Multifamily Residential and Office District	1.4	0%	0.23	6	15
R-5 High Density Multifamily and Limited Service Business	6.5	1%	0.23	28	68
R-6 Manufactured Home and Manufactured Home Park	0.4	0%	0.12	3	8
R-7 Planned Unit Development (PUD)	0	0%	10	0	0
R-C Residential Condominium PUD	0	0%	10	0	0
B-1 Office and Retail Business	8.9	1%	0.17	52	126
B-2 Commercial	26.7	4%	0.46	58	139
M-D Multi-Use Overlay	4.7	1%	0.3	16	38
I-D Industrial	81.7	11%	0.46	178	426
Total	726.5	100%		2297	5513

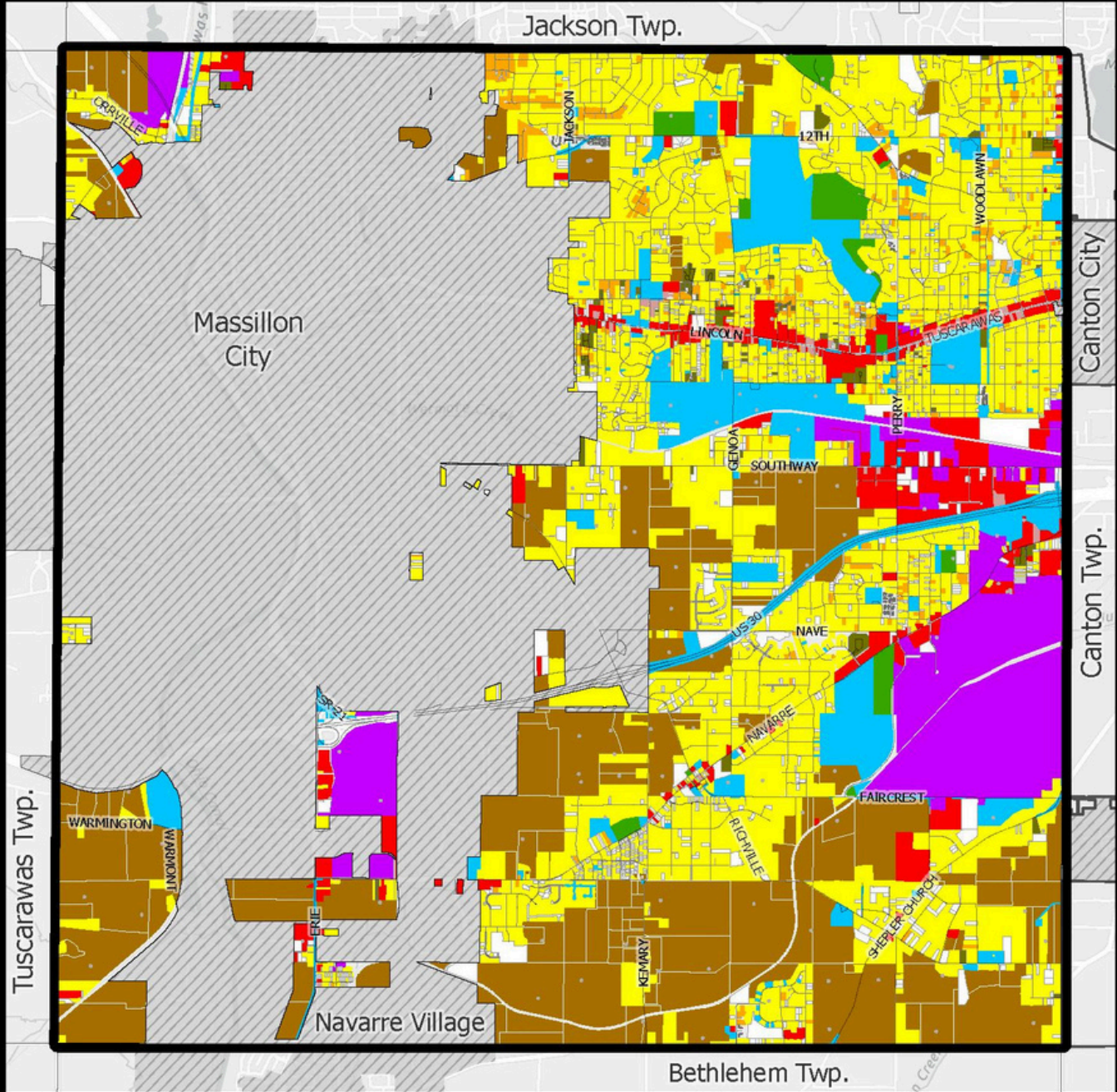
Source: RPC, Perry Township & Stark County Auditor

The Minimum Lot Size column in the Land Available for Development by Zoning District table was derived from the current Perry Township Zoning Resolution. Each district has a minimum lot size requirement for the type of construction/use proposed and utility availability. Due to the varying lot sizes allowed, this analysis averages the different lot sizes together when more than one minimum lot size is provided in the district. Additionally, the B-1 district does not have a minimum lot size requirement; therefore, RPC utilized 7,500 square feet as the minimum to calculate the capacity. The Lot Capacity column in the same table refers to the number of lots that could be created within that zoning district based on the minimum lot size requirements and acres of vacant land within that district. This illustrates any structure that could potentially be constructed in each respective zoning district. For example, in the ID district, lot capacity refers to industrial buildings and in the R-1 district, it refers to the number of housing units that could be constructed. The projected population column was calculated by using the lot capacity multiplied by the average number of persons per household from the 2022 American Community Survey Census Data, which was 2.4 persons per household.

When all of the potential developable area within the Township is accounted for, an additional 5,513 people could be accommodated at maximum build out. It should be noted that the B-1, B-2 and ID districts do not permit residential dwellings to be constructed. If we remove the population build-out for these districts, the potential population drops to 4,822 additional persons to be accommodated.

The available land for development is largely found in the areas of the Township zoned for medium-density residential uses which allow multifamily development with higher-densities and smaller lot sizes; however, development in the Township has generally experienced a standard development pattern of low-density development of single family dwellings. If this pattern continues, it may not be sensitive to environmental constraints, rural character, service delivery and other needs of the Township. The developable areas within the Township are mainly located within the southern portion of the Township, that is fairly rural and has some areas where utilities such as sanitary sewer and water may not be readily available. The map on the following page shows the existing land use within Perry Township.

Perry Township Land Use



Map created: 2024
Source: Stark County Auditor

- | | | |
|----------------------------|----------------|-------------|
| Single Family Agricultural | Business | Industrial |
| Single Family Residential | Office | Oil and Gas |
| Two Family Residential | Public Service | Vacant Land |
| Multi-Family Residential | Recreation | |



Description: Land use is derived from parcel based use codes created by the Stark County Auditor.



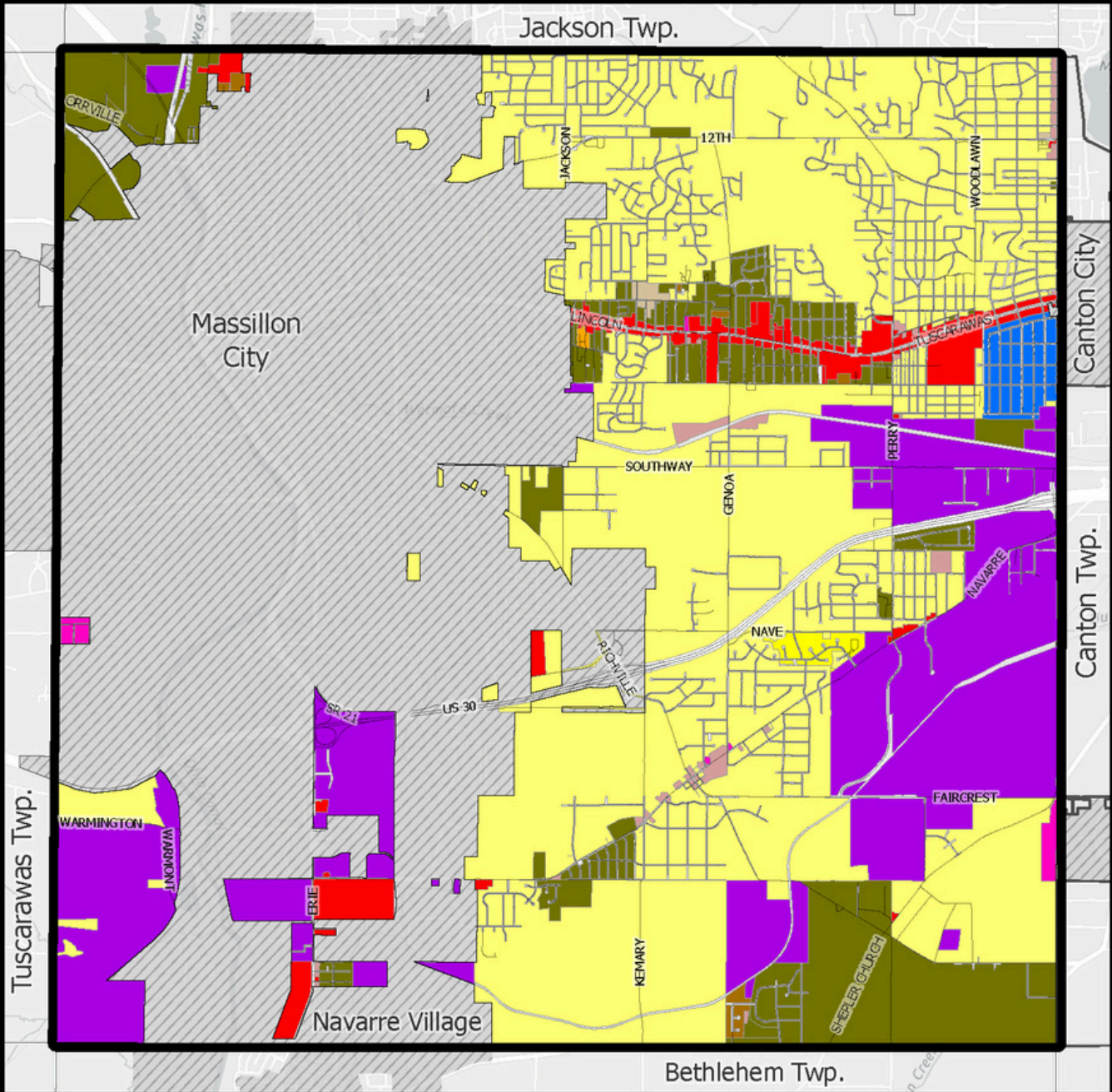
ZONING & DEVELOPMENT

Perry Township is located between the two largest legacy cities in Stark County with the city of Canton to the east and the city of Massillon to the west. The city of Massillon encompasses much of the western half of Perry Township. Due to its location between the two cities, much of the northern half of Perry Township has already developed with a variety of suburban growth. In many places, Perry Township is indistinguishable from these cities as development on either side of the corporation lines is identical to development on the other side, specifically along the Lincoln Way/Tuscarawas Corridor.

The most important tool Perry Township can use to guide development is the Zoning Resolution. Although RPC administers the Stark County Subdivision Regulations, and the review of developments within the unincorporated areas of the County are mainly handled at the County level, the Township plays a vital role in determining what uses are allowable in all areas of the Township, as well as incorporating conditions when deemed necessary to protect the health, safety and welfare of the Township. Using this authority effectively can help to preserve environmental assets and promote development that meets the needs of the residents and businesses.

It is critical that Perry Township enact and/or further promote development policies and more proactive zoning controls to ensure the remaining land in the Township is developed in a way which is sensitive to environmental constraints and maintains a balanced tax base. This includes tailoring zoning controls to help preserve the character of existing neighborhoods while also guiding the appropriate design of new development. The map on the following page shows the existing zoning districts in Perry Township.

Perry Township Zoning



Map created: 2024
Source: Stark County Regional Planning Commission

- | | | | |
|--|---|-----------------------------------|---------------|
| R1 Single Family Low Density Residential | R4 Multi Family Residential & Office | R7 Planned Unit Development (PUD) | ID Industrial |
| R2 Single & Two Family Residential | R5 High Density Multi Family & Limited Service Business | B1 Office & Retail Business | |
| R3 Single Family, Duplex & Four Family Residential | R6 Manufactured Home & Manufactured Home Park | B2 Commercial | |
| | | MD Multi Use Overlay | |



Description: Current zoning districts for Perry Township. This map is for representational purposes only, please contact Perry Township for official zoning map.



RESIDENTIAL DEVELOPMENT

Approximately 73% of the Township is zoned for residential development. Only approximately 1% of the residentially zoned areas within the Township are exclusively zoned for single-family residential uses. This area is an established neighborhood within the northeast quadrant of the Township (West Manor Allotment). Although the majority of the residentially zoned areas within the Township allow multifamily development (two or more units), over 96% is currently low-density, single-family residential uses.

Current trends forecast a housing shortage across the country, including Perry Township. In order to achieve social equity and accommodate current and future residents, communities need to have a blend of housing options for all ages, incomes and abilities. To combat this shortage, the Township should promote a more balanced development pattern where a mixture of single-, two- and multi-family housing units are permitted within a single neighborhood.

In 2024, the Stark County Commissioners had a housing needs analysis completed for the County. This study confirms Stark County is experiencing a housing shortage. The study provides some solutions on how to address the housing shortage as they relate to zoning and



West Manor Allotment

development, which includes incorporating more mixed-use developments in the zoning resolution. Having mixed-use development districts allows for a blend of housing that would create a neighborhood that is not only socially balanced, but would also allow residents to more easily transition between homes as their stages in life change. As the residents continue to age, it is important for additional housing options to be available to accommodate the population.

Other recommendations include focusing on developing high-quality, smaller, more affordable, planned rental housing developments.

According to the most recent census data, approximately 78% of the residential dwellings in Perry Township are owner occupied. Current national trends show a strong preference for renting as opposed to home ownership due to rising cost, limited housing supply and changing demographics.

This trend is especially notable among younger people and the aging population who find flexibility and convenience in renting without the significant upfront costs of buying a home.

According to the results of the community survey, only 24% of participants agreed or strongly agreed that Perry Township is a good place to retire, and only 50% of the participants agreed or strongly agreed that Perry Township has a good variety of housing opportunities available. This may be a result of the lack of senior housing availability within the Township. Housing options for aging adults need to be incorporated into future planning of the Township as the average age of the community continues to increase. Additionally, the promotion of multifamily developments may help to attract the younger workforce to reside in Perry Township.

As recommended in the housing study, areas targeted for these developments should be in, or near the job centers, which will increase quality of life by decreasing overall employee commute times. Areas with sufficient access to food, shopping, personal service and recreational amenities will also help to attract residents.

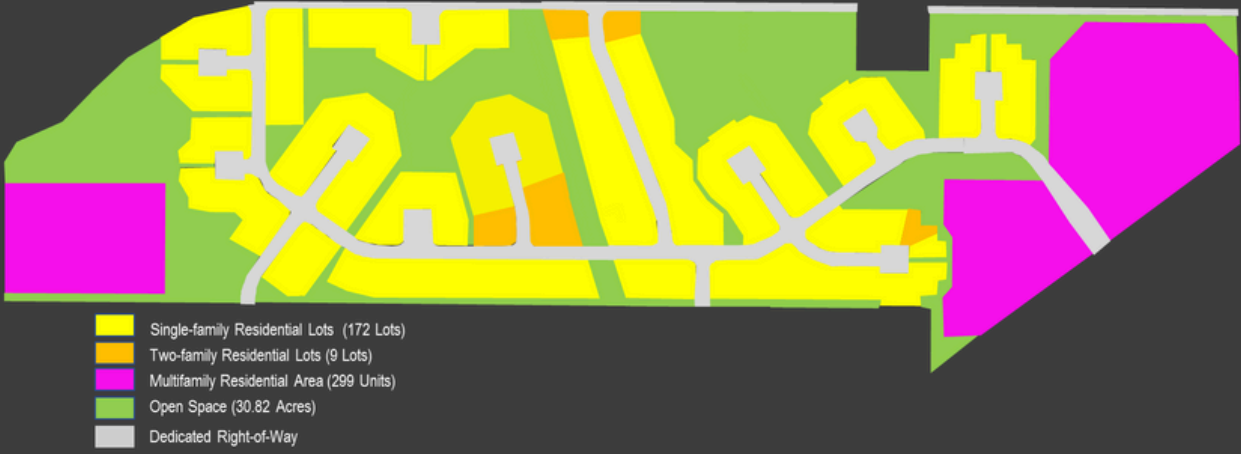
50% Of Community Survey Participants

Agree or Strongly Agree that the cost of living in Perry Township is affordable in comparison to the rest of Stark County (27% are neutral)

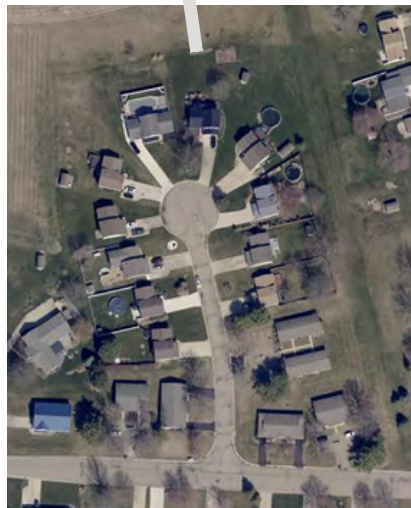
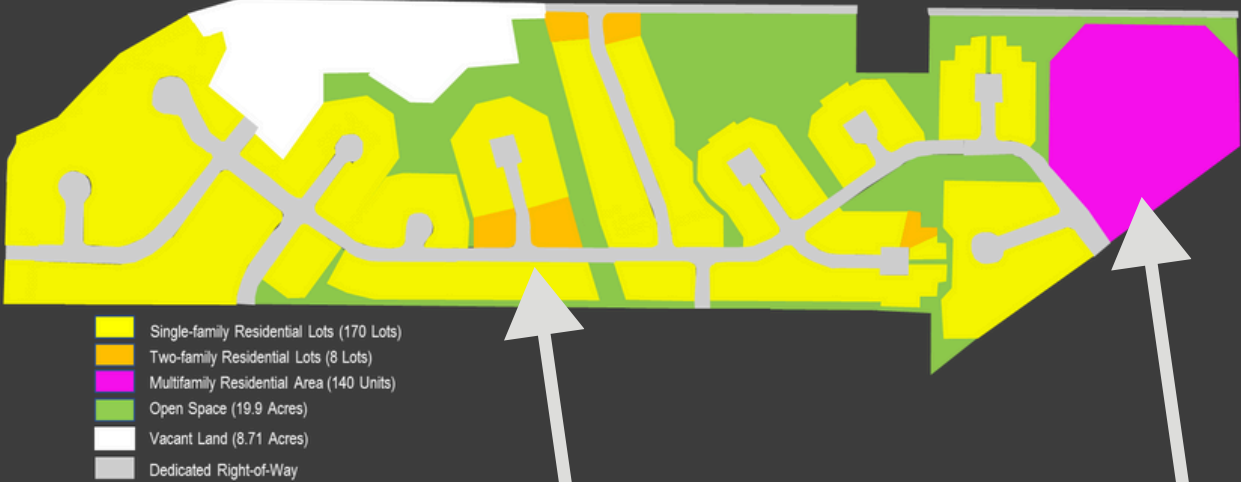
In Ohio, townships can implement Planned Unit Developments (PUDs) to promote diverse land use and housing options, fostering mixed-use communities that accommodate residential, commercial and recreational areas. A PUD is a zoning tool that allows greater flexibility in planning than traditional zoning methods, enabling townships to design spaces that meet specific community needs while encouraging innovative development patterns. Perry Township's Zoning Resolution allows PUDs within the R-7 district; however, this has only been utilized for one development within the Township (Perry Hills Colony).

Unfortunately, Perry Hills Colony was not fully built out as planned. The original proposal covered 102 acres and proposed 172 single-family lots; 9 two-family lots; 299 multi-family units and approximately 31 acres of open space. Approximately 40 acres of the R-7 area was rezoned to R-2. The approximately 40 acres were utilized to create single-family lots. This resulted in the elimination of two multifamily complexes and a reduction in single-family lots from 172 to 170 and number of two-family lots from 9 to 8. The number of multifamily units fell from 299 units to 140, and the area dedicated to open space was reduced from approximately 31 acres to approximately 20, although 8.7 acres are still undeveloped. The images on the following page showcases these layouts.

Original Proposed PUD Layout



Actual PUD Layout



While encouragement of new construction should be continued, the Township should also continue to work on improving existing residential areas through infill development. Infill development focuses on utilizing vacant or underused land within existing urban areas, rather than expanding outward. By concentrating on infill development, Perry Township can make efficient use of existing infrastructure, rather than extension of services which is typically required for new developments. This can be accomplished through new construction on existing vacant lots or redeveloping abandoned properties through rehabilitation of existing homes or removal of blighted structures for property reuse, which will in turn reduce the vacancy rates within the Township.

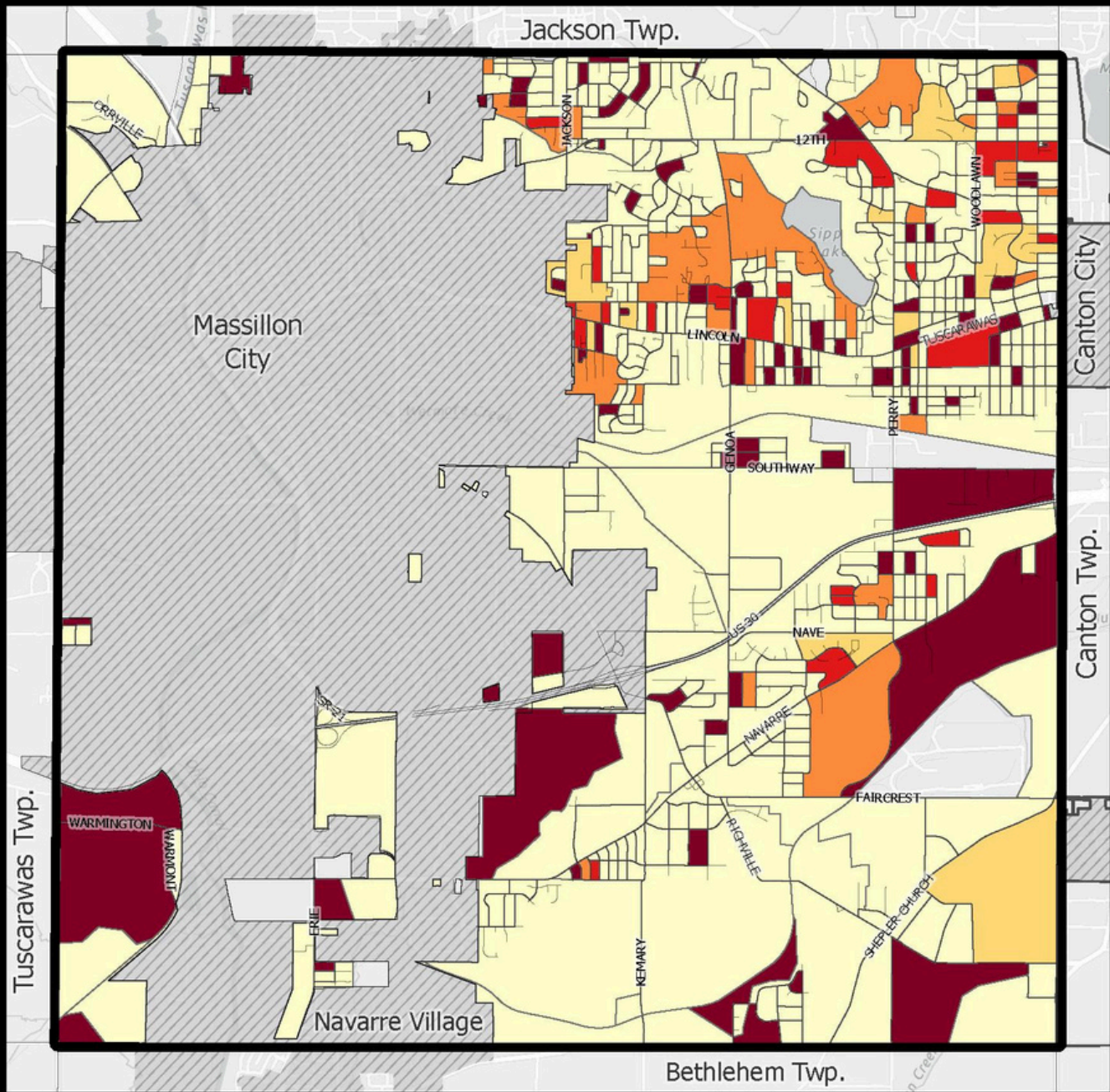
Decreasing the vacancy rate in neighborhoods also helps to reduce the perception of neglect and crime in these areas. The map on page 25 identifies the breakdown of vacant housing per Census block. While vacancy does not necessarily indicate blight, these are areas that the Township will want to assess and monitor more closely.

To assist with infill development and neighborhood improvement overall, the Township should continue utilizing programs and services offered through the Stark County Land Reutilization Corporation (aka Land Bank). At the time of this plan, demolition and property acquisition programs were available to communities. Through the Land Bank programming, seven demolitions and

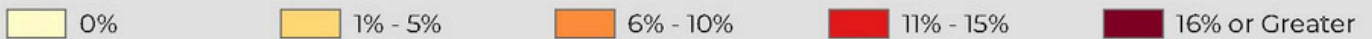
twelve lot transfers to neighboring properties have taken place in Perry Township. Three of the lot transfers were following the completed demolitions. In addition to demolitions and property acquisition, the Land Bank recently began a rehabilitation of a residential dwelling in Perry Township to put the property back into productive use. The County also runs various housing rehabilitation grant and loan programs for qualified, low-to-moderate income homeowners through RPC's Community Development Department, which can be promoted by the Township as a way to help stabilize neighborhoods.

Perry Township is a Limited Home Rule Township, which gives the Township additional authority if an architectural review board and/or property maintenance code is established. An architectural review board would allow for orderly and harmonious development and enhance the desirability of both residence and investments within the Township. A property maintenance code would allow the Township to enforce standards that help prevent blight and reduce nuisances for neighbors; however, there are still some limitations. Within Perry Township there are several manufactured home parks that are in operation. These are managed through the state by the Ohio Department of Commerce. The state enforces certain standards but may not cover all aspects of property maintenance, which may create enforcement gaps, especially for issues like aesthetic upkeep and minor property maintenance. Working with the state to address these concerns should be a priority of the Township.

Perry Township Vacant Housing



Map created: 2024
Source: US Census Bureau



Description: Housing Vacancy is the percentage of vacant houses within a block group. This data is from the 2020 census, calculating the number of vacant housing divided by total number of housing units.



COMMERCIAL DEVELOPMENT

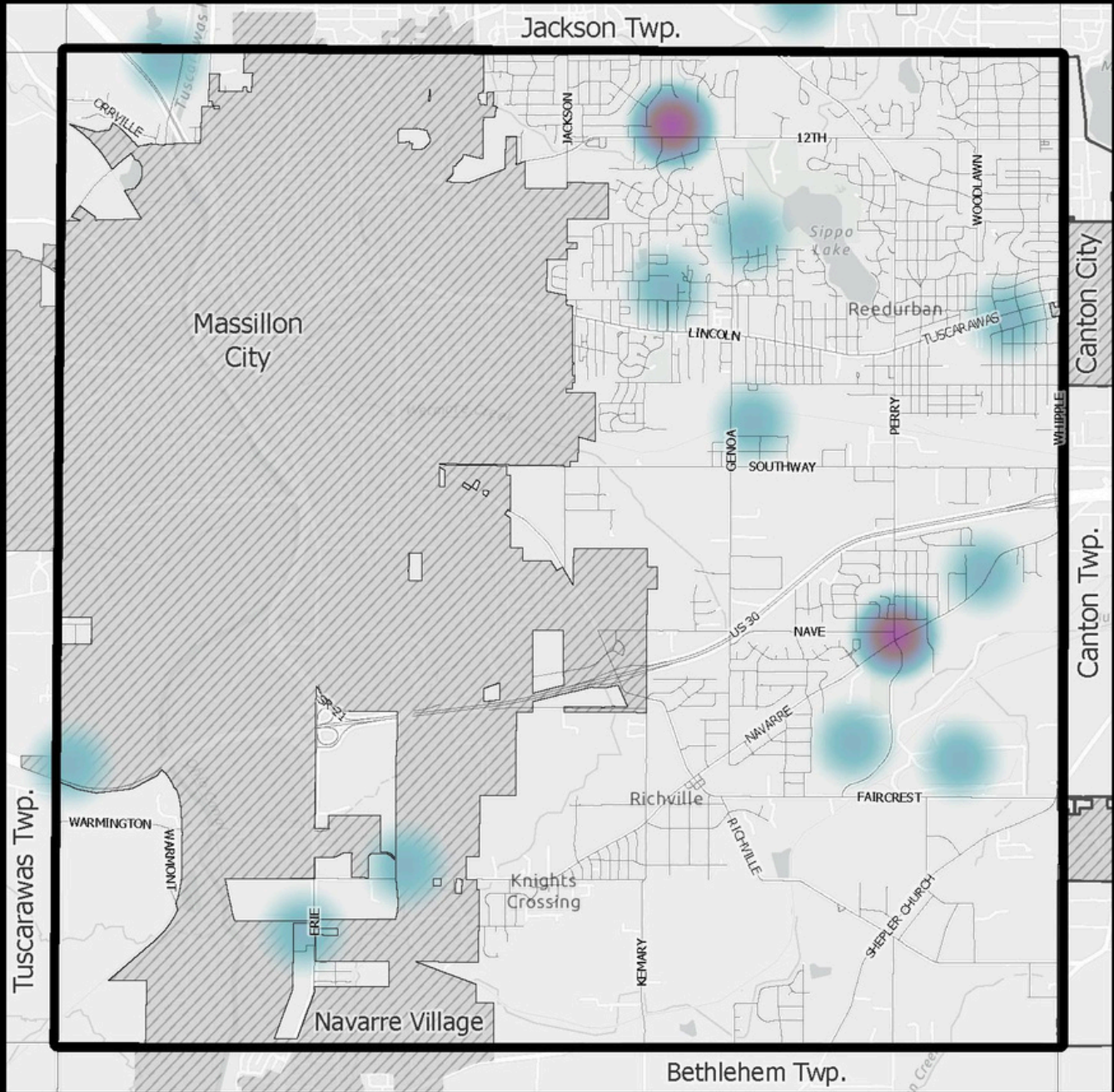
Based on the current land use of Perry Township, only 14% of the land within the Township is being utilized for office (0.2%), business (5.3%) or industrial (8.9%) uses according to the Auditor's land use classification; however, based on the current zoning of the Township, approximately 27% of the Township is zoned for business or industrial purposes, with the ID Industrial District accounting for 22.5% of that total. Approximately 9.2% of the Township is classified as public services.

According to a study by the American Farmland Trust, for every \$1.00 earned in revenue, it costs an average of \$1.16 to provide public services to residential properties, whereas it only costs \$0.30 to \$0.50 to provide services to commercial and industrial properties (for agricultural properties, it only costs \$0.35). Based on these figures, it is recommended that communities strive for at least 30% of their land to be used for commercial or industrial purposes. Generally, a residential development cannot pay for itself if it is taxed at a rate acceptable to residents. Business and industrial uses not only require fewer community services, they also generate far more tax revenue than residential areas. By striving for at least 30% of the land to be utilized for commercial or industrial uses, it helps to offset the costs of providing services

to the residential developments and puts less of a strain on a community's service capacity. This ratio helps to create a more fiscally strong community. Maintaining a sound revenue tax base for Perry Township is one of the goals of the comprehensive plan. This can be accomplished through an appropriate balance of land uses throughout the Township. In order to accomplish this, the Township should encourage redevelopment of existing commercial and residential areas, and planning for new development where the infrastructure is already in place. Additionally, the Township should consider zone changes to areas where business and industrial uses may be more appropriate to help increase the potential for these land uses to develop.

The following maps on pages 27 - 32 show the concentration of commercial development within the Township over 10 year increments. This data is derived from RPC's records of projects reviewed within each township. Since this data is from RPC's records, the maps only reflect projects with exterior improvements and does not take into consideration any interior modifications. Additionally, RPC did not begin reviewing site improvement plans until the late 1980s; therefore, projects completed prior to 1988 would not be represented on the map.

Perry Township Development 1980-1989



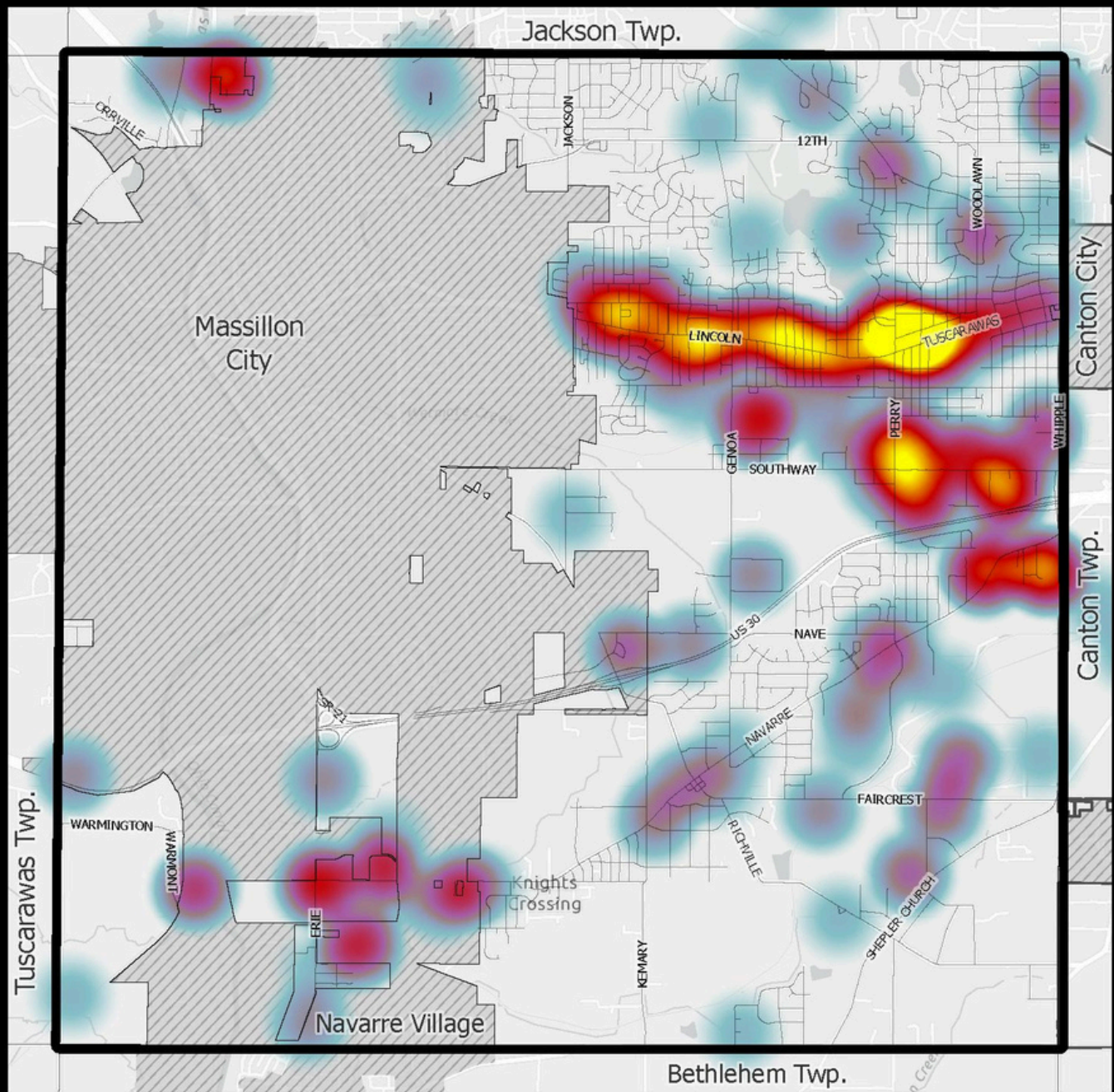
Map created: 2024
Source: Stark County Regional Planning Commission



Description: The map showcases areas where commercial development reviewed by RPC has occurred within the Township. The higher the concentration, the higher the number of projects proposed/approved by RPC.



Perry Township Development 1990-1999



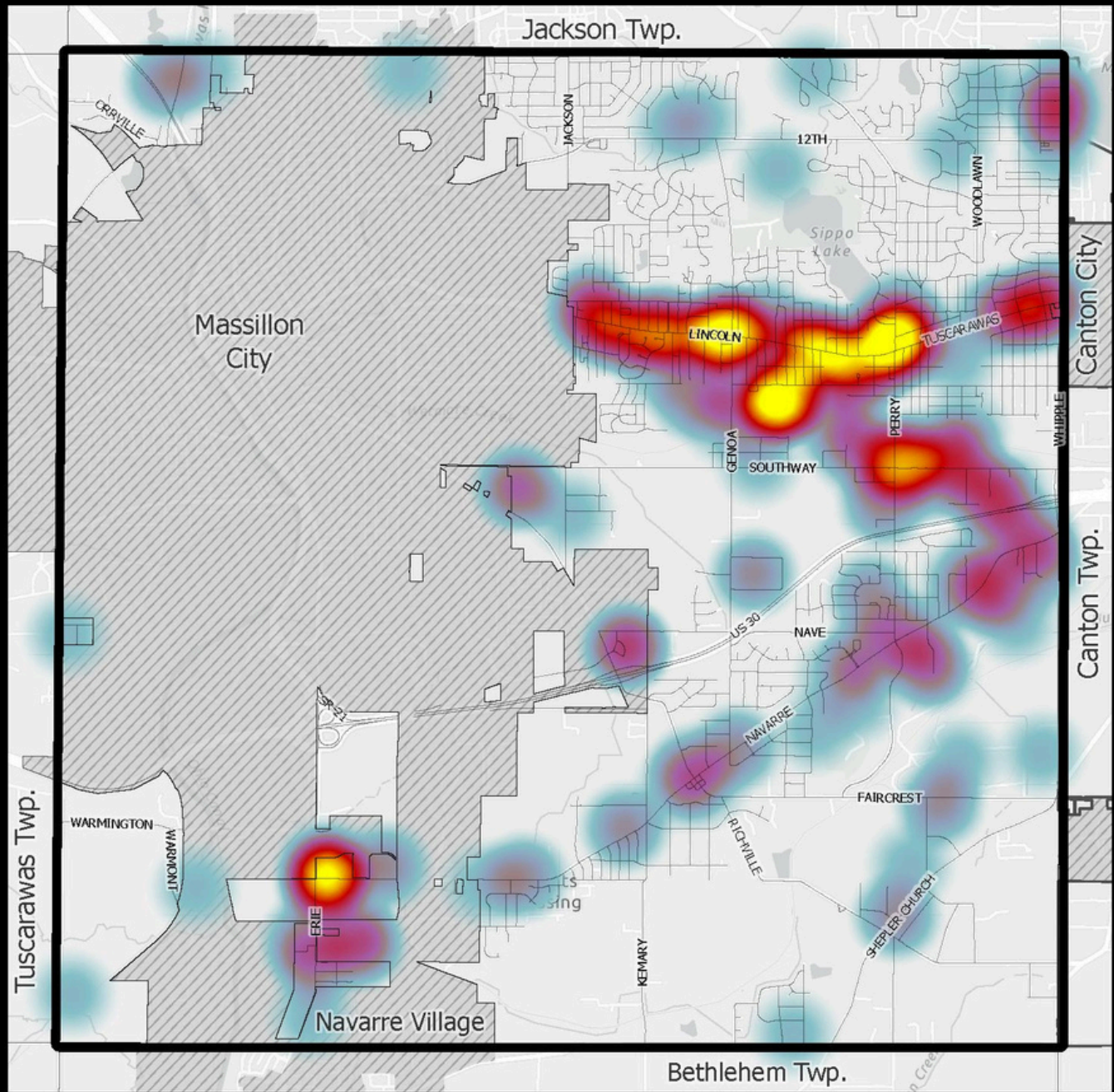
Map created: 2024
 Source: Stark County Regional Planning Commission



Description: The map showcases areas where commercial development reviewed by RPC has occurred within the Township. The higher the concentration, the higher the number of projects proposed/approved by RPC.



Perry Township Development 2000-2009



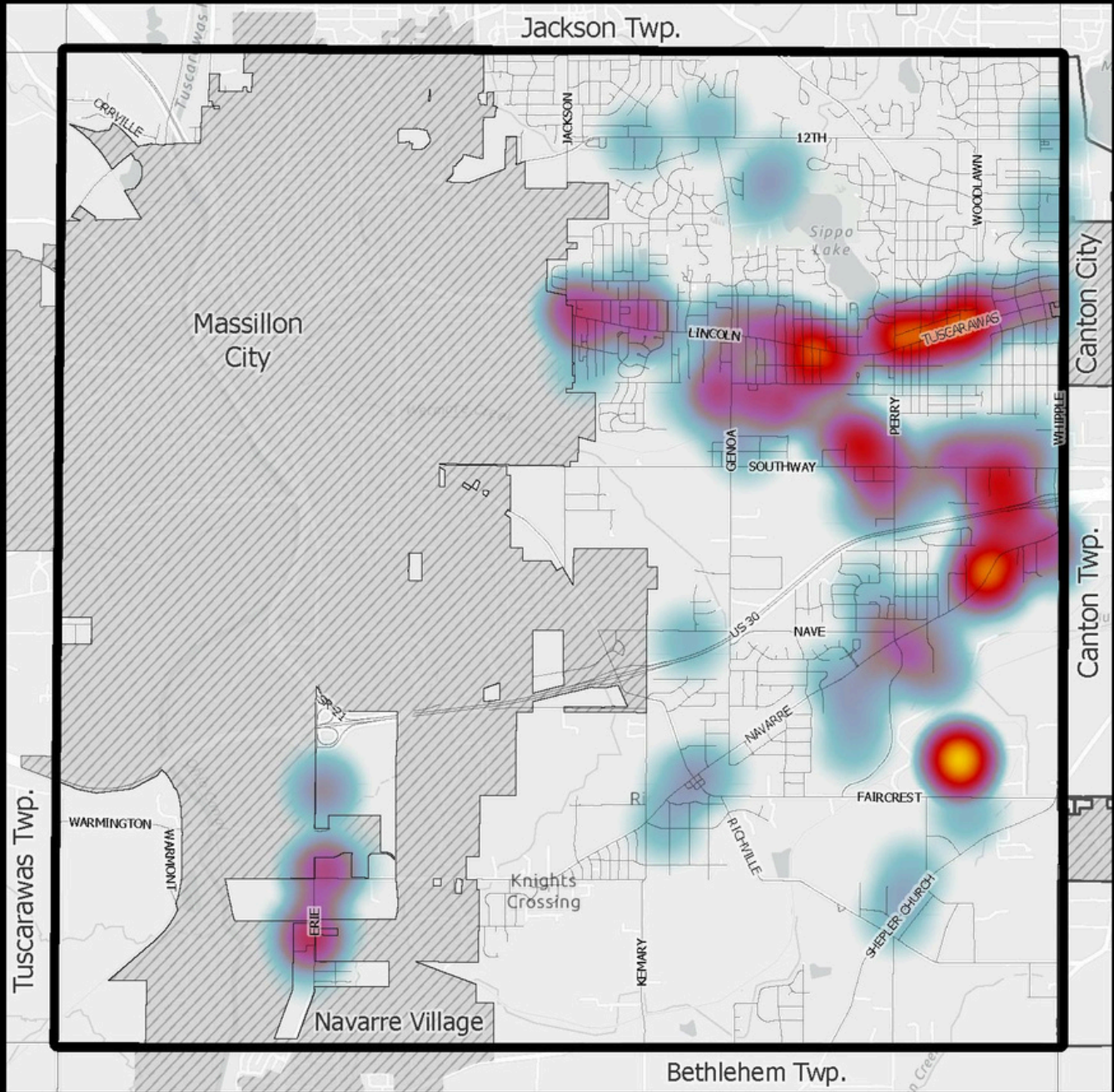
Map created: 2024
Source: Stark County Regional Planning Commission



Description: The map showcases areas where commercial development reviewed by RPC has occurred within the Township. The higher the concentration, the higher the number of projects proposed/approved by RPC.



Perry Township Development 2010-2019



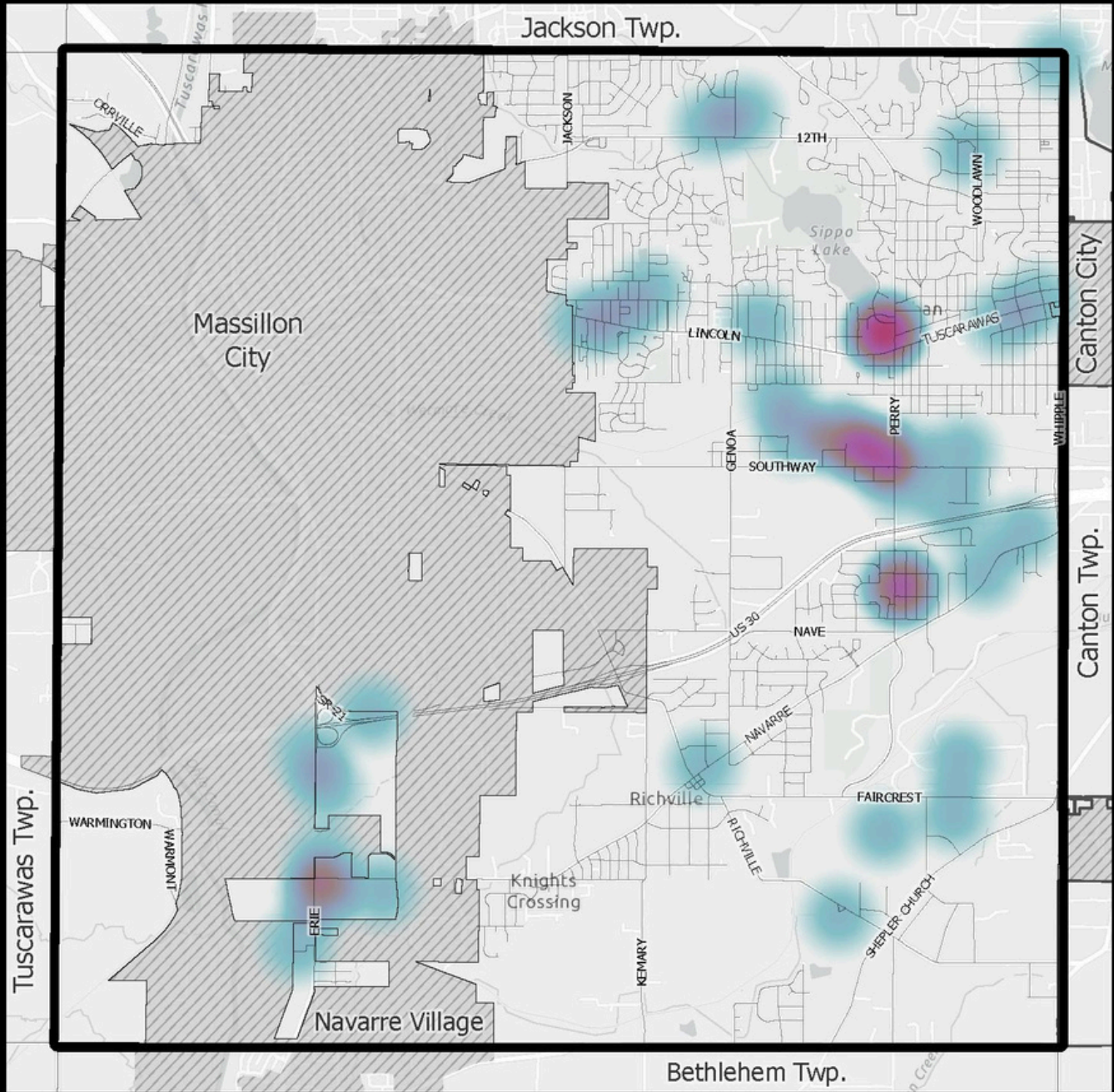
Map created: 2024
Source: Stark County Regional Planning Commission



Description: The map showcases areas where commercial development reviewed by RPC has occurred within the Township. The higher the concentration, the higher the number of projects proposed/approved by RPC.



Perry Township Development 2020-Present



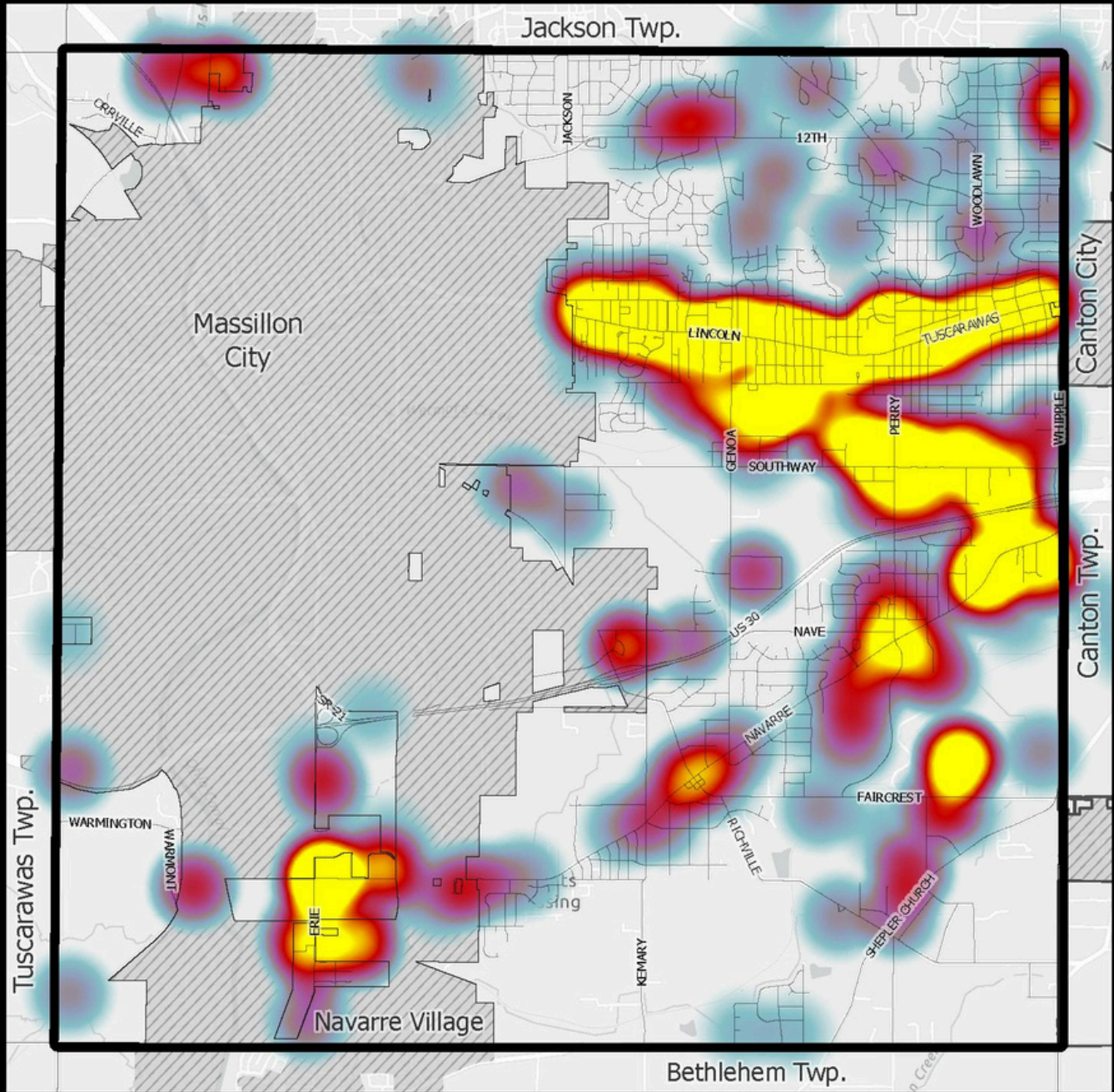
Map created: 2024
Source: Stark County Regional Planning Commission



Description: The map showcases areas where commercial development reviewed by RPC has occurred within the Township. The higher the concentration, the higher the number of projects proposed/approved by RPC.



Perry Township Development 1980-Present



Map created: 2024
 Source: Stark County Regional Planning Commission



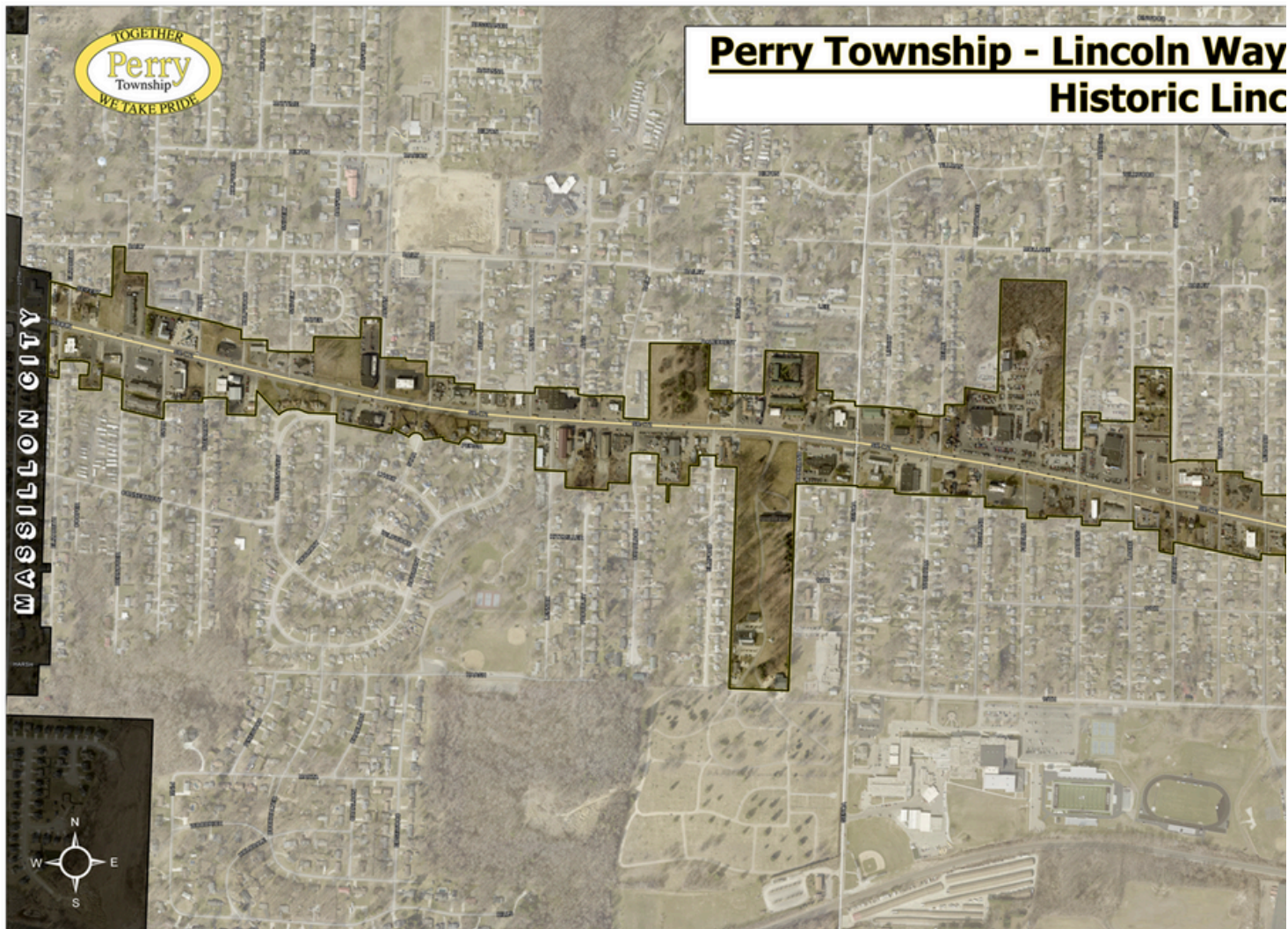
Description: The map showcases areas where commercial development reviewed by RPC has occurred within the Township. The higher the concentration, the higher the number of projects proposed/approved by RPC.



Existing Commercial Areas

As mentioned previously, it is recommended that existing commercial areas be prioritized for redevelopment before proposing new development on vacant land. Encouraging redevelopment of existing commercial properties helps to maximize existing infrastructure by making use of existing roads, utilities and public services. Redevelopment can also help boost local economies

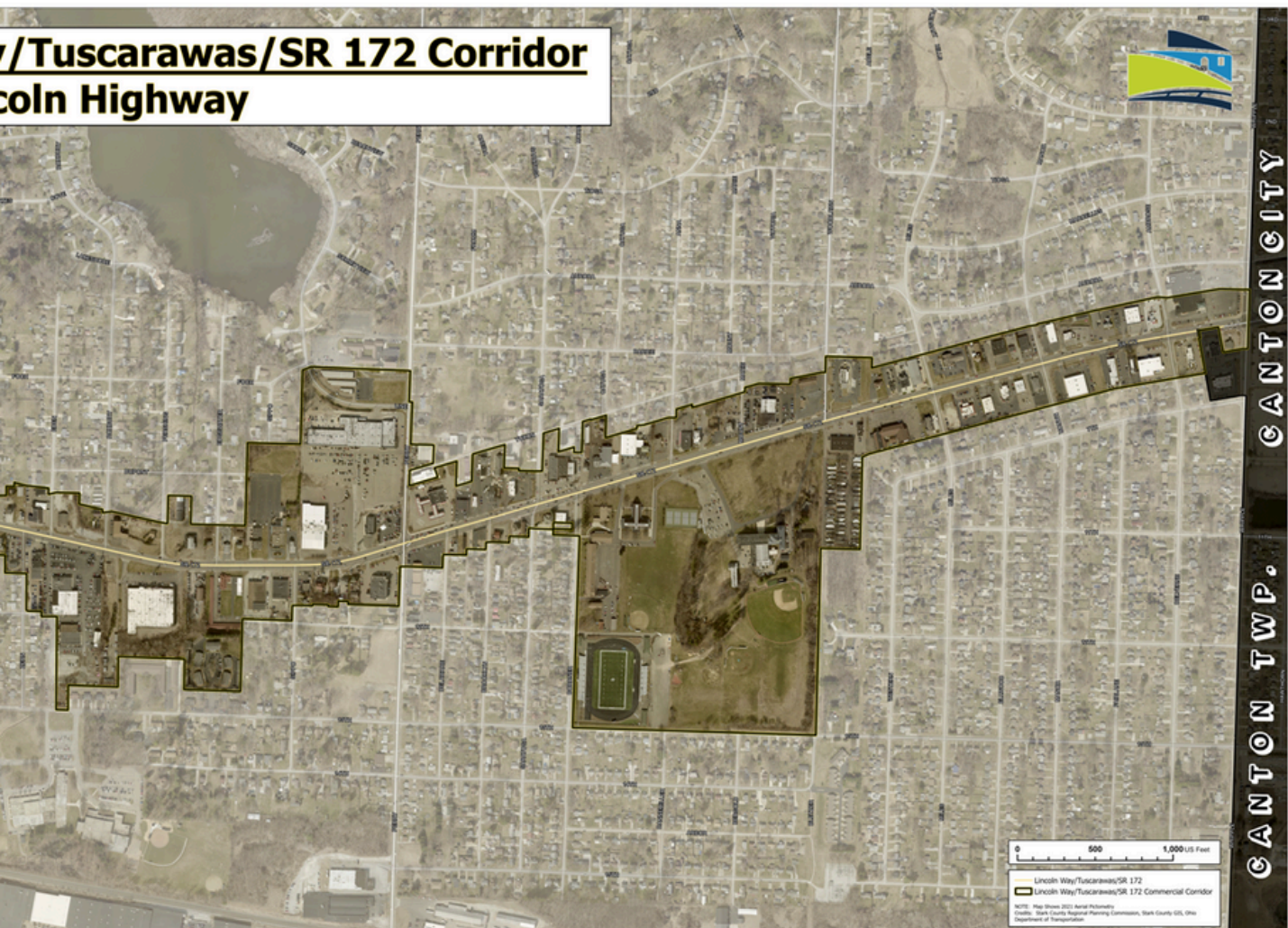
by revitalizing declining commercial areas, attracting new businesses and increasing tax revenue. Four commercial areas with potential for additional commercial development or redevelopment have been identified through this planning process. They are: Lincoln Way Corridor, Navarre Road Corridor, Southway from Whipple to Perry and Erie/SR 21 from US 30 to the Village of Navarre.



Lincoln Way Corridor

A survey was prepared for the comprehensive plan to gauge participants' perspectives on the Township. The condition of the corridor was a top concern for participants who took the survey, indicating that the corridor is both an opportunity for the Township and a challenge. Given the large number of responses focused on the corridor, a second survey was launched, specifically focused on the

corridor. There was both an online interactive map and an extended response survey. Additionally, RPC staff provided a large map for community engagement at the Oktoberfest, Perry Rotary Turkey Trot and Perry Township Business Advisory Committee meeting.



For the interactive map, participants were asked to identify specific areas of opportunities and challenges along the corridor. In the extended response survey, participants were asked a series of questions regarding their overall experience along the corridor. The survey generally focused on improvements to the roadway which will be discussed in the transportation section of the plan.

The corridor is a major thoroughfare that traverses the Township. The roadway extends from the city of Canton to the east to the city of Massillon to the west. Outside of US 30, the corridor has the highest volume of vehicles traveling on the roadway daily within Perry Township.

In the early 1900's, street cars were a popular and efficient means of transportation. The Canton-Massillon interurban railway was one of the key routes running through Perry Township and followed what is now the Lincoln Way corridor. The location of the railway helped Perry Township transition from a predominately rural area to a more suburban landscape. The location of the railway also encouraged commercial development along the corridor, transitioning to residential neighborhoods beyond the roadway. To this day, the corridor serves as one of the main commercial arteries for Perry Township accounting for approximately 50% of land utilized for business uses and over 65% of the

business-zoned areas in Perry Township.

Within the commercial corridor there are a number of properties along the roadway that have become vacant or are in disrepair. The Township has been actively identifying problem areas along the corridor (as well as other areas in the Township), focusing on cleaning up the properties through code enforcement or by utilizing funding assistance programs to remove structures that are beyond repair. For vacant buildings in good condition, it is a high priority for the Township to attract businesses to occupy these spaces, as prolonged vacancy increases the risk of deterioration. Although the community survey indicated sufficient grocery shopping is available locally, there have been several grocery stores that have moved out of Perry Township recently, by either closing or moving to a neighboring jurisdiction. The Township can partner with the Stark Economic Development Board for potential tenants/owners of these vacant spaces. The volume of vehicles traveling on the roadway should help entice businesses to establish themselves along the corridor where possible.



Vacant Building on Lincoln Way

In 1987, a B-2 commercial “strip” district was created along the corridor approximately 1 parcel deep on both sides of the roadway. Since then, there have been several zone change amendments proposing to extend the commercial corridor further north and south, which have generally been approved by the Township. This has resulted in areas where the business district protrudes deeply into the existing residential areas. As this trend continues, the Township should consider where expansion of the commercial corridor would not be detrimental to the residential neighborhoods. Another option would be to establish an overlay district. An overlay district would not remove the underlying base zoning, but instead creates a special zoning district over the existing zoning, which identifies special provisions. This option would allow property owners to “opt-in” to the new zoning. The Township would also have more control over what types of uses would be permitted and have the ability to place stipulations on these uses to protect the adjacent residential dwellings. RPC can help assist the Township in the creation of the overlay. Considerations should include promotion of cross access agreements to eliminate the number of access drives on the roadway; allowing smaller lot sizes and reducing setbacks to help with development on existing non-conforming smaller lots; landscaping along the corridor; and

reduction in the number of parking spaces required.

Another concern along the corridor is the number of hotel/motels.

Responses from the community survey identified the hotel/motels along the corridor as challenges for the Township. Over the years there have been numerous complaints where police action was needed. The motels are adjacent to residential neighborhoods and the Township has been actively trying to clean up these properties to promote health and safety for the neighboring properties.

The creation of a Township Center has been heavily discussed with the development of the plan. Due to the location, a property along the corridor seems to be an ideal place for the center. Should a property(s) become available along the roadway, the Township should consider acquiring the land to create the space for the community. Depending on the location of the Township Center, there may be the potential to create a Designated Outdoor Refreshment Area (DORA) in collaboration with neighboring restaurants in operation along the corridor.

Navarre

The eastern section of Navarre between the Township Line and Negley is an industrially zoned area. Within this stretch of roadway is a plaza that has several vacant units. The plaza is another opportunity for infill development. This area is located within a Community Reinvestment Area, as well as an Enterprise Zone. The Township can use these established zones to attract businesses with tax incentives. As you travel further west along Navarre, there are number of business uses mixed with residential dwellings. If the Township is interested in allowing more businesses to operate along the corridor, an overlay district allowing business uses compatible with residential developments may be an option.

Southway

Southway transitions from an industrial to a residential area as you travel east to west. The industrial area begins at the Township line along Whipple to the east and terminates just west of Perry Drive. There are a number of commercial buildings within the industrial area that unkempt. Cleaning up these properties could entice business development in the area and help with infill development. This area is also within an Enterprise Zone that could offer tax incentives to encourage needed development.

Erie

The Erie/SR 21 corridor south of US 30 is a section of Perry Township surrounded by the city of Massillon and village of Navarre. The stretch of roadway within Perry Township has areas of existing businesses and some sections of vacant land throughout. This area is located within a Community Reinvestment Area, as well as an Enterprise Zone. The Township can use these established areas to attract businesses with tax incentives.



Navarre Road Plaza



Southway Street Commercial Buildings

Retention of the existing commercial base is a vital necessity for the Township’s continued success. Local businesses provide a strong and stable economic foundation and have proven to provide both direct and indirect support for the community through their on-going reinvestment and sense of loyalty to the area. As the Township looks to the future, they should consciously seek to grow and maintain a stronger relationship with local businesses to help ensure their retention.

New Commercial Areas

Opportunities for new large-scale development are limited in Perry Township. With the existing land use and infrastructure pattern already in place, redevelopment of existing commercial centers is a more viable and sustainable option; however, there are large acreages on the south side of Faircrest at the Perry Drive intersection. The area is currently zoned for industrial uses, but currently there are several tracts classified as single-family agricultural. Recently, the Township entered into a Tax Increment Financing (TIF) Agreement with the city of Canton. The land is also located within a Community Reinvestment Area and Enterprise Zone. Maps showing the location of the Community Reinvestment Areas and Enterprise Zones can be found on the following pages. There are also designated Opportunity Zones within Perry Township, which are designated areas where taxpayers can defer tax on eligible gains they invest in a Qualified Opportunity Fund (QOF); however, at this time, the program is set to expire in 2026. A map on page 41 shows the areas of Opportunity Zones.

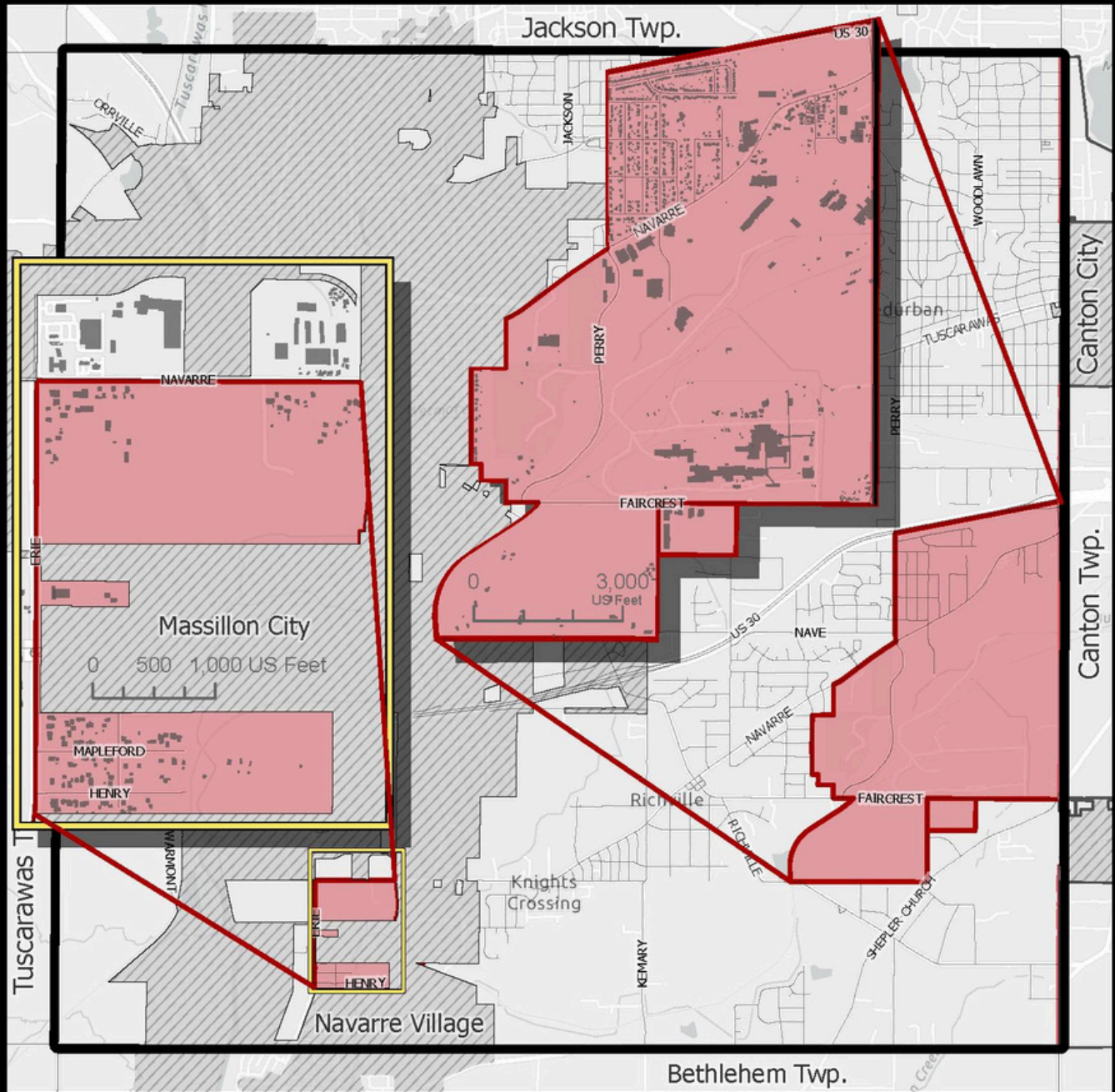


Gateway Sign - Corner of Tuscarawas and Whipple

45% Of Community Survey Participants

Agree or Strongly Agree that Perry Township is a business-friendly community
(37% of participants are neutral)

Perry Township Community Reinvestment Areas



Map created: 2024
Source: Ohio Department of Development

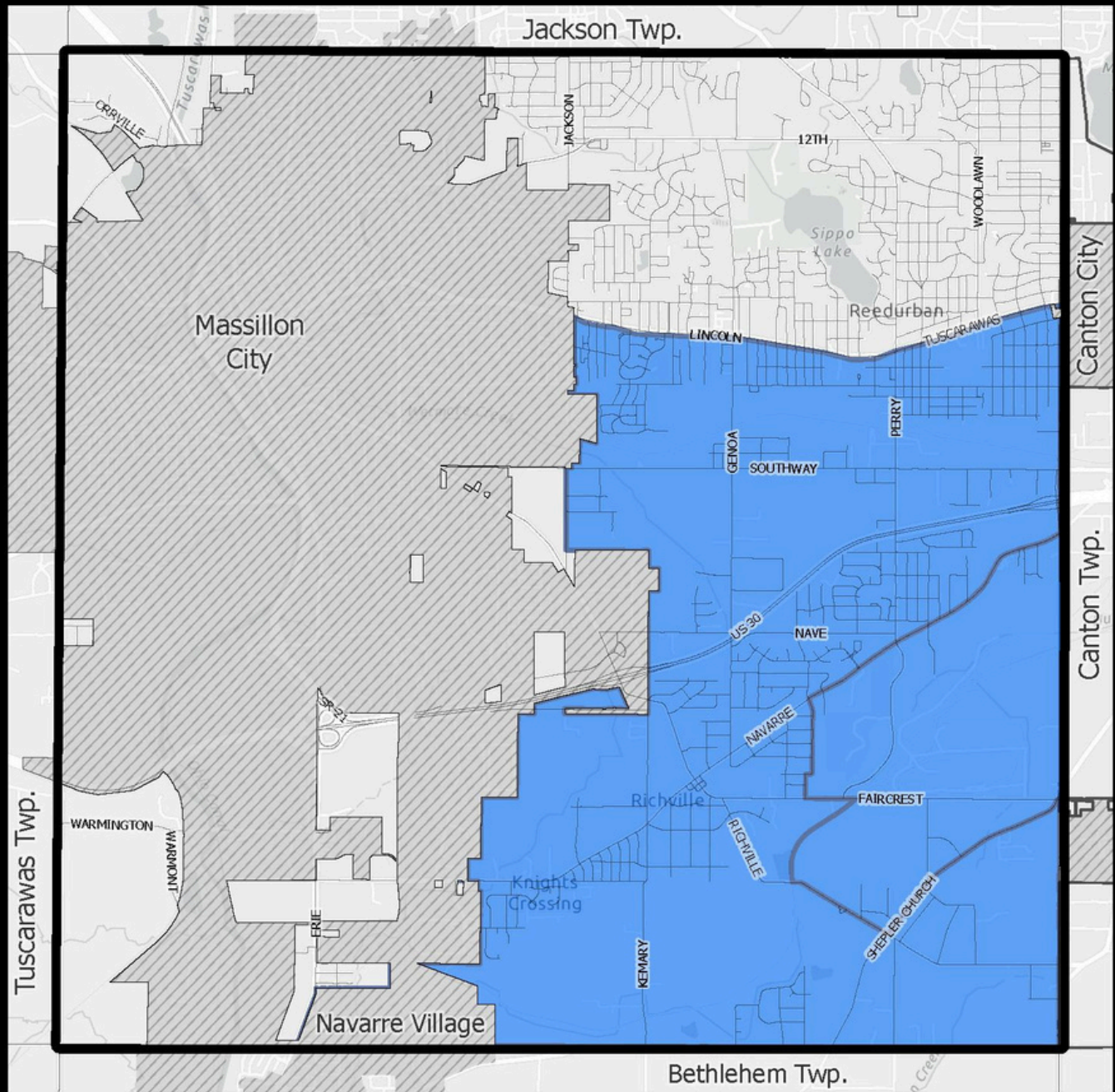
- Community Reinvestment Areas (CRA)
- Building Footprints (Within the CRAs)



Description: Community Reinvestment Areas are areas of land in which property owners can receive incentives for investing in real property improvements (new or existing).



Perry Township Enterprise Zones



Map created: 2024
Source: Ohio Department of Development

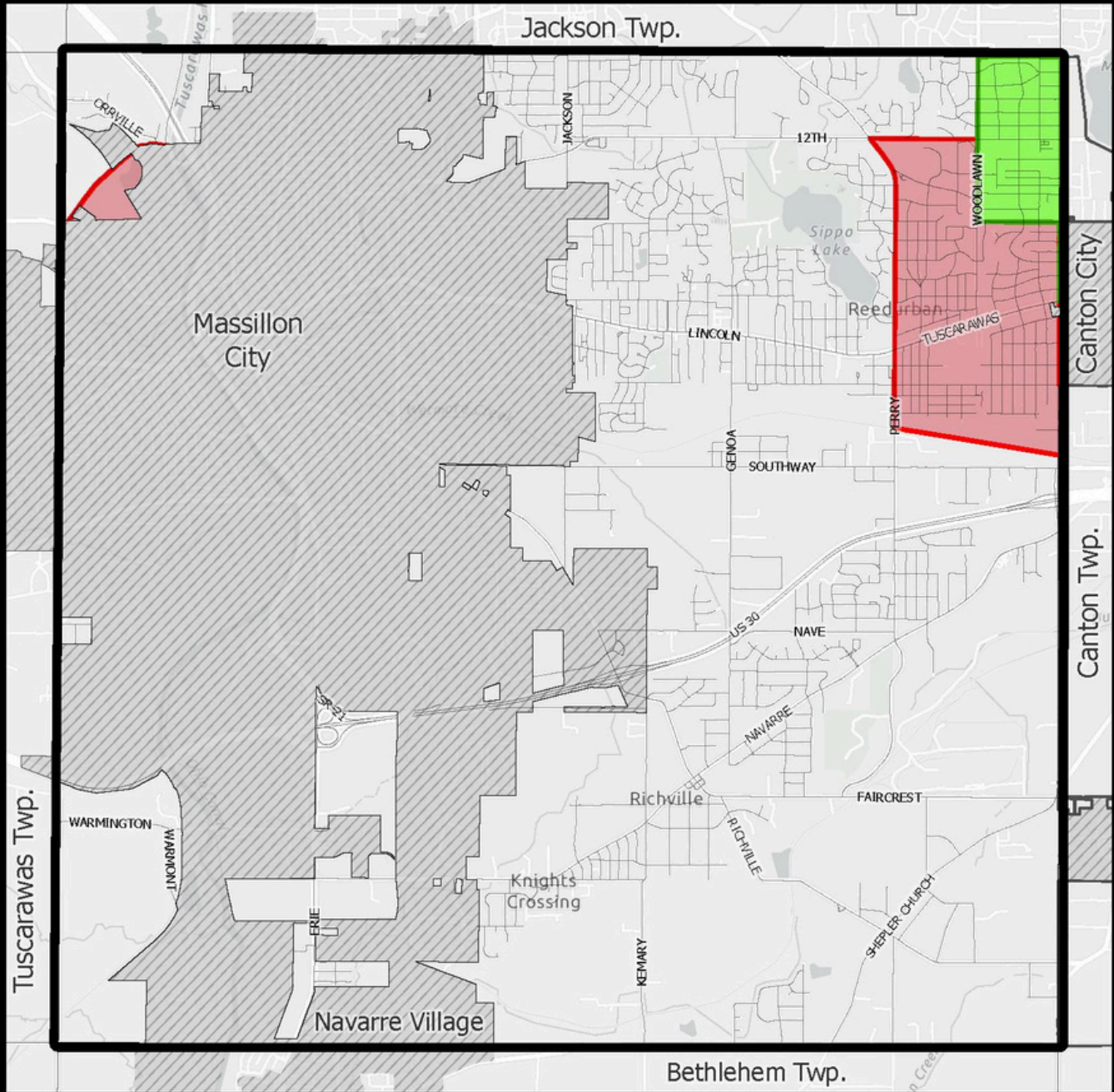
 Enterprise Zones



Description: Enterprise Zones are areas that have granted special tax breaks, regulatory exemptions or other public assistance in order to encourage private economic development and job creation.



Perry Township Opportunity Zones



Map created: 2024
Source: US Dept. of Housing & Urban Development

- Eligible, Designated as Opportunity Zone
- Eligible, Not Designated as Opportunity Zone



Description: Opportunity Zones are designated areas that may offer preferential tax treatment for new investments.



PARKS & OPEN SPACE

The Director of Public Works oversees Perry Township’s park land. Currently, the Township owns seven parks (16th Street Fields, A.D. Fasnacht Farm Park, Lynch Park, Meredith Park, Oakhill Park, Perry Park and Summerdale Park). Previously, the Township also maintained Hartwick Park; however, Perry Local Schools took over maintenance on Hartwick Park in 2024.



Perry Park



A.D. Fasnacht Farm Park



Lynch Park



Oakhill Park



16th Street Fields



Summerdale Park



Meredith Park

EXISTING PARK INVENTORY

Currently, the Township does not have a dedicated Parks Department. The maintenance of the parks fall under the Director of Public Works.

Six of the seven parks owned by the Township are located within the northeast quadrant of the Township. This equates to approximately 96% (80 acres) of the park land. The following pages discuss the existing conditions of the Township-owned parks.

16th Street Fields

The 16th Street Fields park is a pocket park located in the Whipple Heights neighborhood. The park consists of 2 ball fields utilized for youth baseball and softball.

A.D. Fasnacht Farm Park

A.D. Fasnacht Farm Park is located at the corner of 12th and Jackson and is the newest of the Township parks. The park was acquired in 2007 and consists of a little over 31 acres with a barn and two residential structures. Through the transfer, the previous owner placed a deed restriction on the property stating that it could only be used for park and recreation

purposes; museum; or nature and wildlife preserve and green space, including all uses incidental thereto. Upon taking ownership of the property, the Township put together a concept plan for the park; however, this never came to fruition. Since the purchase, there has been little work done to the park. Several participants of the community survey referenced the park as an area of opportunity and would like to see it developed, which is a top priority of the Township. The Township has applied for grants for the development of the park in two phases. Phase I consists of adjusting the access drive, adding walking paths and expanding the community gardens. Phase II consists of barn restoration. The park is in close proximity to Summerdale Park and is listed as an identified location on the Beautification Program.

Lynch Park

Lynch Park is another pocket park in the Crescent Gardens Subdivision. The park is located behind Handel's Ice Cream and consists of a swing set and open field. Although the park is relatively small, it is less than a quarter mile from Perry Park. This park is also an identified location on the Beautification Program.

Meredith Park

Meredith Park is located on Genoa across from the Perry High School baseball fields. The park consists of ball fields, soccer fields and a pavilion. The park received a grant in 2014 for the construction of the pavilion. Currently, a grant from Ohio Department of Natural Resources (ODNR) is being carried out, along with a grant from the Health Foundation of Greater Massillon for a walking track. Meredith Park is in close proximity to Perry Park, separated by a parcel owned by the Diocese of Youngstown. A potential land swap or agreement between the Township and the Diocese could result in connectivity between the two parks, allowing guests to travel between the parks without utilizing a vehicle and traveling on high-traffic roadways.

Oakhill Park

Oakhill Park is another pocket park in Perry Township in the Oakhill Subdivision. The park is located between Delaware and Brooklyn on the south side of Glenhurst. This is the only township-owned park located in the southern half of the Township. The park contains ball fields and a basketball court. In 2017, a grant was received for the park from RPC's Community Development Block Grant program for installation of parking

improvements. Oakhill Park is also an identified location on the Beautification Program.

Perry Park

Perry Park is located at the corner of Harsh and Lennox, south of Lincoln Way and east of Genoa. Perry Park has the most amenities of the township-owned parks. The park has a number of ball fields, a basketball court, tennis courts, pickleball courts, playground equipment, two pavilions, restroom facilities and a walking path. In 2017, a grant was received for the park from RPC's Community Development Block Grant program for improvements. In 2023, the Township applied for funding through ODNR for pickleball court restoration; however, the grant narrowly missed being approved. The restroom located at the park was completed in 2024 and was purchased through American Rescue Plan Act (ARPA) funds. Perry Park is also listed as a location on the Beautification Program.

Summerdale Park

Summerdale Park is located at the corner of 12th and Summerdale. The park has ball fields, a basketball court and a playground. The Township plans to install a restroom at the park utilizing ARPA funds. Summerdale is also an identified location on the Beautification Program.

The parks were heavily discussed at the public engagement events RPC staff attended. A little over 50% of the participants of the community survey stated sufficient park and recreation opportunities exist in Perry Township; however, many of the responses from the community survey identified the parks as areas of opportunity and also as lacking resources. Although Fasnacht Farm Park has deed restrictions on the property, the Township still has the opportunity to provide niche recreation activities to help set Perry apart from the surrounding communities. Additionally, providing activities for persons of all ages and abilities at the parks was mentioned in the survey.

Since Perry Township does not have a funding stream dedicated to the development and upgrades to the their park system, the Township must be strategic when determining what upgrades are appropriate for each location. The Township has been very proactive with applying for grants, but grants alone may not be enough. When asked if a park levy would be supported in the community survey, 16.8% of participants indicated they would strongly support the levy; 41.8% stated they would somewhat support; 19.5% answered that they were somewhat against; and 21.9% were strongly against the levy. Without additional funding it may be difficult to provide the amenities and services requested by the residents.



Pickleball Courts at Perry Park



Farm House at A.D. Fasnacht Farm Park



Barn at A.D. Fasnacht Farm Park

Between the seven parks, there are approximately 83 acres of park land owned by the Township. According to the National Recreation and Park Association, typically a community should provide approximately 10 acres of park land per 1,000 residents. Based on this statistic, Perry Township would need approximately 280 acres of park land to meet the needs of its residents. Although the Township only owns seven parks, there are a number of public parks within the Township boundary or nearby that are available to Perry Township residents. These areas include parks maintained by the city of Canton, the city of Massillon and the Stark County Park District (Stark Parks).

Overall, there are approximately 1,050 acres of park and recreation facilities owned and maintained by local governmental agencies available for use by the residents of Perry Township. This total does not include the location of trails maintained by Stark Parks, facilities owned by other private or non-profit entities or property owned by the local school districts within Perry Township.

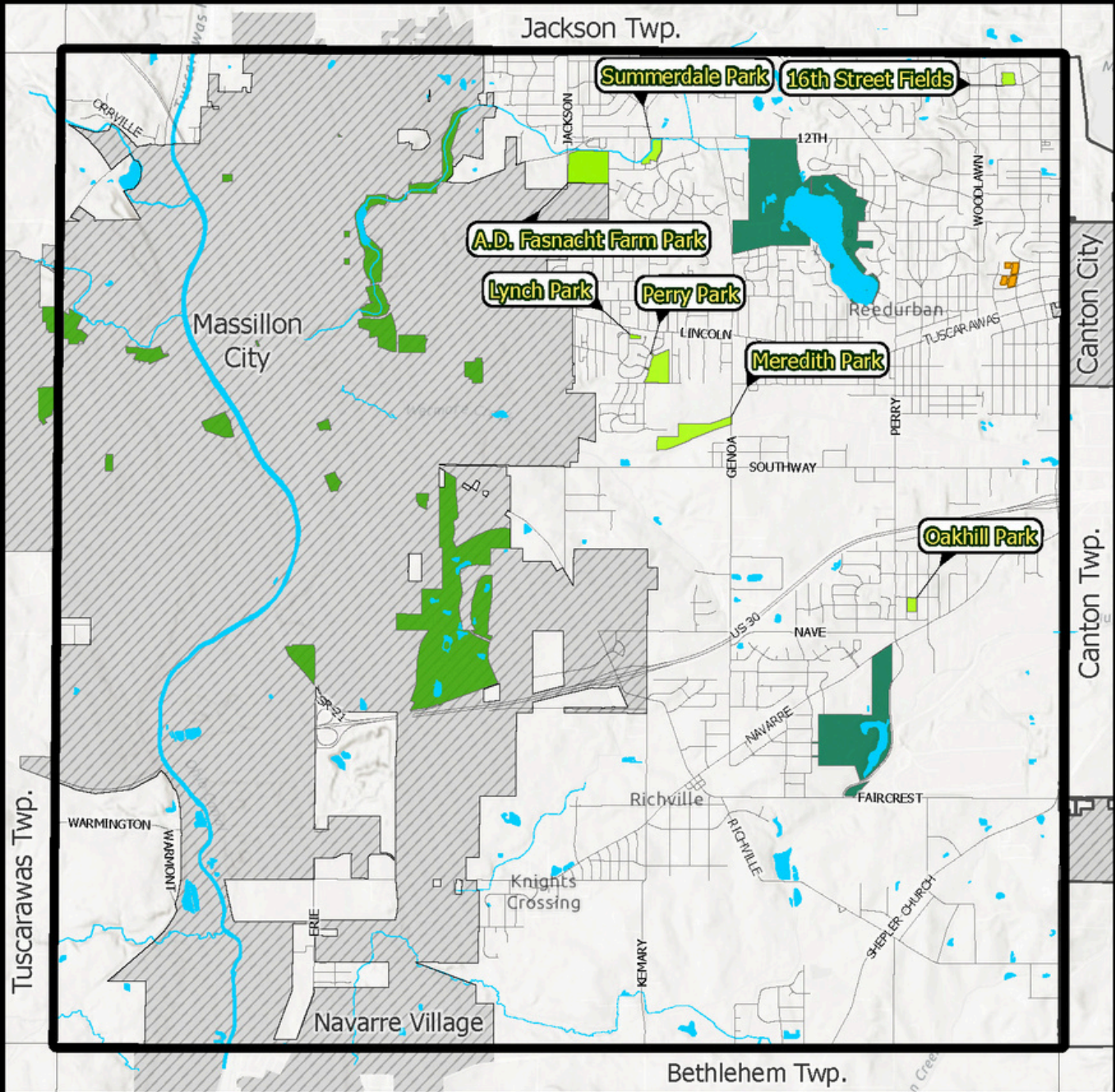
The Perry Local School District's outdoor recreational facilities include numerous sports fields, tracks/walking paths, courts and playgrounds that equate to approximately 57 acres of additional recreational area. In addition to recreation facilities located on the school property, the Perry Local School District also opened a career and wellness center in 2018 which offers a plethora of fitness and workout equipment and activities for the community. At the time of the writing of this plan, the membership at the center is free for Perry Township residents and Perry Local School students. The maps on the following pages identify the location of the existing park land and school-owned property located within and near Perry Township.

56% Of Community Survey Participants
Agree or Strongly Agree that there is a sufficient variety of park and recreation opportunities available for everyone in my family in Perry Township



Perry Career and Wellness Center

Perry Township Parks and Recreation



Map created: 2024
Source: Stark County Regional Planning Commission

 Perry Township Parks
 Massillon City Parks

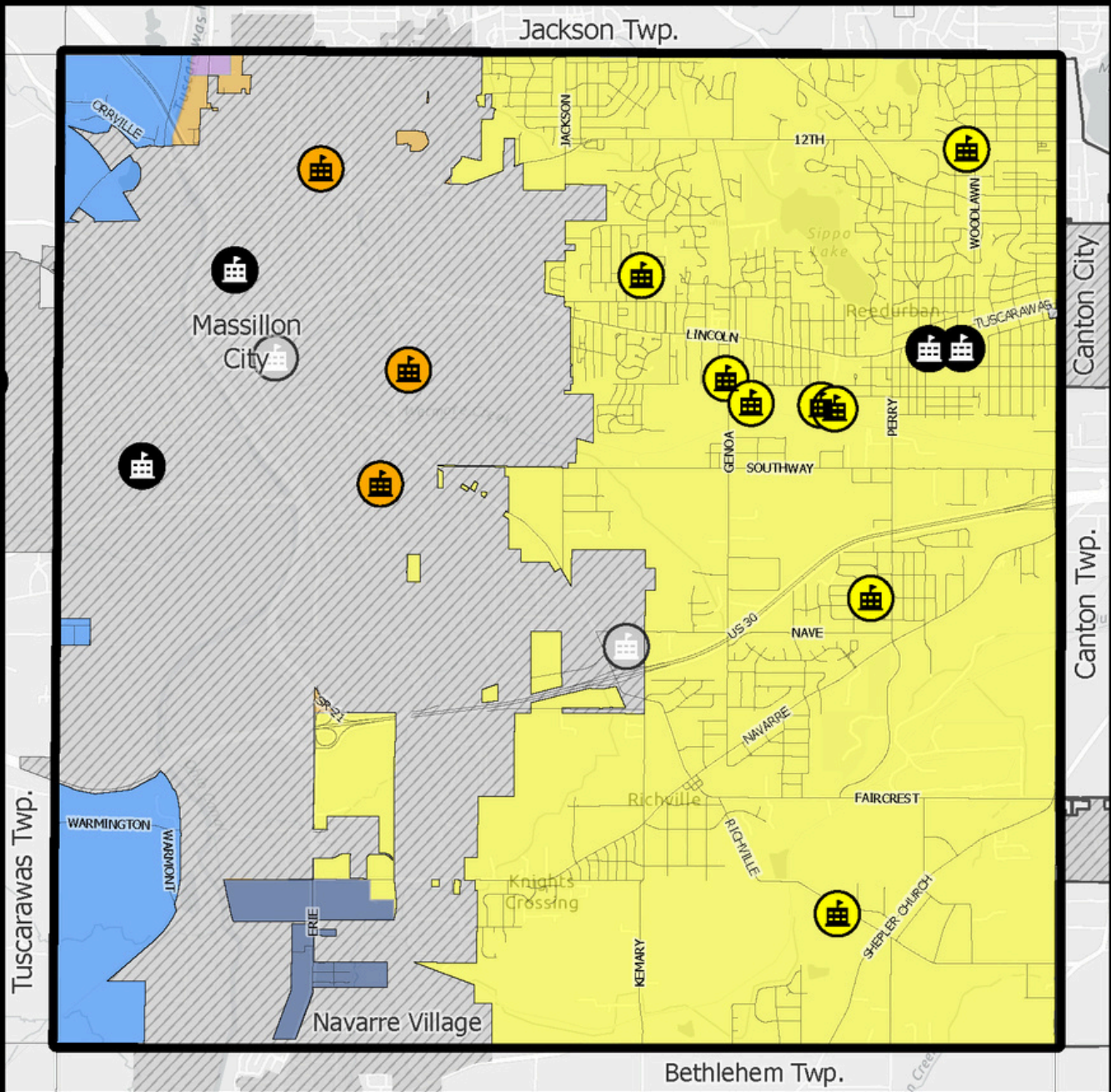
 Stark Parks
 Canton City Parks



Description: Stark County Park Boundaries is a comprehensive data set of all parks in Stark County. The data set is filtered to show the polygon outlines of public parks in Perry Township, portions of Massillon City and Canton City, including Stark Parks.



Perry Township Former Schools (2023-2024)



Map created: 2024
Source: Stark County Regional Planning Commission

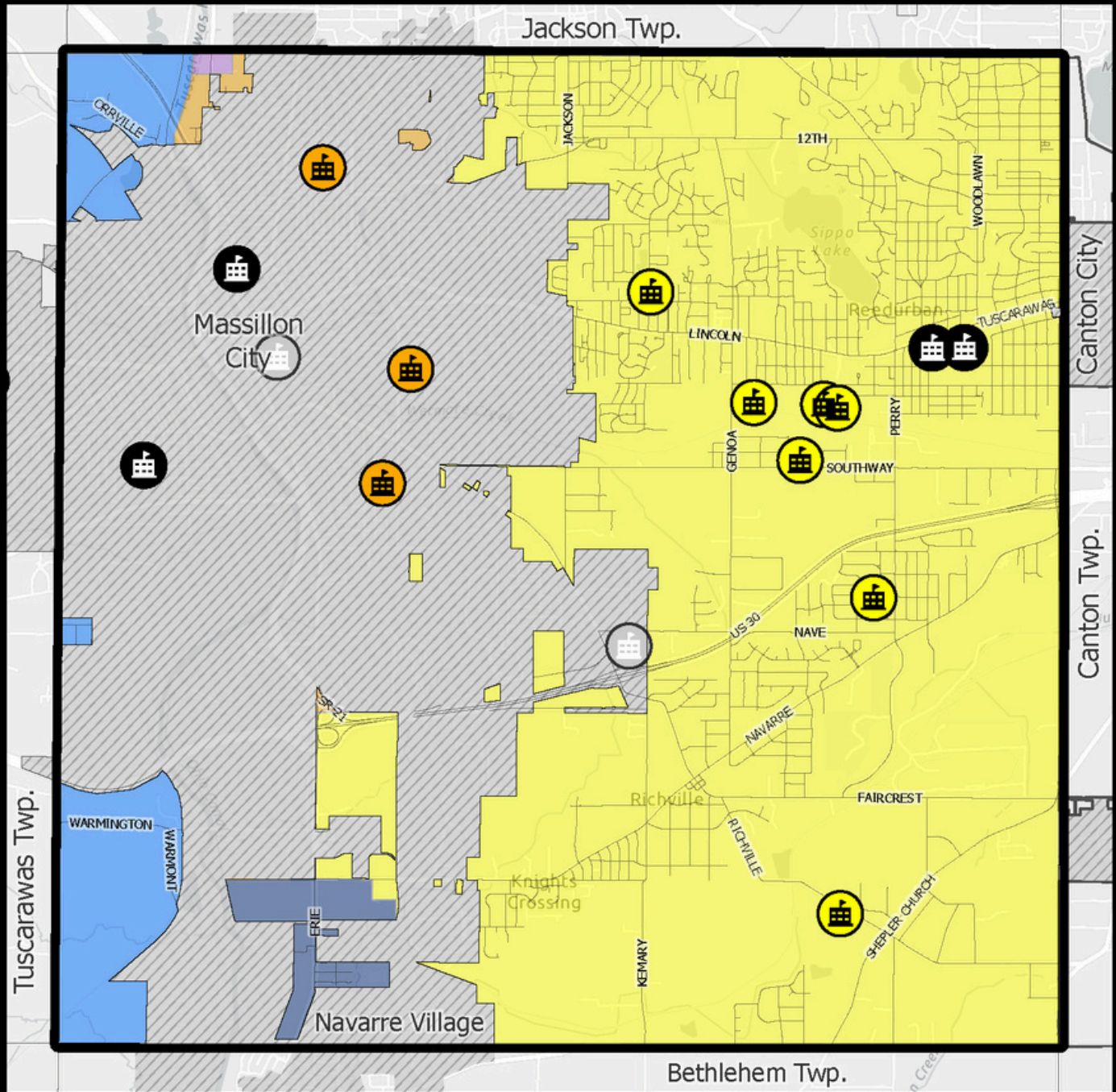
- | | |
|------------------|--------------------------------|
| Perry Local | Perry Local School District |
| Massillon City | Fairless Local School District |
| Nonpublic School | Jackson Local School |
| Other | Massillon Local School |
| | Tuslaw Local School District |



Description: There are five public school districts within Perry Township (Perry Local, Fairless Local, Jackson Local, Massillon City, Tuslaw Local).



Perry Township Current Schools (2024-2025)



Map created: 2024
Source: Stark County Regional Planning Commission

- | | |
|------------------|--------------------------------|
| Perry Local | Perry Local School District |
| Massillon City | Fairless Local School District |
| Nonpublic School | Jackson Local School |
| Other | Massillon Local School |
| | Tuslaw Local School District |



Description: There are five public school districts within Perry Township (Perry Local, Fairless Local, Jackson Local, Massillon City, Tuslaw Local).



ADDITIONAL OPEN SPACE NEEDS

As mentioned previously, much of the northern half of Perry Township has been developed, with the majority of the land available for development being in the southern portion of the Township. As growth continues, planning ahead to preserve open spaces; create new green space and recreation areas; and provide trail connections to new and existing areas will help promote a healthier, more vibrant community.

Due to the close proximity of the existing parks, both township-owned and those owned by other entities, cooperation between the various entities should be encouraged to make connections between the parks and other nearby amenities. Only 18% of the participants of the community survey agreed or strongly agreed that traveling in and around Perry Township can be done via walking or bicycling.

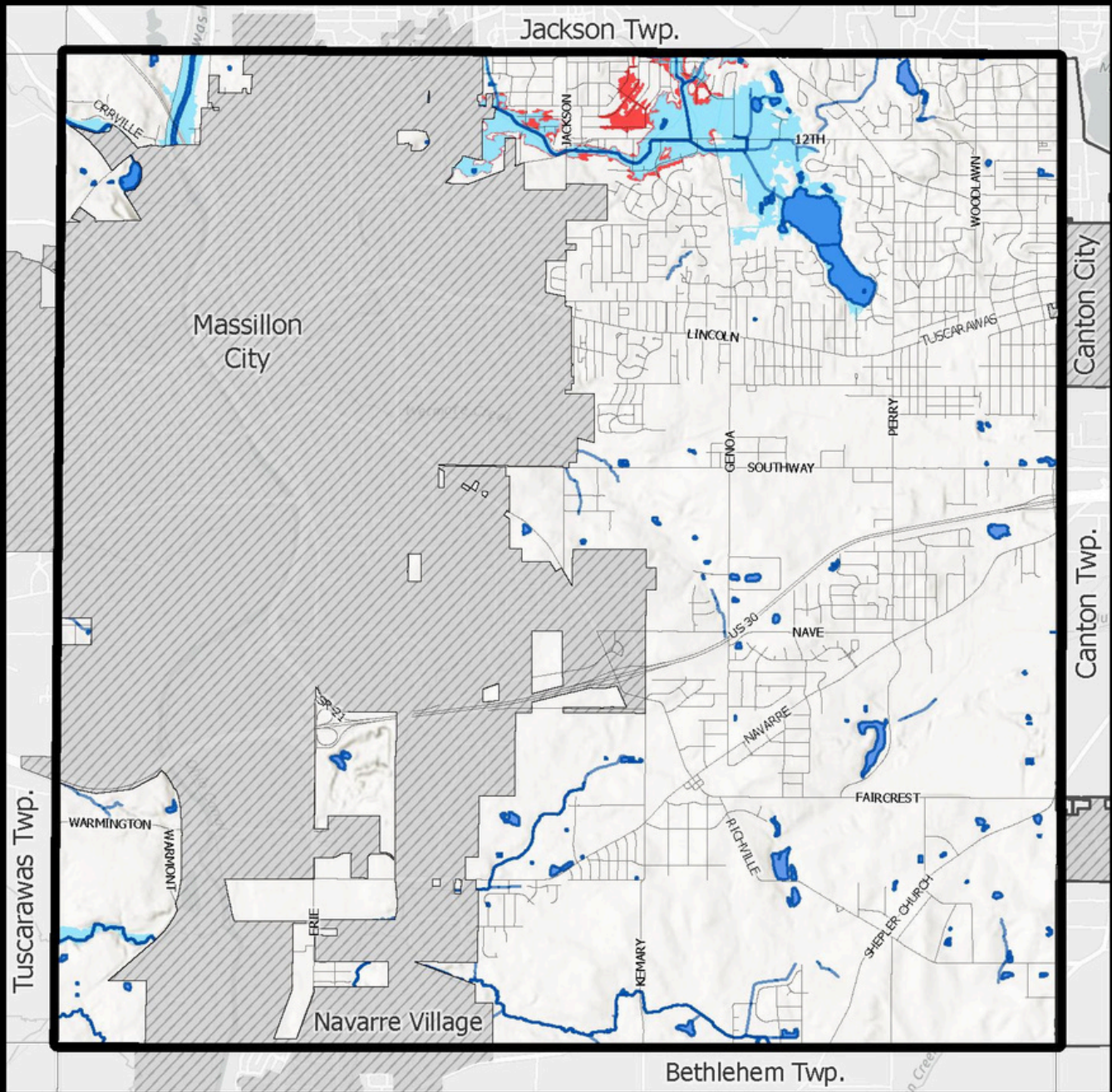
Developing park land and preserving open/green space in the appropriate areas can also help preserve natural resources and provide floodplain management. The maps on the following pages identify the location of these areas.

Although acquiring land for the development of parks is not a top priority of the Township, it is still wise to implement preservation initiatives to protect the environment, as well as the health, safety and welfare of the current and future Township residents.





Tuscarawas River


Perry Township Floodplains



Map created: 2024
 Source: ODNR, FEMA & US Fish & Wildlife Service

 100-year Floodplain

 500-year Floodplain

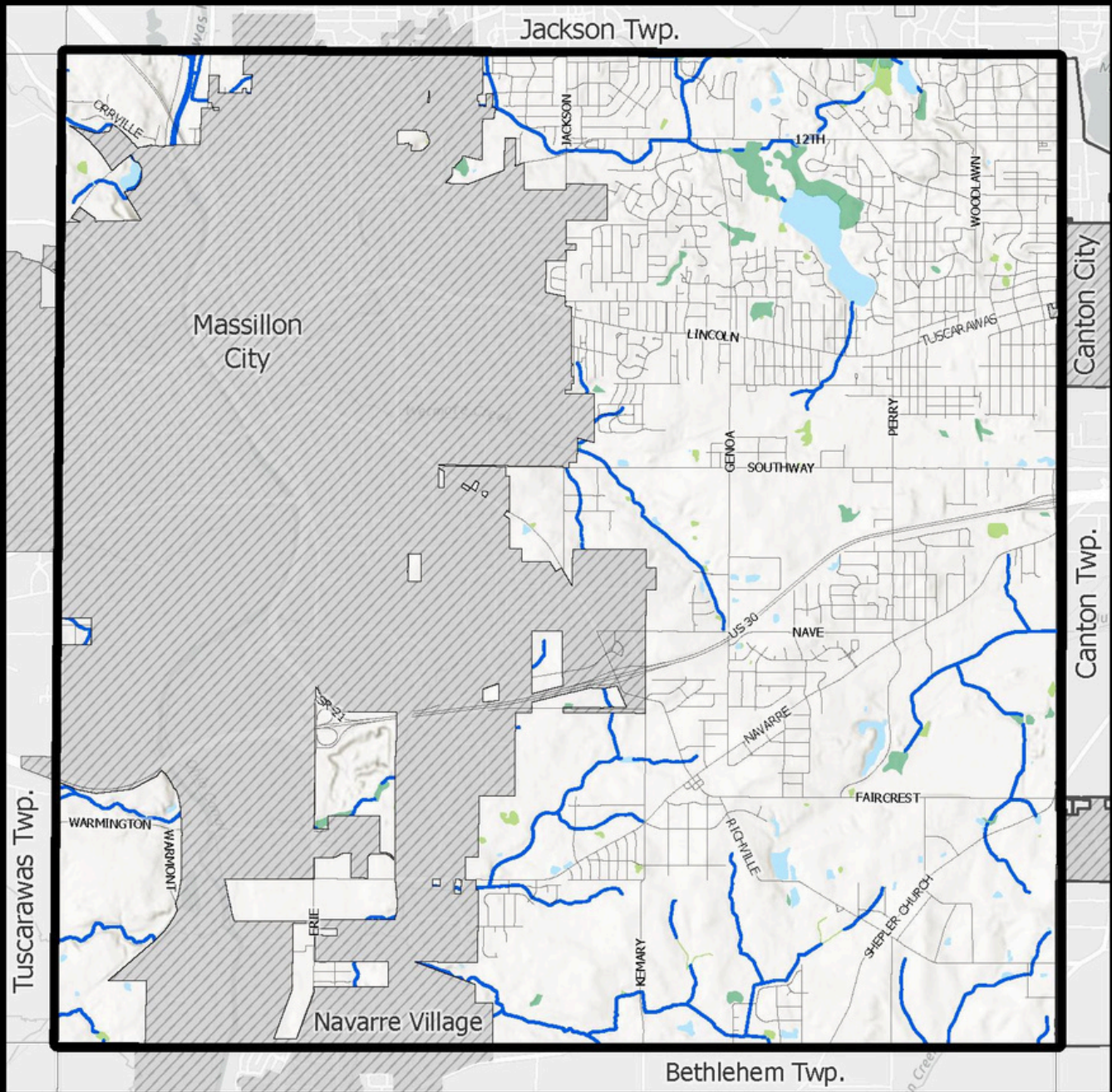
 Rivers, Streams, & Bodies of Water



Description: Floodplain data is a 100 or 500 year event of a partial or complete flood of normally dry land.



Perry Township Wetlands



Map created: 2024
 Source: ODNR, FEMA & US Fish & Wildlife Service

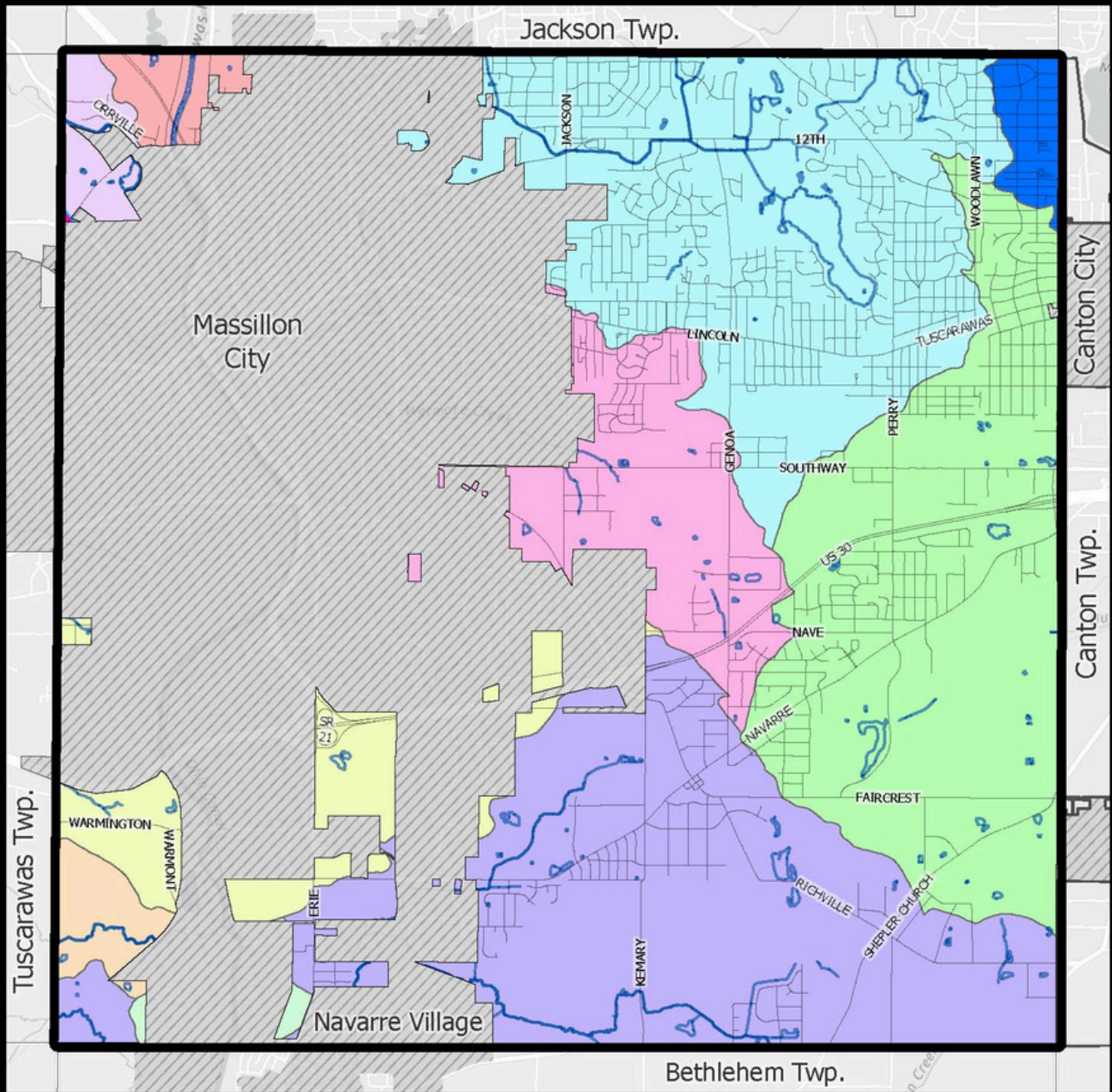
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond or Lake
- Rivers and Streams



Description: Wetlands are areas where water is present, partially covers or is near the surface of the soil for varying periods of a year (including growing season).



Perry Township Watersheds



Map created: 2024
Source: ODNR, FEMA & US Fish & Wildlife Service

- | | | |
|--------------------------------------|-------------------------------------|-------------------------------|
| Newman Creek at Mouth | Tuscarawas River above Newman Creek | Tuscarawas River at Navarre |
| Nimishillen Creek above Sherrick Run | Tuscarawas River above Pigeon Run | West Branch Nimishillen Creek |
| Pigeon Run at Mouth | Tuscarawas River above Sandy Creek | West Sippo Creek at Mouth |
| Sippo Creek | Tuscarawas River at Massillon | |



Description: Watersheds delineate where surface water and storm water runoff drain to other bodies of water.



TRANSPORTATION PLANNING

Perry Township currently maintains 150 miles of roadway, or 300 miles of combined road lanes. (This calculation is based on local roadways generally being two lanes.) The remaining balance of roadway is maintained by either ODOT for state or federal routes or the Stark County Engineer for county roads. Maintenance on these roadways include: patching; paving; weed control along the right-of-way; sweeping; crack sealing; snow and ice removal; markings; and replacing street signs. Perry Township Road Department has a staff of 13 full-time employees, which includes a public works director, road foreman, administrative assistant, two mechanics and eight maintenance specialists. Additional duties of the Road Department include installation of storm sewers, catch basins and driveway culverts; and overseeing the township-owned properties. The department also participates with other government entities to maintain or exceed compliance of the National Pollutant Discharge Elimination System (NPDES).

The Road Department has an annual budget of approximately \$3,686,000, which equates to approximately \$24,573 per mile of roadway. The Road Department is partially funded by one levy.



Perry Township Road Department

In 2022 and 2023, the Township was able to pave approximately 25 miles of roadway each year due to additional American Rescue Plan Act (ARPA) funding; however, over the past few years, the Township has only been able to pave 5-7 miles per year due to funding constraints and rising cost of materials. Currently, the Township has funding available for approximately 5 miles of roadway in 2024. If this trend continues due to lack of funding availability, it would place the Township on a 30-year cycle for street paving. Taking into consideration that the average service life of a roadway is 15-20 years, the Township would continue to experience a surplus of roads that have reached the end of their service life and require maintenance. In May and November 2024, levies for the Road Department were placed on the ballot, but unfortunately, neither was passed.

When asked about their satisfaction of roadway maintenance within the Township on the community survey, 57% of the participants answered that they were dissatisfied or strongly dissatisfied. When asked what resources were lacking in the community survey, roadway maintenance came in at number 4. Roadway maintenance also placed in the top 10 for threats and challenges of the Township and for areas of opportunity, coming in at 8 and 7, respectively.

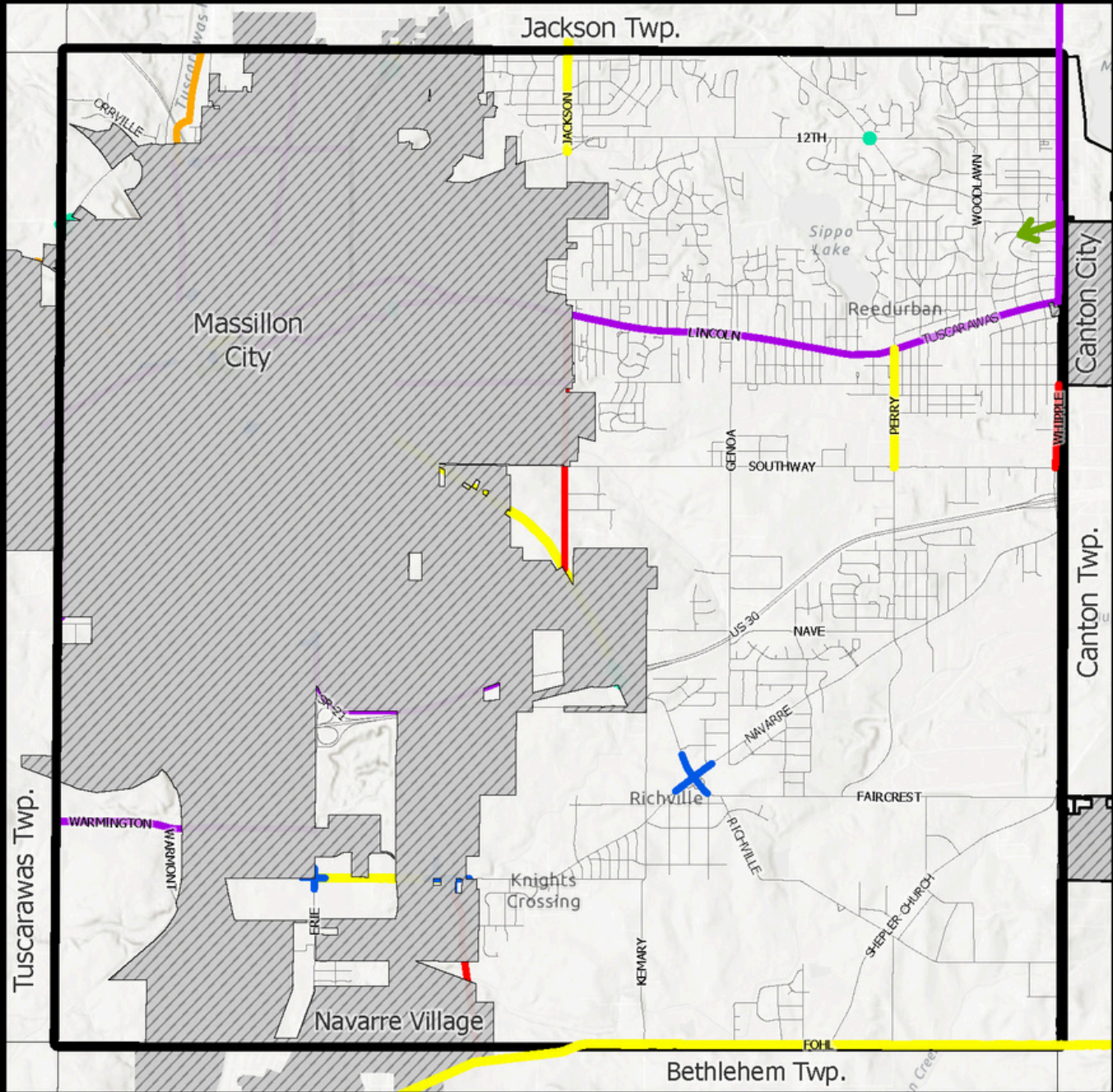
With the state of the roadways within the Township being a major concern of the residents, it is a top priority for the Township to leverage funding to accomplish additional road maintenance opportunities.

Collaboration with the Stark County Engineer's Office on projects may help with cost sharing. In addition from the financial incentive, when applying for grants, agreements between multiple agencies also receive more points when being evaluated for potential funding. In 2024, funding from the Ohio Public Works Commission (OPWC) helped to provide funding for improvements at the 12th Street and Summerdale Avenue intersection, which is a joint project between the Engineer's Office and Perry Township.

The Stark County 2050 Transportation Plan, Moving Stark Forward 2050, prepared by the Stark County Area Transportation Study (SCATS)

Department at RPC identifies projects throughout the county through the year 2050. The map on the following page identifies the location and type of project proposed within Perry Township. Several of these projects cross jurisdictional boundaries and may not be fully visible as the map attempts to only highlight those improvements within the Township's boundary.

Perry Township Transportation Projects



Map created: 2024
Source: Stark County Regional Planning Commission

- | | |
|--------------|--------------|
| Corridor | Bike |
| Intersection | New Road |
| Roundabout | Widening/ROW |
| Trail | |



Description: Includes SCATS-identified projects from Moving Stark Forward 2050 long-range transportation plan, Transportation Improvement Program (TIP), and local plans within Stark County, Ohio.



Perry Township Planning Areas					
Road	Location	Type of Work	Cost	Length	Completed by
Towpath Trail	Lake to Forty Corners	Bike Paving	\$ 651,408.00	-----	2029
SR 627/US 30/Nave	SR 627/US 30/Nave	Roundabout	-----	-----	2029
Warmington	Erie to Carmont	Corridor Improvements	\$ 2,700,000.00	1.58	2030
Erie & Navarre	Erie & Navarre	Intersection	\$ 2,700,000.00	0.27	2030
SR 627 at Navarre	SR 627 & Navarre	Intersection	\$ 2,500,000.00	0.57	2030
Whipple	Southway to 13th	New Road	\$ 800,000.00	0.52	2030
Richville	Nave to Southway	Widening	\$ 2,500,000.00	1.63	2040
Jackson	Richville to Lincoln Way	New Road	\$ 800,000.00	1.58	2040
Navarre	Millennium to Sterlite	Intersection	\$ 1,500,000.00	0.48	2030
Fohl	SR 21 to I 77	Widening	\$ 5,230,000.00	5.65	2030
Perry & 12th	Perry & 12th	Roundabout	\$ 4,335,710.00	-----	2030
Nave	Erie to Cyprus	Corridor Improvements	\$ 3,100,000.00	1.51	2040
Tuscarawas/Lincoln	Erie to Cherry	Transit Corridor	-----	-----	2040
Jackson	12th to Perry	Widening	\$ 2,000,000.00	1.1	2045
Stump	Navarre	Intersection	-----	-----	2045
Sippo Valley Connector Trail	Canal Trail to Sippo Lake Park	Trail	\$ 1,000,000.00	13.76	2050

Source: Stark County Area Transportation Study

TRANSPORTATION ANALYSIS

There does not appear to be any major issues or severe deficiencies with the roadway system in Perry Township; however, there are high volume and impact areas that are discussed below that may be in need of improvements in the future.

Lincoln Way Corridor

As discussed earlier, the Lincoln Way corridor is the main thoroughfare that runs through Perry Township. Since the roadway is a state route, it is maintained by the Ohio Department of Transportation (ODOT).

Maintenance includes patching potholes, repairing pavement, sweeping, brush clearing, mowing, cleaning drains, replacing lighting and picking up litter. In the winter months roadway maintenance also includes,

snow and ice control. In addition to maintenance, ODOT also determines what improvements can be made to the state route and reviews development for parcels with frontages along the roadway. This is not the case for the sections of the state route within the cities of Canton and Massillon. ODOT is solely responsible for the state and federal routes outside of municipalities. State and federal routes within a corporation's limits are maintained by that municipality.

For properties along the corridor that are reviewed through RPC, ODOT has been actively enforcing access management standards as part of their review. Access Management regulations are utilized to reduce highway congestion; minimize traffic

delay; promote safe and efficient movement of people and goods; preserve highway capacity; protect public health, safety and welfare; improve traffic flow; and reduce crashes while balancing the need for access and supporting development. Lincoln Way is a Category 2 Access Facility, which means the minimum driveway spacing is 305 feet; the maximum driveway width is 35 feet; if access is available on two roadways, access is restricted to the lesser functional classification roadway; and a Traffic Analysis or Traffic Impact Study may be required for new developments or changes in use. When existing businesses/developments propose any changes to their sites that constitute a change in use, ODOT enforces these access management regulations which helps to reduce the open access drives that currently exist on the roadway. This, however, will take time to address all properties along the corridor.

In 2004, a Community Design Charrette was put together for the stretch of the Lincoln Highway in Perry Township. The results of the charrette came up with four design concepts for the roadway. The first concept was greening the streets. The charrette proposed replacing the center turning lane with a planted median; adjusting the existing setbacks and parking lots for businesses to allow planning trips along the road right-of-way; and

utilizing existing open space areas (Canton Central Catholic's campus and Calvary Cemetery) to provide "breathing spaces" between the commercial uses. The second concept was to create identity by marking the township limits; furnishing the streets; and providing historic references along the roadway. The third concept was connecting nodes to break up the monotony of an auto-oriented strip of continuous commercial development. The proposed location of these nodes was along the corridor at the intersections of Perry, Genoa and Austin. The final concept was leaving the car behind, encouraging people to walk, bicycle or use public transportation.

Several of the same concepts were requested in the community survey focused on the state route.

Respondents ranked cleaning up properties, adding streetscaping elements and improving and expanding sidewalks as the top 3 improvements they would like to see along the corridor, followed by improved street lighting and crosswalks.

Many of the proposed concepts along the state route would require approval from ODOT. Generally, any streetscaping (decorative lighting, banners, benches, sidewalks, etc.,) improvements along the corridor are required to be out of the right-of-way as the state does not want to be responsible for maintenance and upkeep. Coordination with ODOT for streetscaping efforts should be explored by the Township, as well as discussing these possibilities with the businesses along the roadway as their cooperation is imperative. There may be sections along the state route that have more difficulty implementing streetscaping efforts due to minimal setbacks between the existing structures and road right-of-way.

In addition to streetscaping elements, survey participants referenced the overhead utility lines as eyesores along the roadway, suggesting underground utilities should be prioritized. Although this would be beneficial for aesthetic and safety reasons, it may be difficult due to the high costs and feasibility of the relocation.

Safety and visibility were also mentioned as concerns along the corridor. There are a number of roadways that intersect with the state route that could use updated crosswalk features and better lighting to help pedestrians safely cross the roadway.

Earlier it was mentioned that 18% of the community survey participants indicated that traveling in and around Perry Township can be done via walking and bicycling. Providing facilities that help support active transportation along and near the corridor can help community members travel throughout the Township without utilizing a vehicle.

Given the corridor's proximity to two of the elementary schools, middle school, junior high and high school in the Perry Local School District, looking into creating a safe routes to school plan may be beneficial to enhance the overall safety around the corridor and encourage walking and bicycling. Partnering with the school district to create a safe routes to school plan not only promotes safer travel and more connectivity between school campuses, but also fosters a lasting culture of walking and bicycling, promotes healthy lifestyles and reduces traffic. Establishing these routes can also help provide the Township a framework to build upon to connect to other amenities within the Township such as the various parks and Township Hall.

RPC staff utilized 3D software to show improvements to the corridor that are more feasible for the Township to help spruce up the corridor. These changes included adding continuous sidewalks, eliminating many of the open access driveways, adding crosswalks at major intersections and decorative lighting and banners.

The images below are screenshots from the 3D software showing proposed improvements compared to the existing conditions along the roadway. Additionally, the QR code below provides a link to an animated video showing these improvements along Lincoln Way traveling from Genoa to Perry.



Intersection of Genoa & Lincoln Way



Lincoln Way Corridor



Lincoln Way east of Genoa Intersection



Former County Farm

In 2022, an area-wide traffic study was conducted for the Massillon/County Farm area, due to proposed and under-construction developments, to forecast future traffic volumes and the potential improvements. The study area included the Richville Drive/State Route 627 corridor from Southway Drive to Navarre Road, Navarre Road from State Route 21 to State Route 627 and Fohl Road from the Navarre corporation line to Kemary Avenue. The study recommended improvements such as enhanced intersections, traffic signal adjustments and potential road widenings to accommodate the area's increasing development and vehicle use. The study also analyzed congestion patterns to suggest optimal routes and safety upgrades.

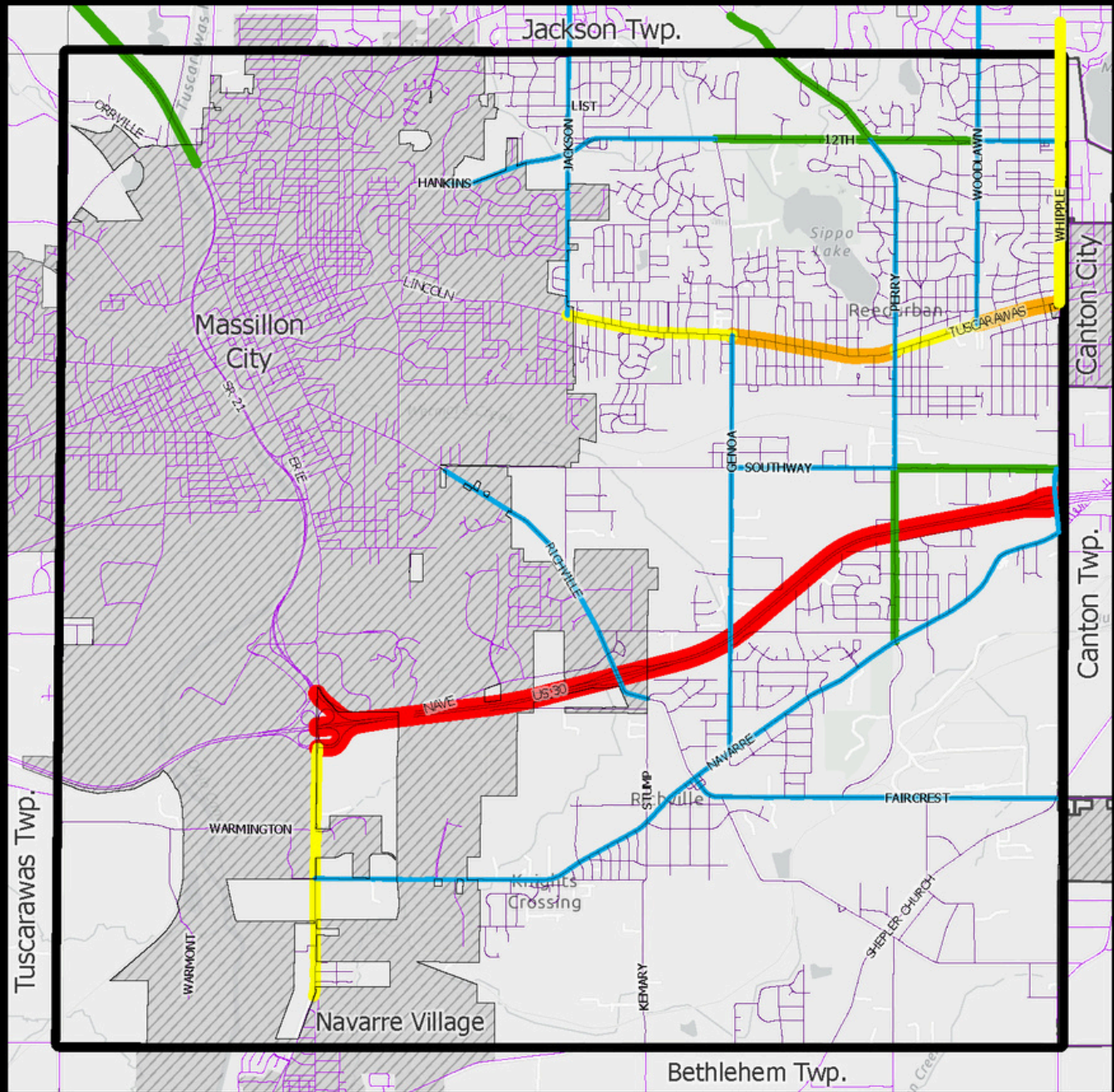
High Traffic Intersections

Of the top ten hazardous intersections within all of Stark County, only one is within Perry Township, which is the intersection of Lincoln Way and Perry. Since improvements to the intersection were completed in 2022, there has been a reduction in the number of crashes; however, the hazard ratings are based on three year totals which includes crashes prior to the improvements. The chart below highlights the top ten hazardous intersections within Perry Township and how they rank with Stark County. Several of these intersections are currently part of an ongoing safety study to determine ways to mitigate these problem areas. The map on the following page highlights the high volume roadways in Perry Township. Additionally, the Township should continue to complete speed studies, utilize traffic control devices and evaluate the local roadways for safety concerns and increased volume.

Top Rank Intersections - Perry Township			
1st Street	2nd Street	Rank in Perry	Rank in County
Lincoln Way/SR 172	Perry	1	4
12th	Whipple	2	14
Lincoln Way/SR 172	Whipple	3	15
12th	Perry	4	19
4th St	Whipple	5	20
Faircrest/SR 627	Shepler Church	6	39
Richville	Shepler Church	7	52
13th	Fairlawn	8	55
Tuscarawas/SR 172	Woodlawn	9	65
12th	Woodlawn	10	66

Source: SCATS

Perry Township High Traffic Areas



Map created: 2024
Source: Stark County Regional Planning Commission

- 5,000 - 9,999 AADT
- 15,000 - 19,999 AADT
- 30,000 - and greater AADT
- 10,000 - 14,999 AADT
- 20,000 - 24,999 AADT



Description: The roadways highlighted show the high traffic areas based on the Annual Average Daily Traffic (AADT) count data collected by the SCATS department.



CAPITAL IMPROVEMENTS PLANNING

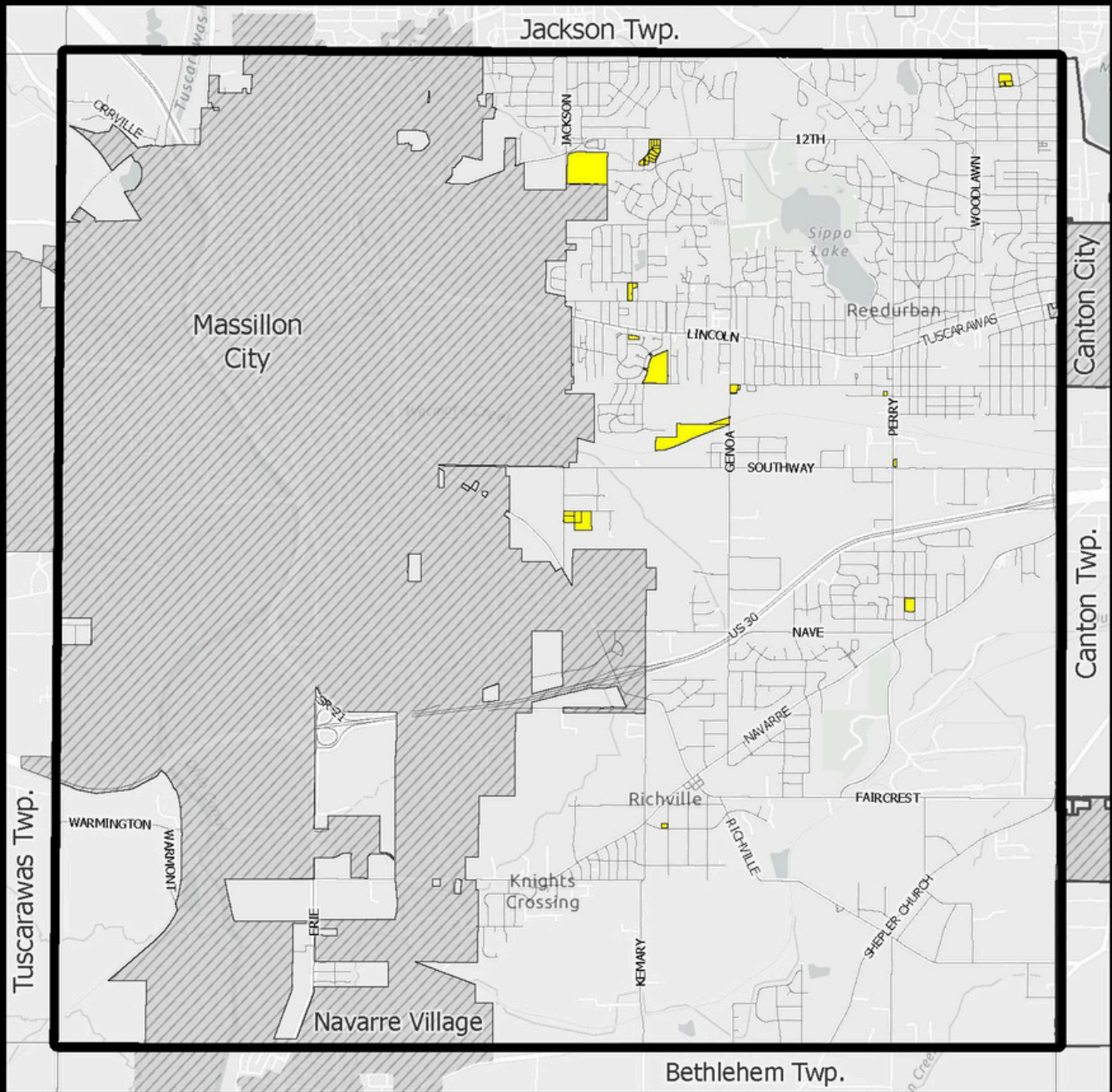
Capital improvement planning is utilized for short and long range planning for capital improvement projects and purchasing of equipment needed for the Township’s departments to operate efficiently and effectively. This process helps to provide a schedule and identifies what options for financing are available, or what grant opportunities should be applied for. Many capital improvement projects cannot be funded by the Township alone, requiring other funding sources from various entities. By having a plan in place, the Township can set a schedule based on funding availability and leverage funds to move forward with improvements throughout the Township.

Capital improvement planning is also needed when making purchases for expensive equipment that is needed to replace existing, outdated models, or increase the equipment inventory based on the needs of the Township. This process helps the Township determine if a levy or bond is needed to assist with financing the purchase or what loans may be needed. The following section discusses those capital improvement needs forecasted for the future.



Perry Township Hall

Perry Township Property



Map created: 2024
Source: Stark County Auditor

 Township-Owned



Description: Ownership is determined using parcel data from the Stark County Auditor.



FIRE & EMERGENCY MEDICAL SERVICES

The Perry Township Fire Department currently operates out of three fire stations. Station 1 is located at 1325 Perry Dr. SW and was constructed in 1965; Station 2 is located at 6425 Bosford St. SW and was constructed in 1949; and Station 3 is located at 3100 Bailey Ave. NW and was constructed in 1962. Station 3 is located on the same tract of land as the Fire Administration Office (440 Canford Ave. NW) and Perry Township Hall (3111 Hilton St. NW). Stations 1 and 2 are located on relatively small lots and have limited area to expand the stations. If additional space is needed for expansions, the Township may need to relocate the stations to larger sites. A needs assessment study may be needed to determine the future location of the stations.

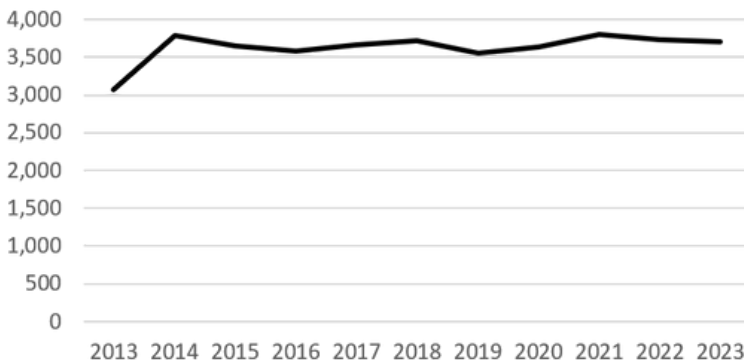


The Fire Department currently has 19 full-time and 13 part-time employees. The department has an operating budget of \$5.7 million. A levy totaling 4.9 mills was passed in 2015 that provides additional funding for the department. A replacement levy for 4.9 mills, commencing in 2025, was passed at the November 2024 election.

Currently, the Fire Department does not have any formal agreements in place, but mutual aid between neighboring communities is provided.

From 2013 to 2014, the department experienced an increase in calls, but has since fluctuated between 3,500 and 3,800 calls annually.

Fire Department Calls



POLICE DEPARTMENT

The Perry Township Police Department currently operates out of one police station located at 622 Genoa Ave. SW near the Perry High School campus.

The Police Department currently has 25 full-time police officers and 3 civilian employees. The department has an operating budget of \$4.3 million. A levy was passed in 2023 for a 3.9 mill replacement and 3.9 mill increase that provides funding for the department.

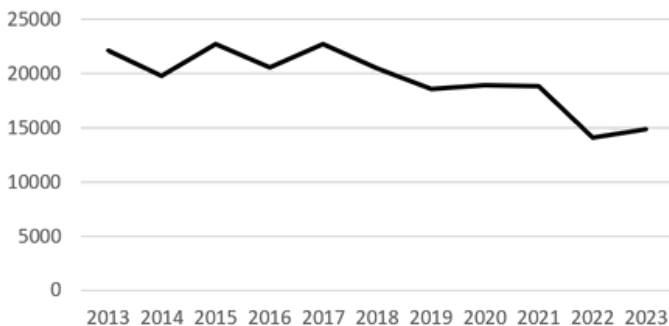
The Police Department has experienced a 33% decrease in calls received between 2013 to 2023, or approximately 3.3% decrease annually. The calls received pertain to traffic crashes, operation of a vehicle while intoxicated, drugs, theft, missing persons, sex crimes, assault and homicides, among others.



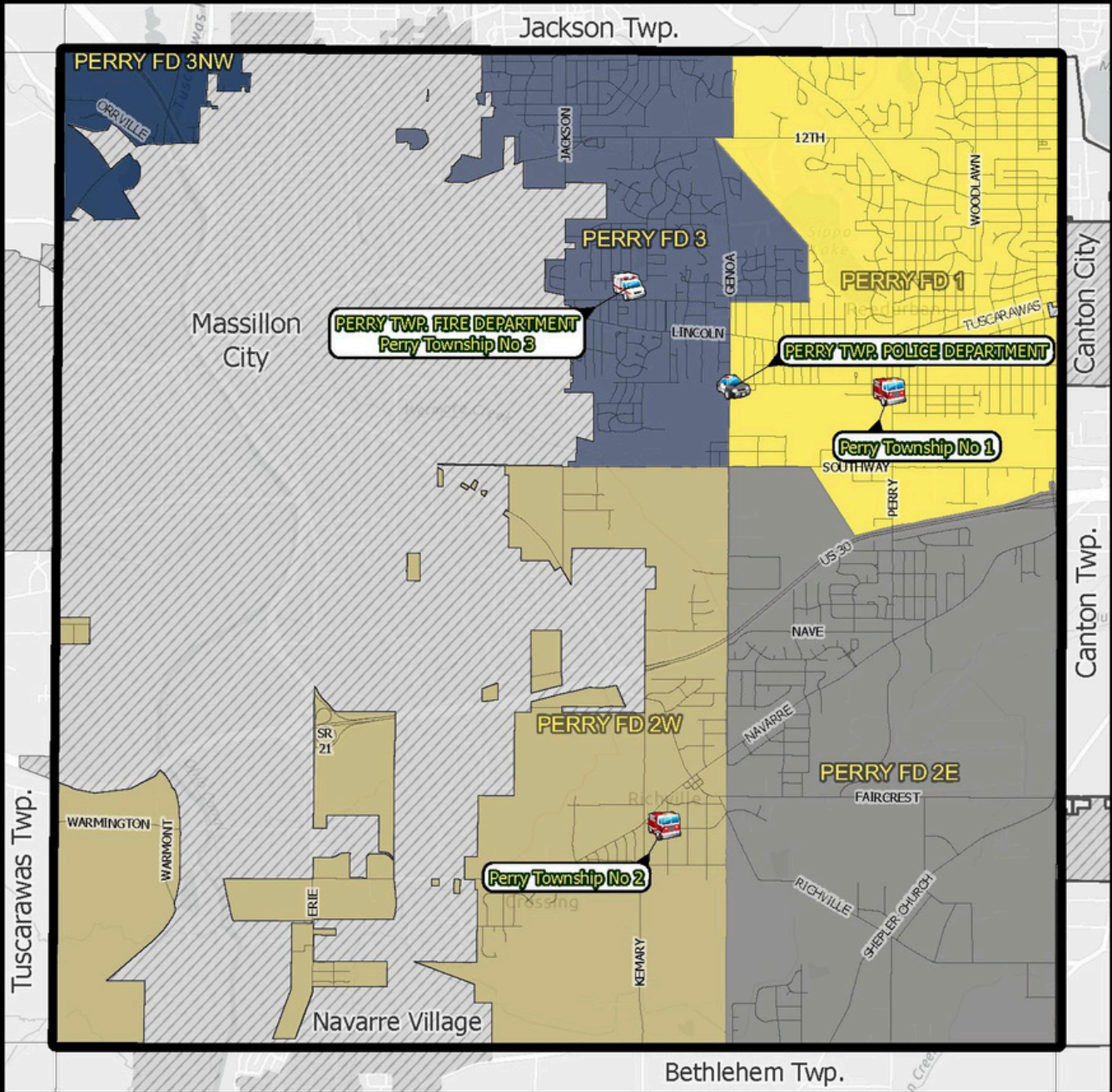
The Police Department currently has several programs they participate in throughout the year, including the PRIDE (Police Reinforcing Important Decisions & Education), DARE (Drug Abuse Resistance Education), Cops and Bobbers, Safer Seniors, Special Needs Registration and Cookout with a Cop. In addition to these programs, the Perry Police Department has also implemented community policing and the crime watch program to involve the community in helping to keep the Township safe. Additionally, the department offers vacation checks for residents who are out of town.

The Police Department also provides a School Resource Officer for Perry Local Schools.









Police Department Calls



Perry Township Police and Fire Facilities



Map created: 2024
Source: Stark County Regional Planning Commission

- | | | |
|---|---|---|
|  Police Facilities |  PERRY FD 1 |  PERRY FD 3 |
|  EMS/Fire Facilities |  PERRY FD 2E |  PERRY FD 3NW |
|  Fire Facilities |  PERRY FD 2W | |



Description: Point layers serve as inventories of police, emergency medical services (EMS) facilities, and fire stations within Perry Township, Stark County, Ohio. Only Zones within the Perry Township Fire Department jurisdiction are shown.



STORM WATER RUNOFF CONTROL

Storm water runoff control is another important capital improvement need that the Township assists with. The National Pollutant Discharge Elimination System (NPDES) Phase II is a program required in Stark County by the Environmental Protection Agency in an attempt to protect our water supply. The small municipal separate storm sewer system (MS4) general permit requires development and implementation of a Storm Water Management Program (SWMP), which satisfies Ohio Revised Code Chapter 6111 Water Pollution Control and the Clean Water Act.

RPC is responsible for storm water education throughout Stark County on behalf of the Board of Stark County Commissioners. A Public Involvement/ Public Education (PIPE) Committee was established to meet the MCMs required for the County. Representatives from the cities, villages, townships and county are on this committee. Perry Township is an active member on the PIPE Committee.

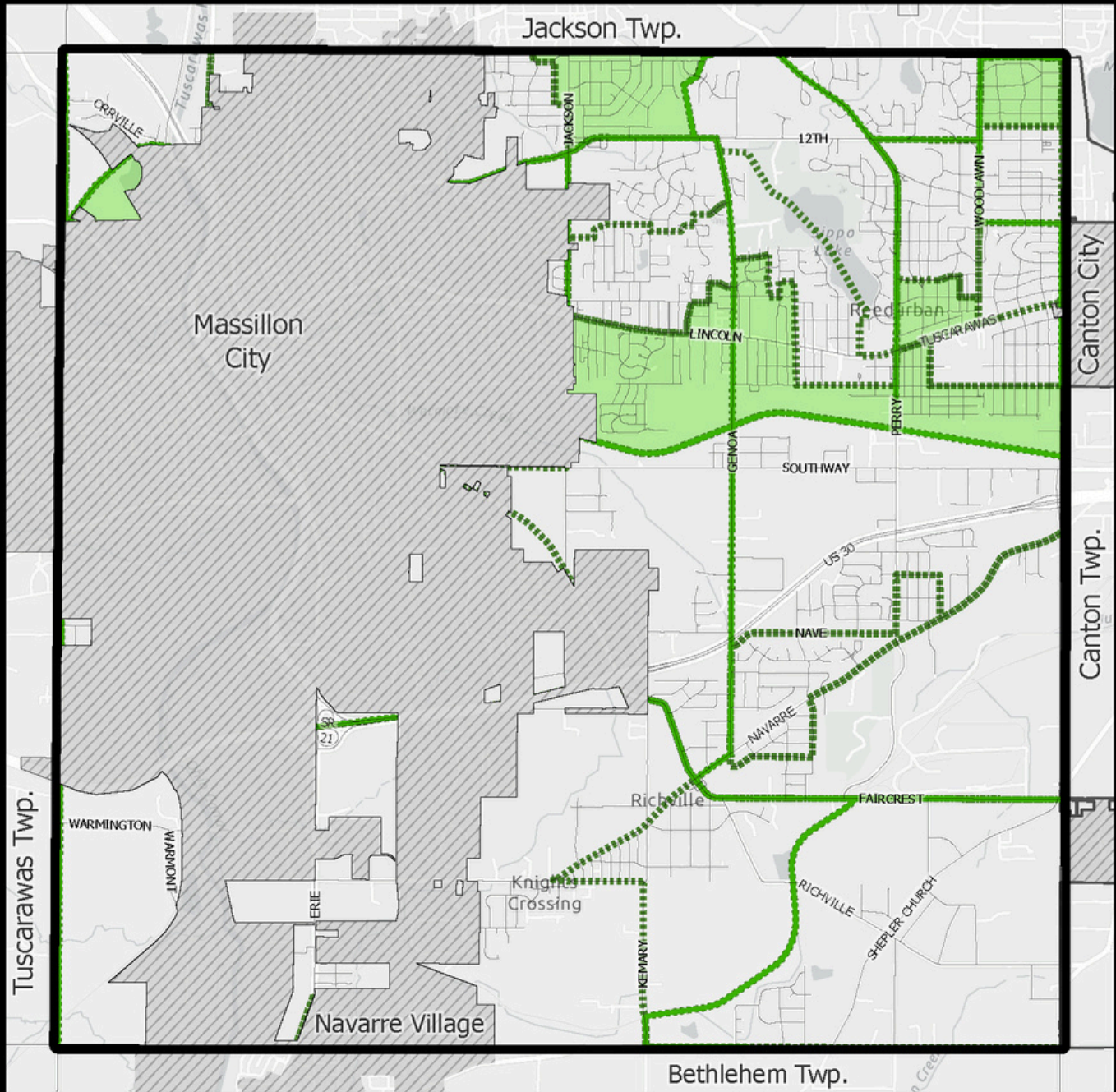
The adjacent table features Clawd, the County’s storm water mascot, with the six Minimum Control Measures (MCMs) identified in the MS4.

Issues with storm water runoff were mentioned in the community survey, as well as at events RPC staff attended. For large projects, the Township should pursue grant funding through organizations like Ohio Public Works Commission (OPWC) and the Community Development Block Grant (CDBG) program. In years past, funding for storm sewers was provided for areas within Perry Township through both the OPWC and CDBG programs. The map on page 69 depicts areas that are eligible to received CDBG funding. An additional measure the Township can take would be establishing riparian setbacks to help mitigate flooding problems and reduce water pollution. Riparian setbacks create a buffer between bodies of water and structures to decrease the likelihood of creating drainage and flooding problems for neighboring properties. These setbacks help keep the land in its natural state.




NPDES Small MS4 Minimum Control Measures
Public Education and Outreach
Public Participation
Illicit Discharge Detection and Elimination
Management of Construction Site Runoff
Management of Post Construction Site Runoff
Good Housekeeping in Municipal Operations


Perry Township Low-to-Moderate Income Areas



Map created: 2024
 Source: US Dept. of Housing & Urban Development, & SCRPC

 LMI Eligible Area

 Block Group Boundary

 Census Tract Boundary



Description: Low-to-Moderate Income (LMI) areas are determined by the percent (44.2% or more) of LMI persons living within a census block group.



WASTEWATER TREATMENT

The Stark County Metropolitan Sewer District contracts with the cities of Canton and Massillon and the village of Navarre for Perry Township's wastewater disposal. The majority of Perry Township's wastewater is treated at the city of Massillon's treatment plant; however, there are small areas that are treated by the city of Canton and village of Navarre. Additionally, there is an allotment along the southern border of the Township that is served by its own private wastewater treatment plant. Although the County does not have any wastewater treatment plants within the Township, they do have fifteen lift stations which are utilized to move water from lower to higher elevations when gravity alone is not sufficient.

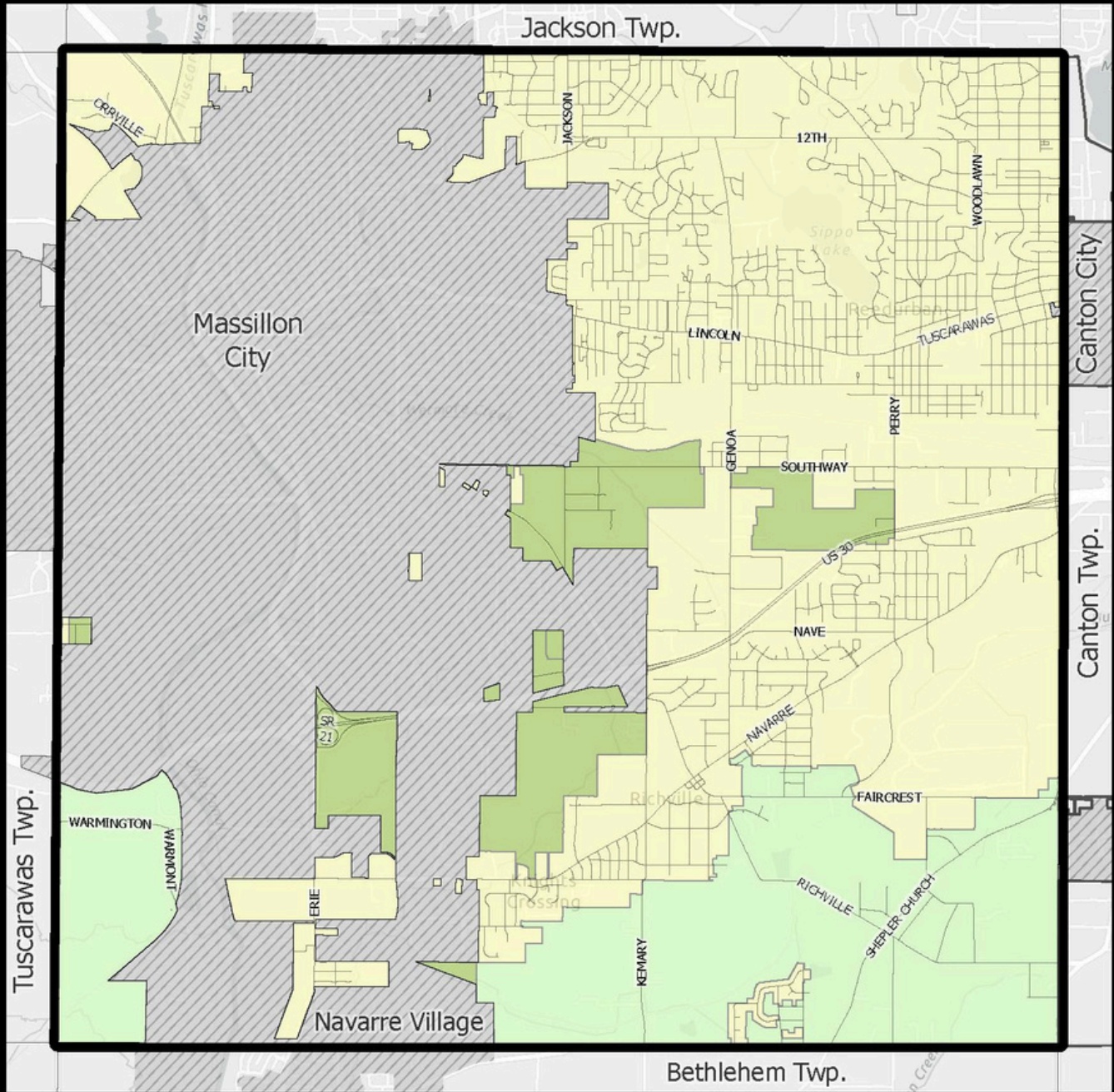
At this time, there is only one project planned for Perry Township (other than various line maintenance repair and replacements), which includes a vault replacement for Lift Station 45 on Perry Drive.

If an extension of sanitary sewers is proposed that requires an assessment, property owners are responsible for approximately 40-50% of the total cost of construction through a standard equation that uses the Engineering News-Record construction index number to account for monthly construction cost changes.

The assessment is then collected with property taxes over a twenty-year period.

The Stark County Metropolitan Sewer District also allows for the creation of petition areas. These are usually in neighborhoods where an individual wishes to investigate the possibility of installing a public sewer. The Sewer District investigates the potential for sewer, but the individual petitioner is responsible for convincing their neighbors to sign a Petition of Interest. If the petition contains signatures of 70% of the designated petition area, a neighborhood meeting is held to discuss the potential project including estimated assessment costs. A ballot is also sent to all participants in the petition area, and if 51% or more agree to proceed with the project, it is designed. After the design is complete, the Board of Stark County Commissioners holds a public hearing at which time property owners may send letters for or against the project. If the objections do not exceed 49% of the petition area, the project is installed. The Pine Hills Neighborhood located west of Genoa, immediately north of the railway is currently considering this option at the time of the writing of this plan.

Perry Township Facility Planning Area



Map created: 2024
 Source: NE Ohio Four County
 Regional Planning & Development

- Areas Currently Served with Sanitary Sewer
- Areas Expected to be Served with Sanitary Sewers within the Next 20 Years
- Areas Served by Home Sewage or other Disposal Systems



Description: Section 208 of the Clean Water Act sets forth requirements for water quality management.

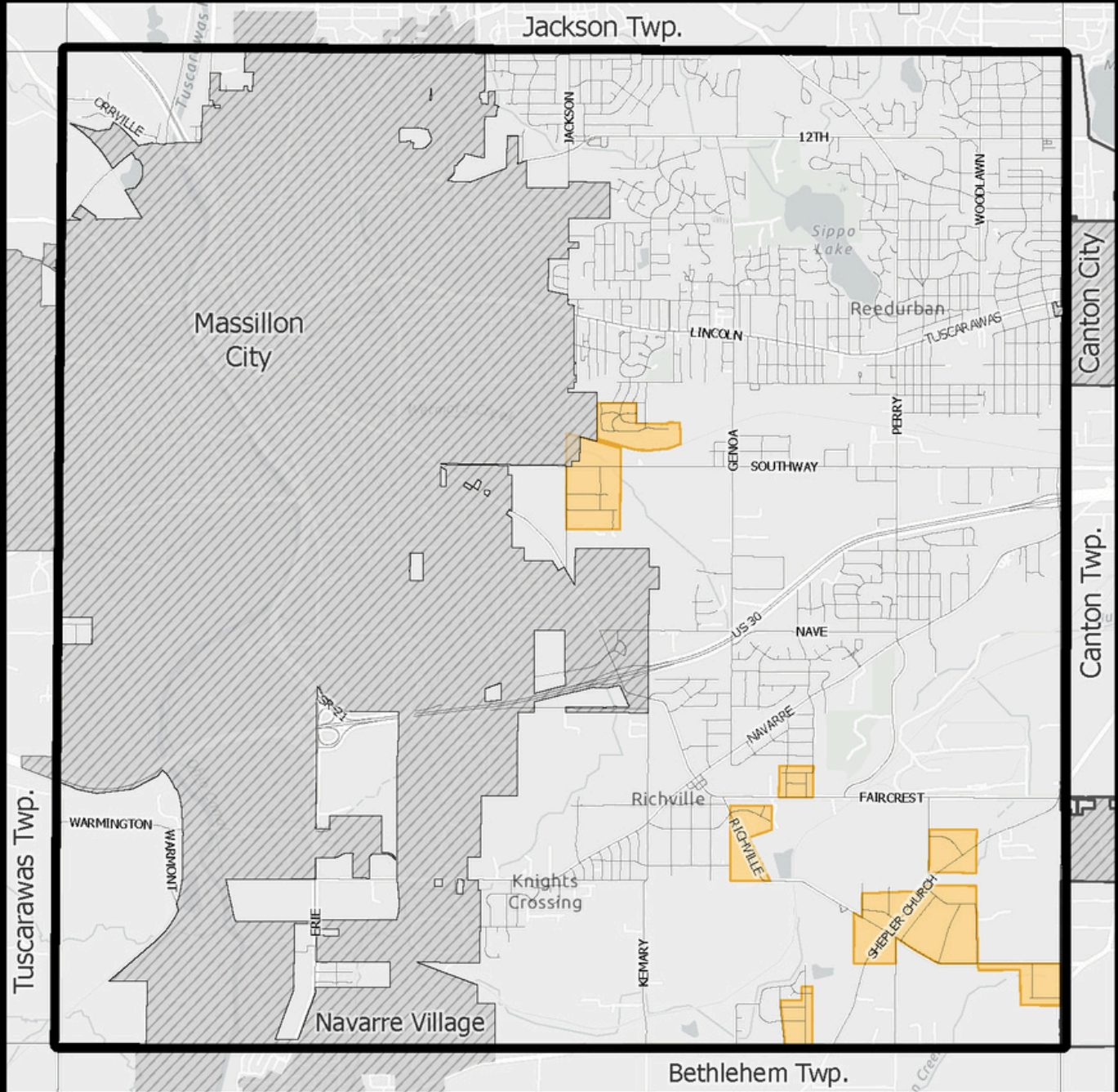


HOME SEWAGE TREATMENT SYSTEMS

The Stark County Health Department oversees home sewage treatment (septic) systems, including inspections. There are approximately 1,475 septic systems located within Perry Township. Within the Township, the Health Department has not identified locations of “area-wide” septic failures; however, there are areas where systems are aging and the Health Department is occasionally replacing these systems. Oftentimes, the replacement system is an NPDES discharging system that discharges to nearby storm drains and creeks. The storm drains in these areas are often aging, deteriorating, or obstructed, making them less able to accept additional water. In these areas, the Health Department would support the advancement of sanitary sewer to mitigate future septic system failures and lessen the burden of the storm sewer. The map on the following page identifies these areas.

The map on the previous page was created by the Northeast Ohio Four County Regional Planning and Development Organization (NEFCO) who was designated by the Governor of Ohio under Section 208 of the federal Clean Water Act to perform area wide wastewater planning. The latest version of the Section 208 Plan includes updated information and maps for the wastewater facilities planning areas, and contains relevant information on protecting and restoring water resources in the NEFCO region including nonpoint source pollution, storm water runoff, protection of regionally important water resources, and watershed planning. The vast majority of Perry Township is considered “currently sewered” similarly to Jackson and Plain Townships.

Perry Township NPDES Home Sewage Problem Areas



Map created: 2024
Source: Stark County Regional Planning Commission

 NPDES Home Sewage Problem Areas



Description: National Pollutant Discharge Elimination Systems (NPDES) Home Sewage Problem Areas.



DRINKING WATER

Perry Township receives water from the city of Canton and a private water company, Aqua Ohio. The city of Canton has water connections to 3,636 residential properties and 383 commercial businesses.

The Canton Water Department obtains its water from underground wells. There are three separate well fields that supply water to the City's three water treatment plants. The first is referred to as the Northeast Well Field, which is located in the northeast section of Canton. The second is referred to as the Northwest Well Field, which is located in the northwest section of Canton. The third is the Sugarcreek Well Field, which is located south of Navarre near SR 21 and SR 212. With all three plants, the City has the capacity to provide 41 million gallons of water per day, and currently has an average daily flow of 19 million gallons per day. As a backup measure, the City also has nearly 27 million gallons of drinking water stored in enclosed reservoirs.

At this time, there are no planned extensions of waterlines to additional areas in Perry Township.

Aqua Ohio provides water to 17,445 residential properties and 1,070 commercial properties in Perry Township.

Aqua Ohio obtains its water from one well field located in Jackson Township on Riverside. The plant has the capacity to provide 15 million gallons of water per day, and has an average daily flow of a little less than 10 million gallons per day.

At this time, there are no planned extensions of waterlines to additional areas in Perry Township, other than developers installing new residential, commercial and industrial connections.



Aqua Ohio

TRASH & RECYCLING

According to the Ohio Environmental Protection Agency, Ohio disposed of nearly 22 million tons of waste in 2023. Studies show that roughly 75% of what Americans throw away is recyclable, yet Ohio’s recycling rate for residential/commercial waste was only 30% as of 2020. This rate has remained relatively stable since 2010, fluctuating between 28% to 30%. As landfills are reaching capacity, additional measures should be implemented to help further reduce the amount of materials reaching them.

In terms of general recycling, the Township currently has a number of locations with recycling bins stationed at them, including the Township Hall, the Township Road Department and the Perry Township Recycle Station at the corner of Southway and Perry. These facilities, which are self-service, are open seven days a week during daylight hours.

In 2023, there were 619.94 tons of recyclable materials collected at these sites, which accounted for 12.2% of the total for Stark County. The location with the largest amount of tonnage was the Perry Township Recycle Station on Perry and Southway.

Currently, all of the bins are owned and operated by the Joint Solid Waste District. To further assist with recycling, the Township should encourage the Joint Solid Waste District to consider installing additional containers in under-served areas, such as the southern part of the Township, or in areas with higher demands, where there are higher concentrations of population.



Perry Township Yard Waste & Recycle Center



Perry Township Recycle Center

OVERALL RECOMMENDATIONS

SUSTAINABLE DEVELOPMENT

Sustainability can be broken down into three broad categories: economic, environmental and social equity. It takes an equal balance of all three for a community to establish a truly sustainable framework. Listed below are just a few common zoning and development practices that many communities currently utilize to achieve sustainability. As the Township looks to the future, implementing these policies where feasible will help develop a more vibrant, successful and sustainable community for many years to follow.

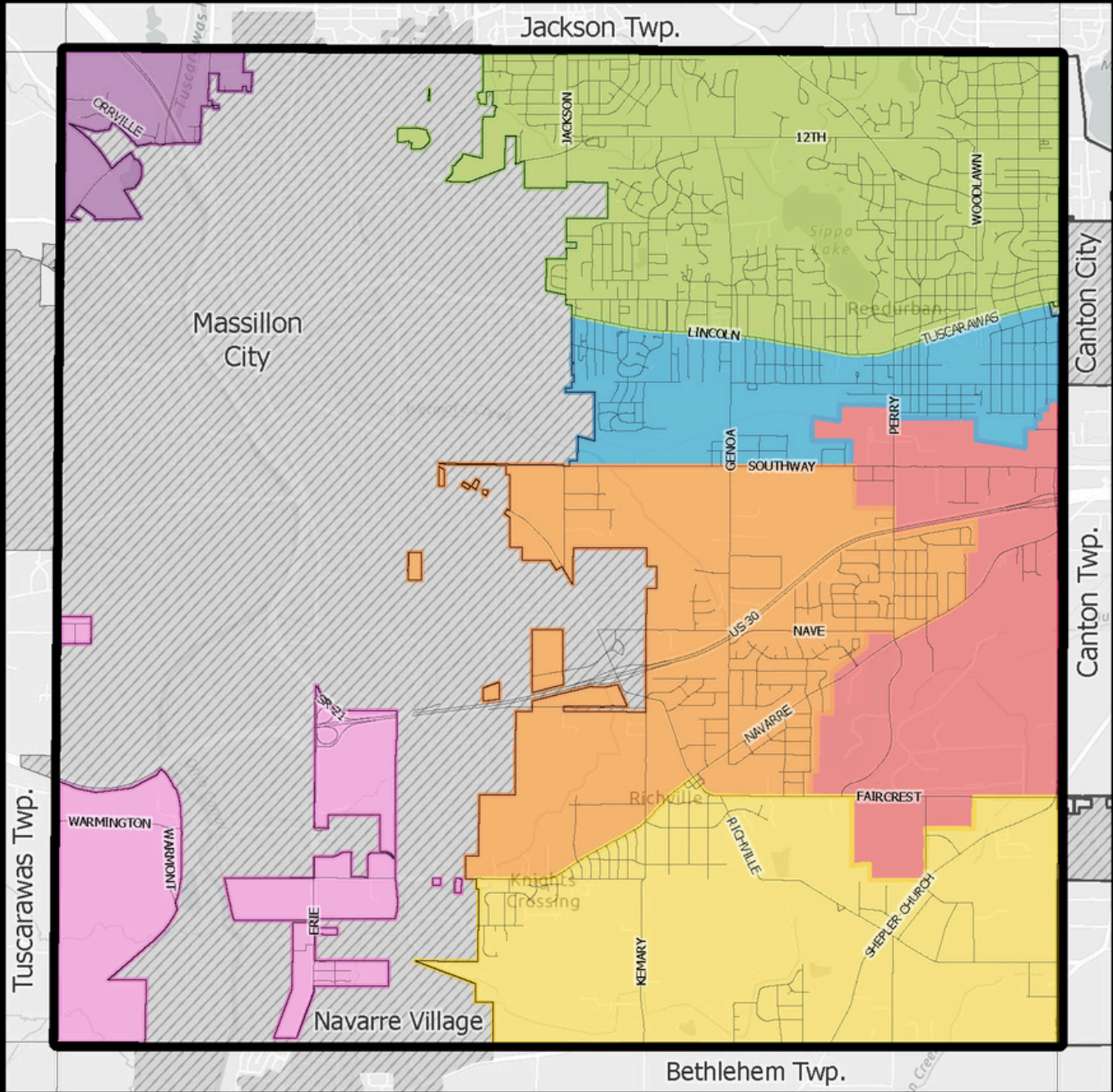
Priority Planning Areas

Perry Township consists of a variety of different land uses and development areas. Some areas are urban, similar to the adjacent cities of Canton and Massillon, while others are rural and relatively undeveloped. This plan recommends the Township focus on land use strategies through the use of different Planning Policy Areas. One blanket approach to land use planning will not be able to accommodate the unique situations of each Policy Area, although many of the areas experience similar themes.

Fine-tuning sustainable policy decisions and land use planning based on the unique situations in each Policy Area will result in a better overall plan approach.

Sustainable Development Tools		
Principle	Description	Implementation
Mixed-use Development	Combination of compatible land uses to allow people to live, work and play within a walkable area	Create mixed-use zoning districts for appropriate areas such as Lincoln Way and Navarre corridors
Site Design	Design elements and beautification efforts to improve attractiveness or an overall area	Add landscaping and other design requirements for all new development
Pedestrian-orientation	Development that takes non-motorists into consideration	Modify regulations to reduce setback requirements, promote rear/side yard parking, require pedestrian paths in new developments
Housing Diversity	Housing options for all ages, incomes and abilities	Increase housing options for the elderly and those preferring to rent; promote inclusionary zoning and mixed-use; increase density
Water Management	Storm water runoff control and conservation	Undertake "green" storm water infrastructure projects on all township-owned properties
Renewable Energy	Energy sources that are not reliant on natural resources	Promote renewable energy usage in all renovations and new construction; explore options for more eco-friendly vehicles

Perry Township Overall Planning Areas



Map created: 2024
Source: Stark County Regional Planning Commission

- | | | |
|---------------|--------------|---------------|
| Eastern | Northeastern | South Central |
| North Central | Northwestern | Southeastern |
| | | Southwestern |



Description: Overall Planning Areas designated by Stark County Regional Planning Commission.



PLAN RECOMMENDATIONS

Northeastern

Boundary

The Northeastern Policy Area is generally bounded by Jackson Township to the north, the city of Massillon to the west, the Lincoln Way Corridor to the south, and Canton Township to the east

Existing Conditions

- Stable residential neighborhoods built primarily prior to 1980
- Commercial corridor along Lincoln Way
- Some existing commercial plazas to the east along Whipple
- Opportunity Zone areas
- Low-to-Moderate Income (LMI) areas
- Township Parks: 16th Street Fields, A.D. Fasnacht Farm Park and Summerdale Park
- Township Facilities: Township Hall, Fire Station No. 3, Recycling Center
- Stark Park's Sippo Lake Park
- Perry Local Schools: Watson Elementary, former Whipple Elementary

Priority Planning Issues

- Storm water runoff problems
- Development of A.D. Fasnacht Farm Park
- Manufactured Home Park property maintenance issues
- Maintaining existing residential property values
- Development/redevelopment of Lincoln Way Corridor

Planning Strategies and Development Policies

- Analyze feasibility of establishing a community center along Lincoln Way
- Explore options for connectivity for Township amenities through active transportation and safe routes to school
- Code enforcement efforts should be increased
- County programs for housing rehabilitation should be encouraged for qualified homeowners
- Consider utilizing the programs offered by the Stark County Land Reutilization Corporation for tax delinquent properties
- Apply for Community Development Block Grant funding within LMI areas
- Evaluate storm water management issues in established areas within floodplain and wetlands

Zoning Recommendations

The majority of this policy area is already built out. North of the Lincoln Way corridor the majority of the area is zoned R-2 Single and Two Family Residential. Tracts of vacant land within these zoning districts should be encouraged to provide multifamily developments. The Lincoln Way corridor consists of a B-3 Commercial corridor along the roadway transitioning to R-3 Single Family, Duplex & Four-Family Residential, R-5 High Density Multifamily and Limited Business, B-1 Office and Retail Business and MD Multi-Use Overlay. In some areas, the commercial corridor extends deep within the residential areas, or only one parcel deep and has limited area for development. The Township should evaluate areas along the corridor where an increase or reduction of the commercial corridor may be appropriate to help protect the adjacent residential areas. In addition to evaluating the base zoning of the corridor, the Township should consider an overlay district along the Lincoln Way Corridor to provide more variety of development along the corridor. There is also a B-1 Office and Retail Business District along the Whipple corridor that extends from the northern Township Line to just south of 12th Street NW. This area consists of a mix of residential and business uses. This section of Whipple appears to be appropriate for business uses.

Northwestern

Boundary

The Northwestern Policy Area is generally bounded by Jackson Township to the north, Lawrence Township to the west and the city of Massillon to the south and east

Existing Conditions

- Older residential development (Earl's Outlots)
- Some industrial and business zoned areas
- Contains LMI area
- Non-contiguous boundaries and landlocked parcels due to Massillon annexations into the area
- Tuscarawas Rive, Canal Lands and Canal Towpath Trail

Priority Planning Issues

- Protecting waterways from commercial and industrial development
- Maintaining existing residential property values
- Separated from the balance of Perry Township,

Planning Strategies and Development Policies

- County programs for housing rehabilitation should be encouraged for qualified homeowners
- Consider utilizing the programs offered by the Stark County Land Reutilization Corporation for tax delinquent properties
- Apply for Community Development Block Grant funding within LMI areas
- Protect waterways in the area and floodplain
- Protect residential properties from development of industrial land

Zoning Recommendations

The Northwestern Policy area has some large parcels still available for development. Much of this open land is zoned R-3 Single Family, Duplex & Four-Family Residential. It also contains areas with wetlands and 100-year floodplains. There are a few parcels that are zoned ID Industrial, B-2 Commercial and R-5 High Density Multifamily and Limited Service Business. Development of these areas should consider protection of the waterways and existing residential areas.

North Central

Boundary

The North Central Policy Area is generally bounded by the Lincoln Way Corridor to the north, the city of Massillon to the west, Southway to the south, and the city of Canton and Canton Township to the east

Existing Conditions

- Residential neighborhoods built primarily prior to 1980
- Commercial corridor along Lincoln Way
- Opportunity Zone areas
- Enterprise Zone areas
- Low-to-Moderate Income (LMI) areas
- Areas without sanitary sewer and aging home sewage treatment systems
- Township Parks: Lynch Park, Meredith Park, Perry Park
- Township Facilities: Perry Police Station, Fire Station No. 1, Road Department, Recycling and Yard Waste Center
- Perry Local Schools: Southway Elementary, Pfeifer Middle School, Edison Junior High, Perry High School, former Genoa Elementary

Priority Planning Issues

- Storm water runoff problems
- Lack of sanitary facilities
- Manufactured Home Park property maintenance issues

- Maintaining existing residential property values
- Development/redevelopment of Lincoln Way Corridor
- Park Improvements

Planning Strategies and Development Policies

- Analyze feasibility of establishing a community center along Lincoln Way
- Explore options for connectivity for Township amenities through active transportation and safe routes to school
- Code enforcement efforts should be increased
- County programs for housing rehabilitation should be encouraged for qualified homeowners
- Consider utilizing the programs offered by the Stark County Land Reutilization Corporation for tax delinquent properties
- Apply for Community Development Block Grant funding within LMI areas
- Continue to apply for funding to make improvements to the existing park land
- Evaluate storm water management issues in established areas within flood plain and wetlands
- Explore replacement of aging home sewage removal systems with sanitary sewer

Zoning Recommendations

The majority of this policy area is already built out. South of the Lincoln Way corridor the majority of the area is zoned R-2 Single and Two Family Residential. Tracts of vacant land within these zoning districts should be encouraged to provide multifamily developments. The Lincoln Way corridor consists of a B-3 Commercial corridor along the roadway transitioning mostly to R-3 Single Family, Duplex & Four-Family Residential; however, there are some tracts zoned for R-1 Single Family Low Density Residential, R-4 Multifamily Residential and Office, R-5 High Density Multifamily and Limited Service Business, R-6 Manufactured Home and Manufactured Home Park and B-1 Office and Retail Business. In some areas, the commercial corridor extends deep within the residential areas, or only one parcel deep and has limited area for development. The Township should evaluate areas along the corridor where an increase or reduction of the commercial corridor may be appropriate to help protect the adjacent residential areas. In addition to evaluating the base zoning of the corridor, the Township should consider an overlay district along the Lincoln Way Corridor to provide more variety of development along the corridor.

Eastern

Boundary

The Eastern Policy Area is generally bounded by 15th Street SW to the north, Cedarcrest and Kay Crest to the west, Shepler Church to the south and Canton Township to the east

Existing Conditions

- Business and Industrial developments
- Enterprise Zone areas
- Community Reinvestment Zone Areas
- Small area without sanitary sewer
- Township Facilities: Recycle Center
- Stark Park's Petros Park

Priority Planning Issues

- Residential, commercial and industrial property decline
- Manufactured Home Park property maintenance issues
- Tax incentive opportunities available
- Zoning code and building code violations

Planning Strategies and Development Policies

- Increase code enforcement efforts, especially in targeted problem areas, to encourage investment and removal of blight
- Implement and/or promote economic development grants and programs to make industrial and commercial areas more attractive for investment, development, and redevelopment
- Pursue state and/or federal funds for potential brownfield remediation and redevelopment
- County programs for housing rehabilitation should be encouraged for qualified homeowners
- Consider utilizing the programs offered by the Stark County Land Reutilization Corporation for tax delinquent properties

Zoning Recommendation

The majority of this priority area is zoned I-D Industrial. The uses generally reflect this zoning scheme; however, there is a small area of residential dwellings that exist near the corner of Navarre and Whipple. This area does not appear to be appropriate for residential dwellings due to the area being surrounded by business and industrial uses. Removal of these residential dwellings and redevelopment for industrial purposes would be more appropriate for this area.

Southeastern

Boundary

The Southeastern Policy Area is generally bounded by Shepler Church, Richville and Navarre to the north, the city of Massillon to the west, Bethlehem Township to the south and Canton Township to the east

Existing Conditions

- Single-family agricultural and residential uses
- Sporadic business uses
- Lack of sewer and water infrastructure
- Enterprise Zone areas
- Township Facilities: Fire Station No. 2
- Perry Local Schools: Lohr Elementary

Priority Planning Issues

- Tax incentive opportunities available
- Business development along Faircrest/Navarre
- Undeveloped area of Perry Township

Planning Strategies and Development Policies

- Implement and/or promote economic development grants and programs to make industrial and commercial areas more attractive for investment, development, and redevelopment

- County programs for housing rehabilitation should be encouraged for qualified homeowners
- Consider utilizing the programs offered by the Stark County Land Reutilization Corporation for tax delinquent properties
- Explore replacement of aging home sewage removal systems with sanitary sewer

Zoning Recommendation

The majority of this priority area is zoned for residential uses; however, there are two areas zoned for I-D Industrial and several parcels along Navarre Road zoned for business uses. This area of the Township contains much of the undeveloped land within Perry. The proactive delineation of a PUD or overlay district in large, undeveloped areas or along the Navarre corridor should be considered to help guide sustainable development. Considerations for large-scale renewable energy facilities in this area may be warranted.

Southwestern

Boundary

The Southwestern Policy Area is generally bounded by the city of Massillon to the north and east, Tuscarawas Township to the west and the village of Navarre to the south

Existing Conditions

- Business and Industrial developments
- Non-contiguous boundaries and landlocked parcels due to Massillon annexations into the area
- Enterprise Zone areas
- Community Reinvestment Zone Areas
- Areas without sanitary sewer
- Tuscarawas River and Towpath Trail nearby in city of Massillon

Priority Planning Issues

- Increase in industrial development in neighboring Massillon and Navarre
- Protecting waterways from commercial and industrial development
- Separated from the balance of Perry Township
- Tax incentive opportunities available
- Utilize economic development incentives for any annexation attempts

Planning Strategies and Development Policies

- Implement and/or promote economic development grants and programs to make industrial and commercial areas more attractive for investment, development, and redevelopment
- Consider utilizing the programs offered by the Stark County Land Reutilization Corporation for tax delinquent properties
- Provide sewer and water infrastructure to commercial and industrial properties

Zoning Recommendation

The majority of this priority area is zoned I-D Industrial, with a few parcels zoned R-2 Single and Two Family Residential, R-3 Single Family, Duplex and Four-Family Residential, B-1 Office and Retail Business and B-2 Commercial Business. The uses do not reflect this zoning scheme since much of the area is being used for single-family agricultural purposes. Installation of utilities in this area can help incentivize development of industrially zoned tracts. This area is near the Tuscarawas River. Riparian setbacks for floodplain protection should be considered in this area.

South Central

Boundary

The South Central Policy Area is generally bounded by Southway to the north, the city of Massillon to the west, Richville and Navarre to the south and Eastern policy area to the east

Existing Conditions

- Single-family agricultural and residential uses
- Sporadic business uses
- Some areas without sanitary sewer facilities
- Contains Enterprise Zone areas
- Township Facilities: Oakhill Park
- Perry Local Schools: Perry Preschool

Priority Planning Issues

- Transitions between undeveloped and developed
- Areas without sewer infrastructure expected to be served within 20 years
- Tax incentive opportunities available
- Undeveloped areas of Perry Township

Planning Strategies and Development Policies

- Increase code enforcement efforts, especially in targeted problem areas, to encourage investment and removal of blight

- County programs for housing rehabilitation should be encouraged for qualified homeowners
- Consider utilizing the programs offered by the Stark County Land Reutilization Corporation for tax delinquent properties
- Extension of sewer and water service to appropriate areas which lack infrastructure

Zoning Recommendation

The majority of this priority area is zoned for residential uses; however, there is an area zoned for business adjacent to the city of Massillon and several parcels along Navarre zoned for business uses. This area of the Township has experienced the most recent subdivision platting and currently has a parcel with a preliminary plan on file for subdivision development. The PUD district also exists in this area. There are opportunities of development as this area also contains undeveloped land or land currently being utilized for agricultural purposes. The proactive delineation of a PUD or overlay district in large, undeveloped areas or along the Navarre corridor should be considered to help guide sustainable development.

TABLE OF CONTENTS

- Community Survey Results ----- A-1
- SR 172 General Survey Results -----A-48
- SR 172 Interactive Map Results ----- A-57
- Draft Plan Public Comment -----A-68

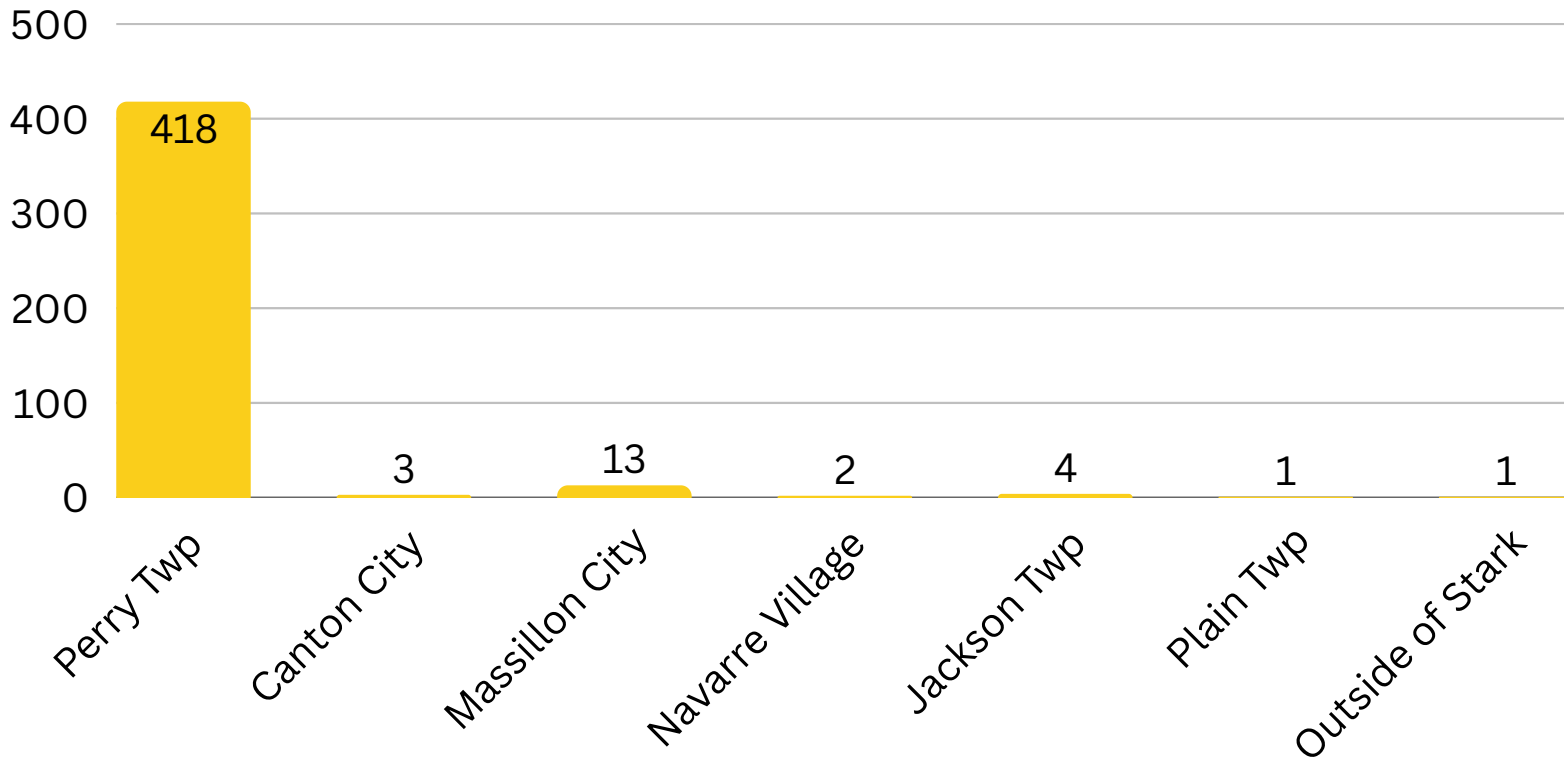
APPENDIX



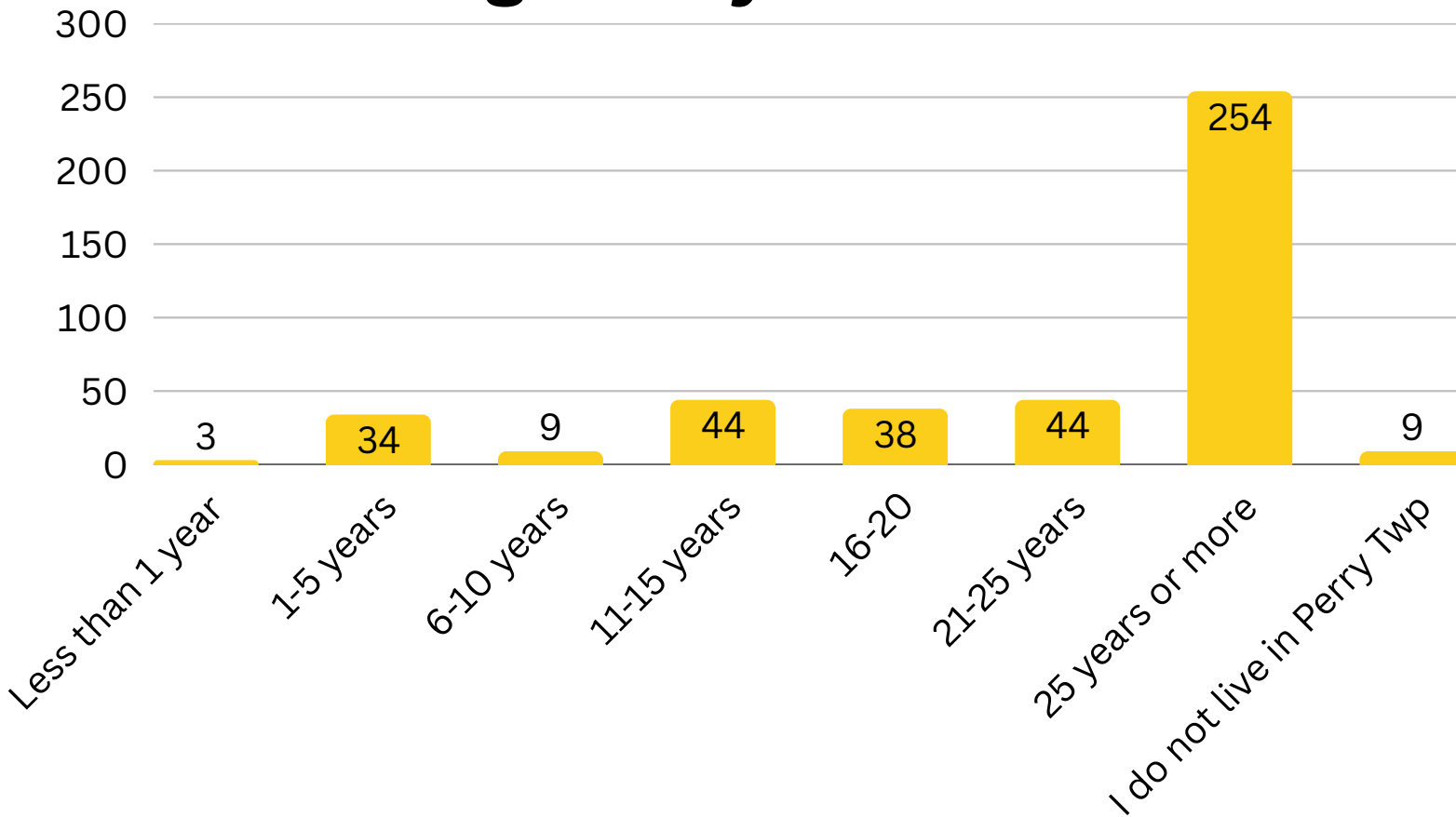
RESULTS FROM FIRST COMMUNITY SURVEY

OPENED FROM MARCH 2023 - JUNE 2023

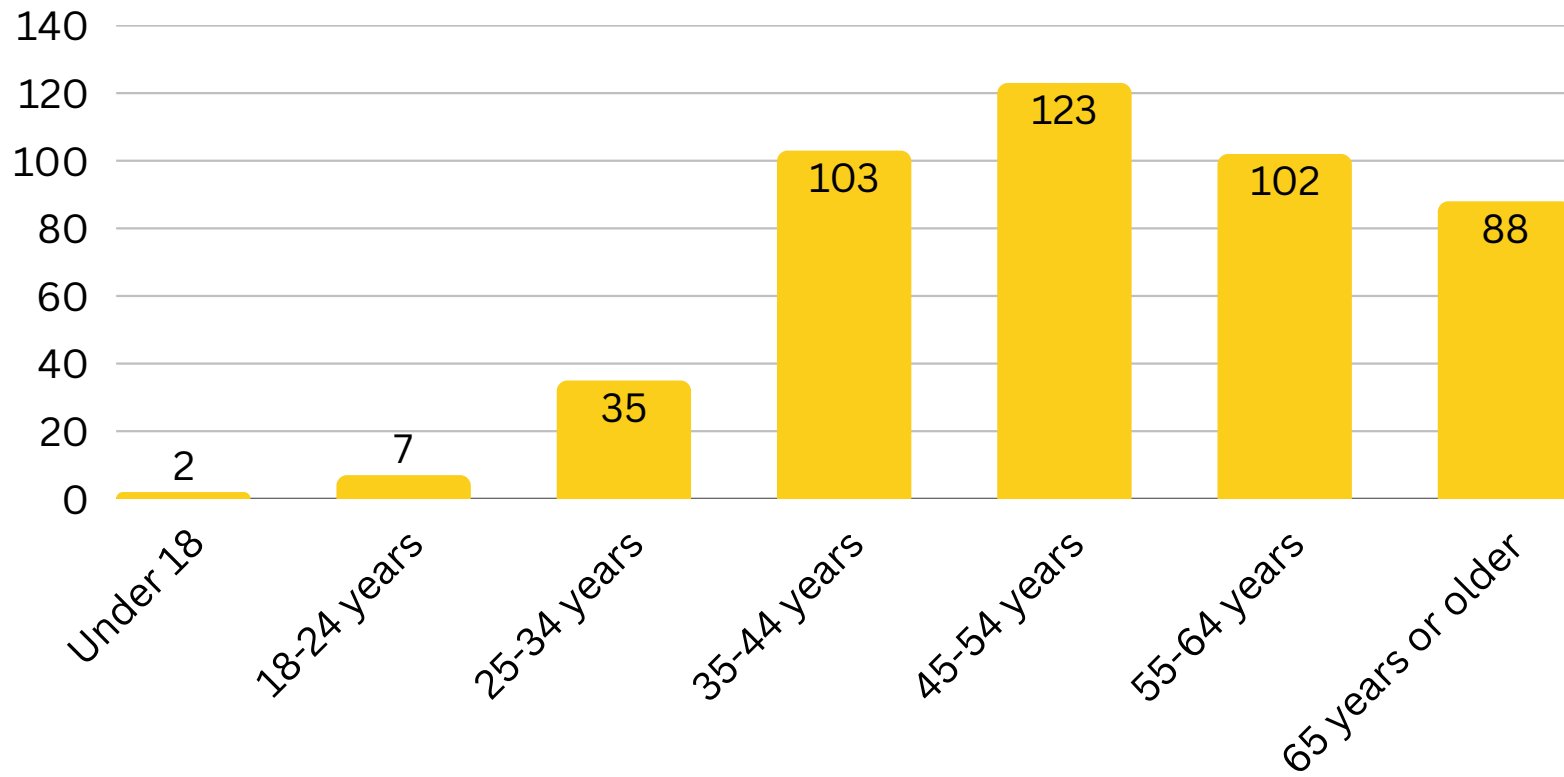
What community do you LIVE in?



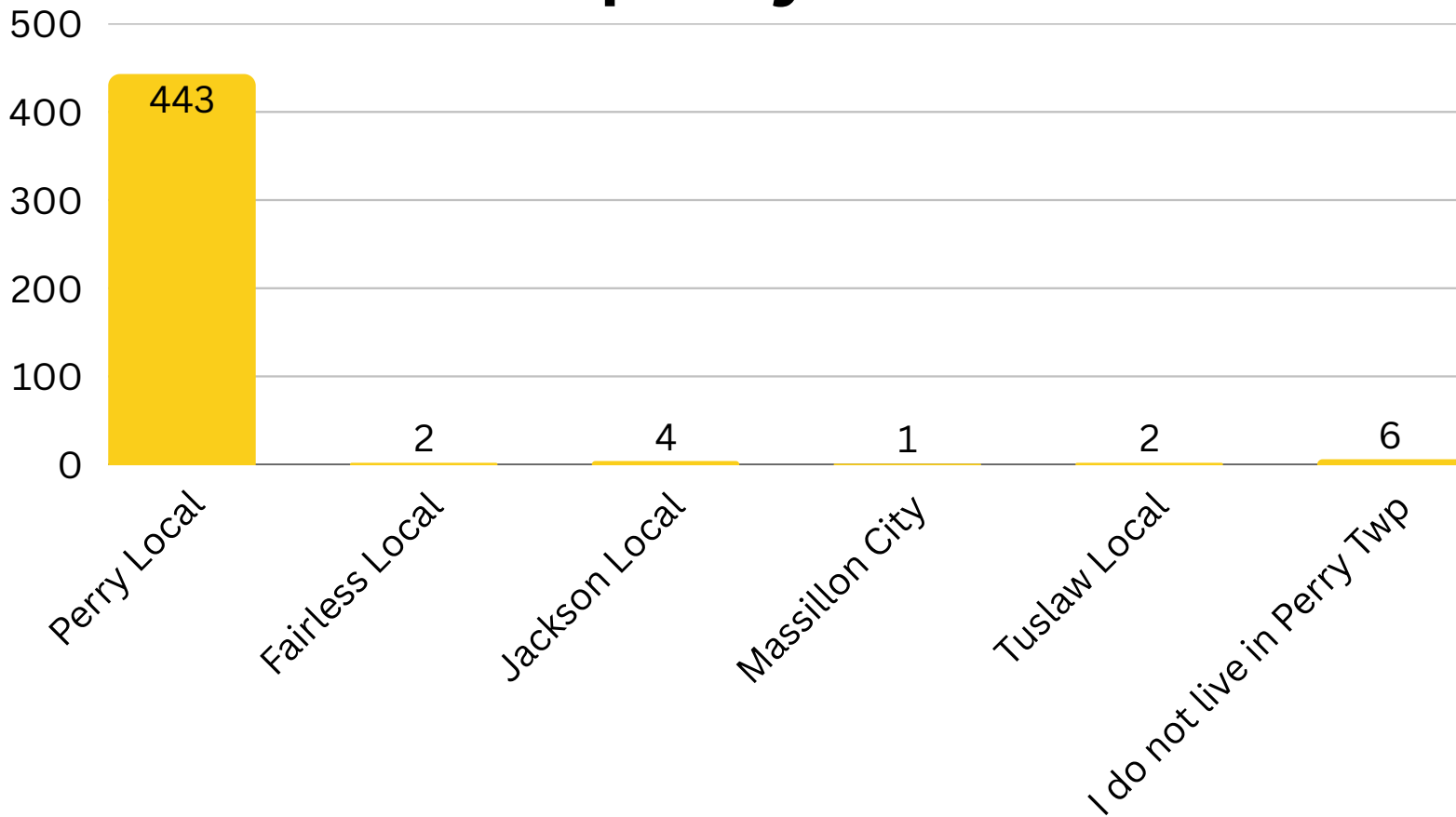
If you live in Perry Township, how long have you lived here?



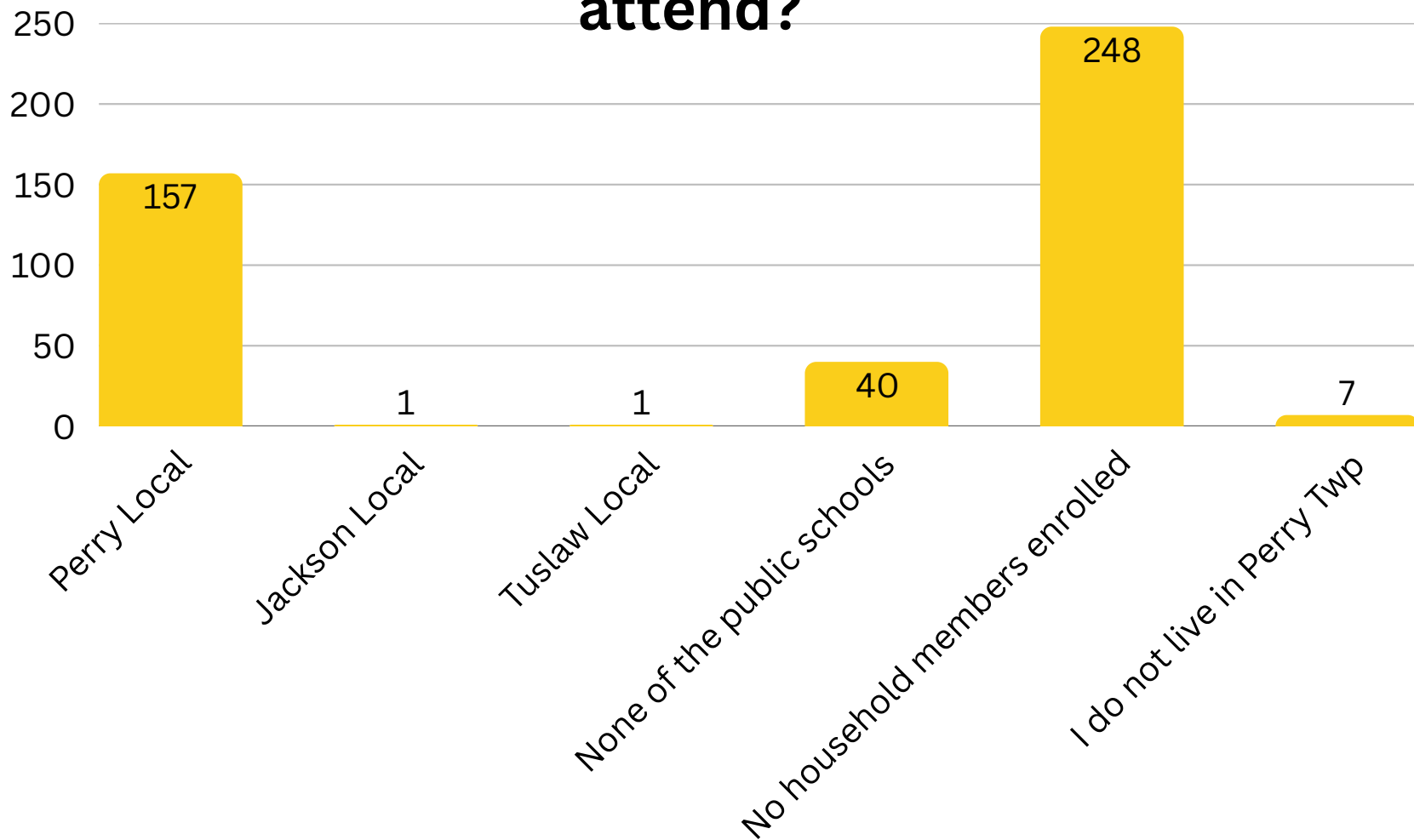
What is your age?



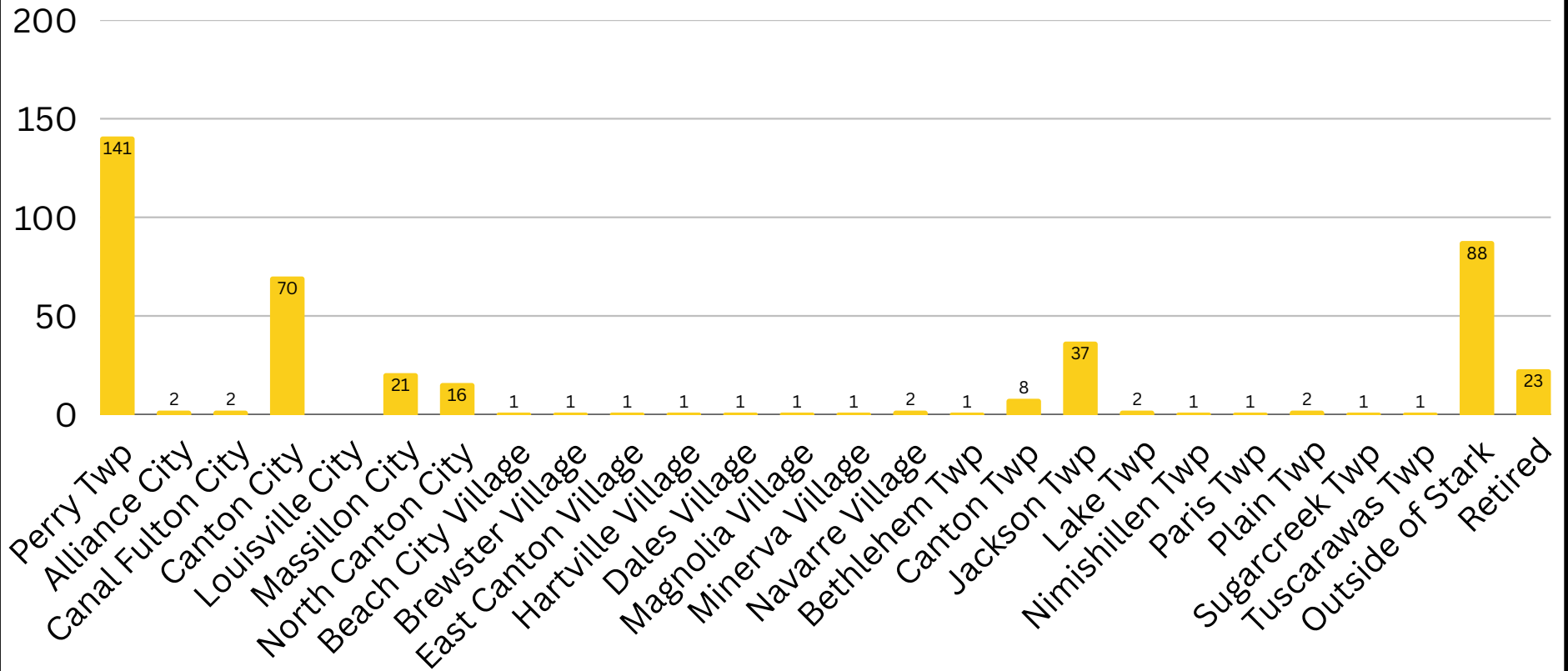
Which school district in Perry Township do you live in?



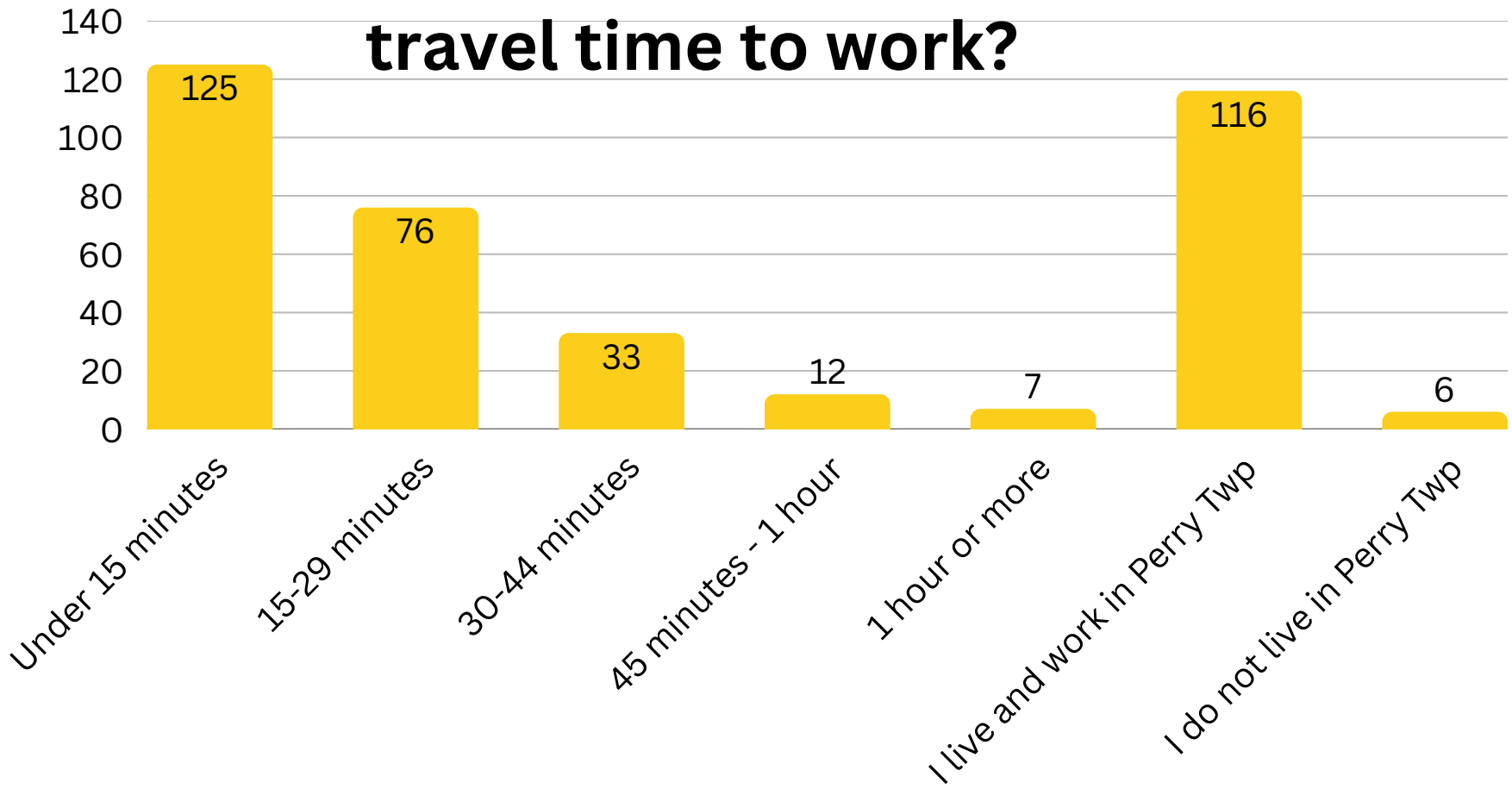
Are there members in your household enrolled in K-12 schooling? If so, which school district do they attend?



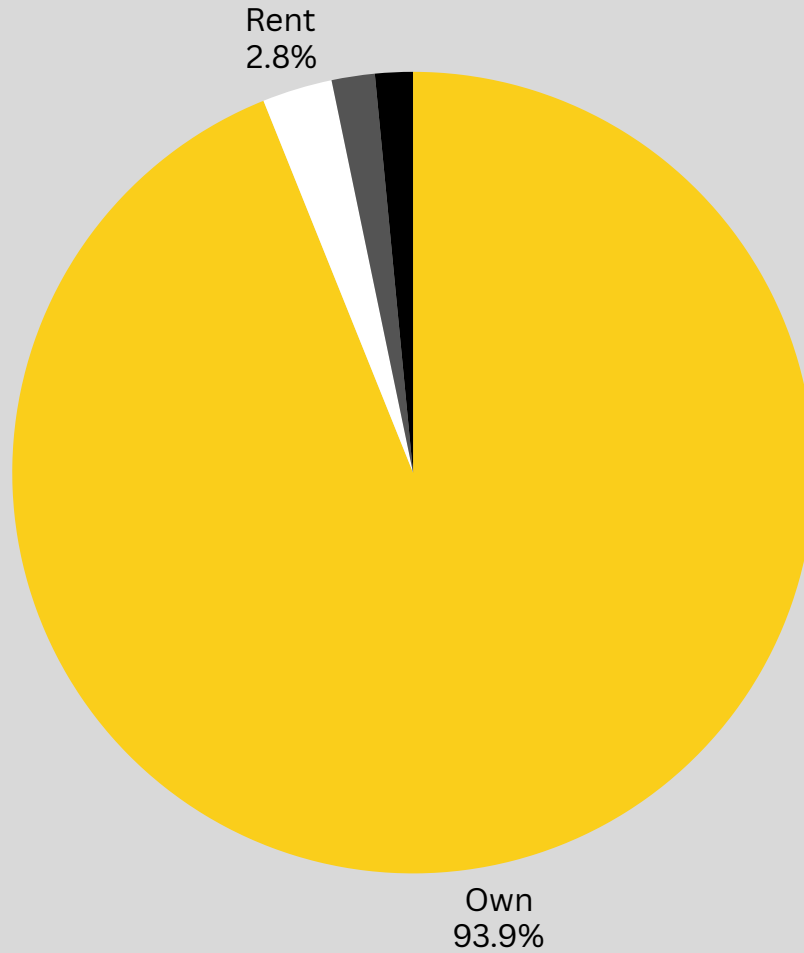
What community do you WORK in?



If you live in Perry Township, but work in a different community, what is your average travel time to work?

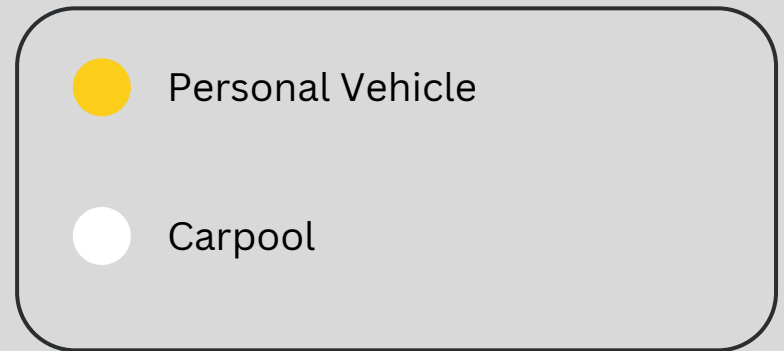
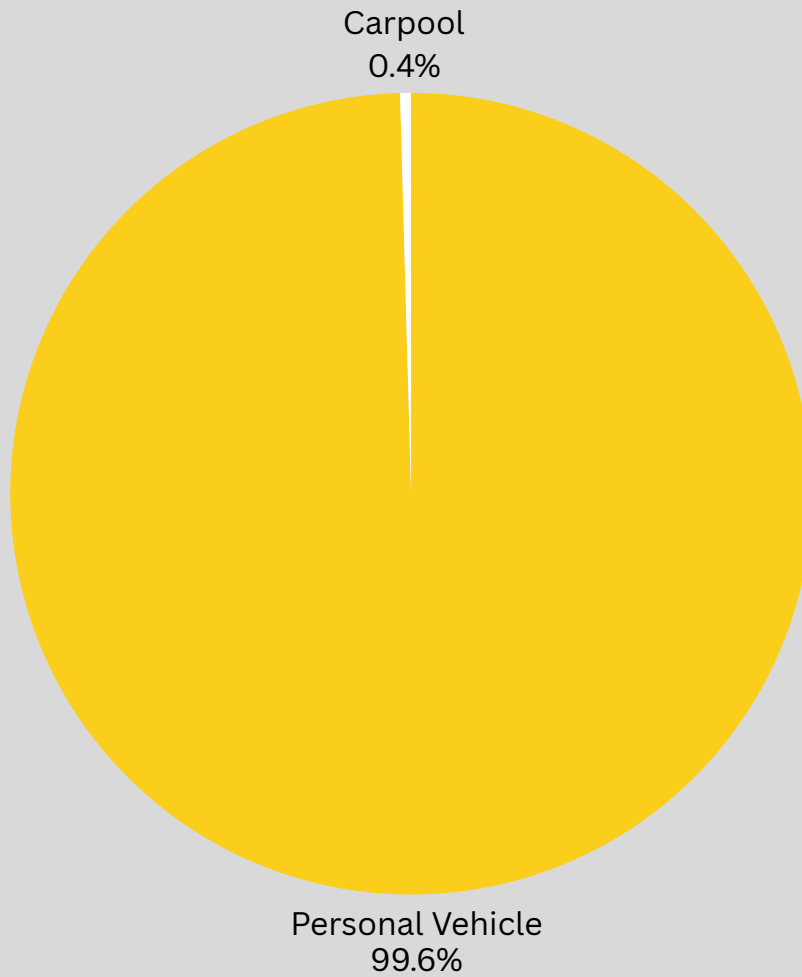


DO YOU OWN OR RENT YOUR HOME?

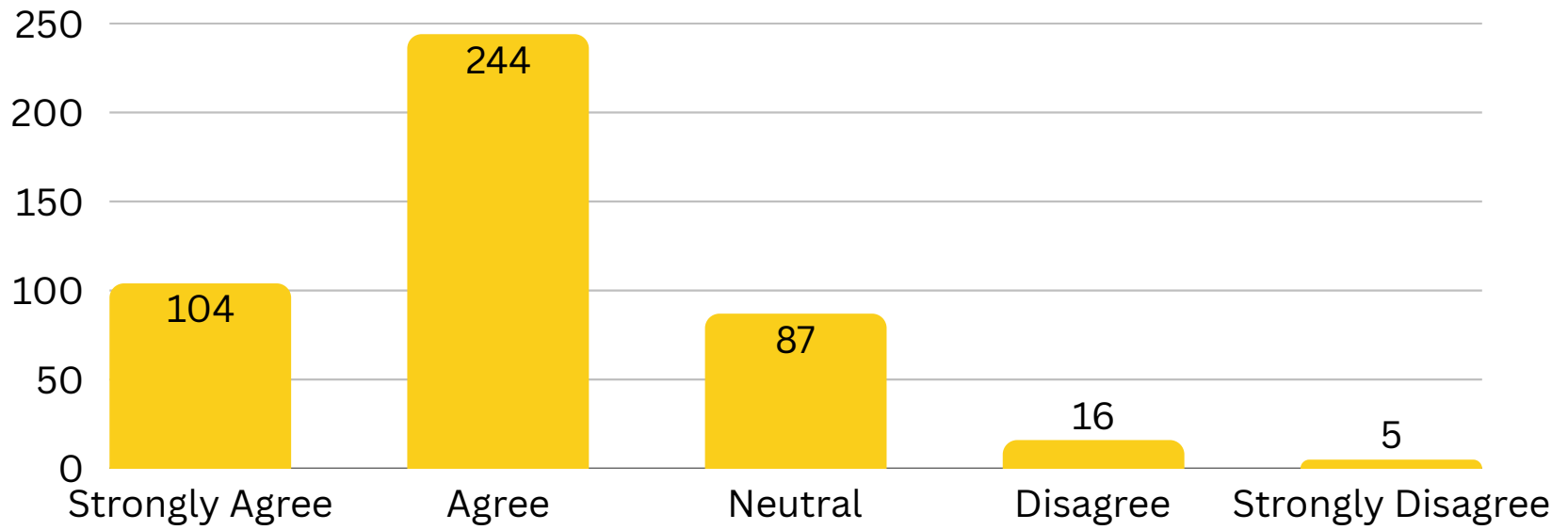


- Own
- Rent
- Neither Own nor Rent
- I do not live in Perry Twp

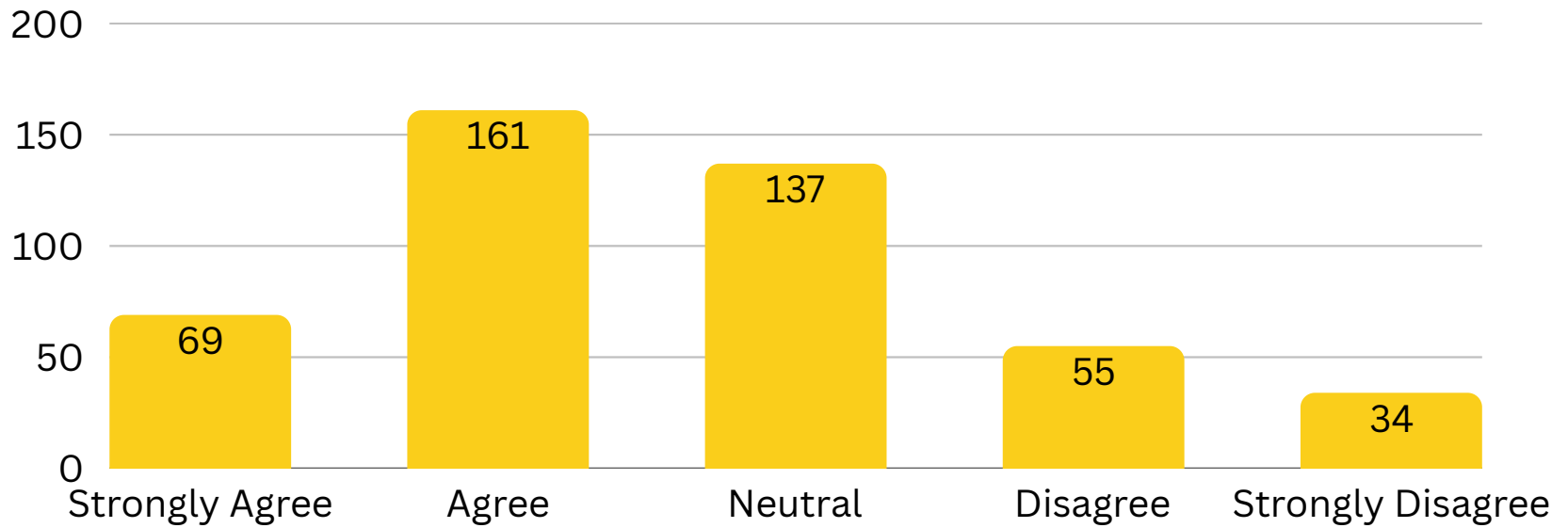
WHAT IS THE MAIN MODE OF TRANSPORTATION YOU UTILIZE?



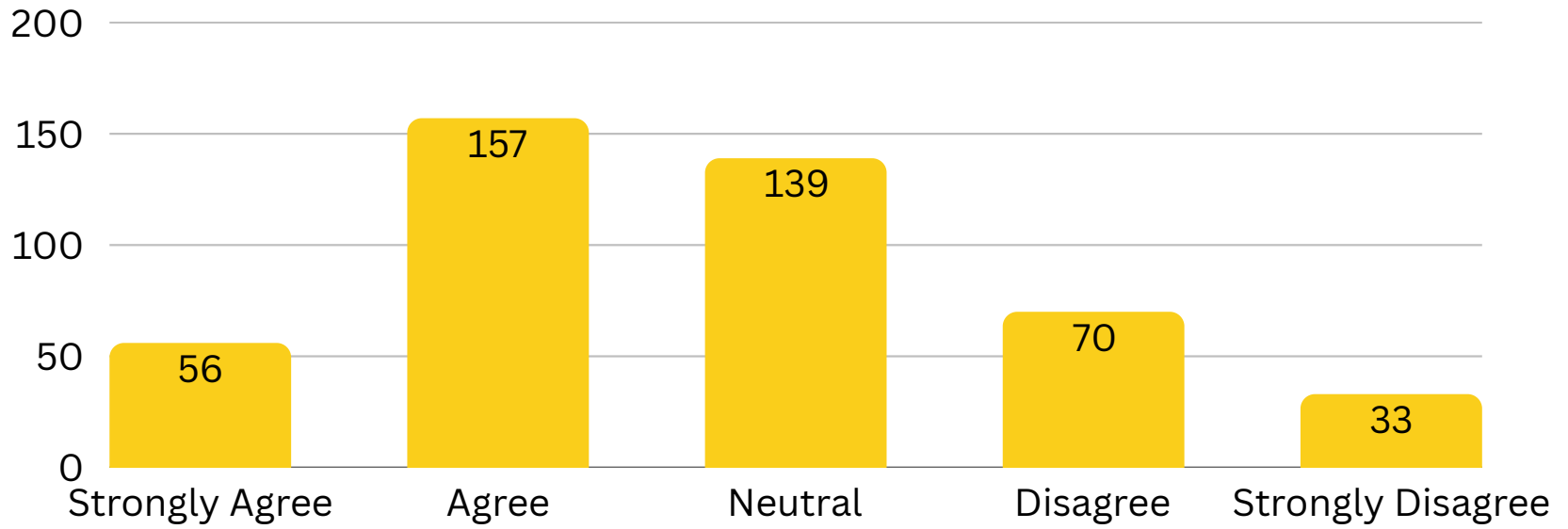
Perry Township is a good place to raise children



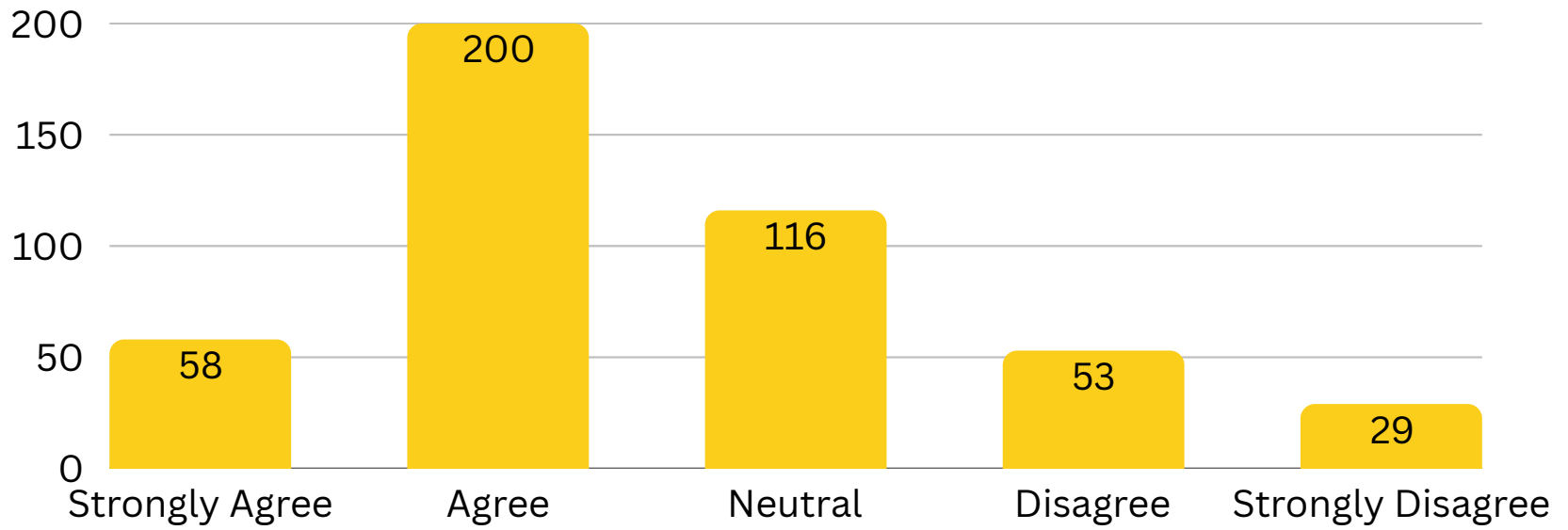
Perry Township is a good place to retire



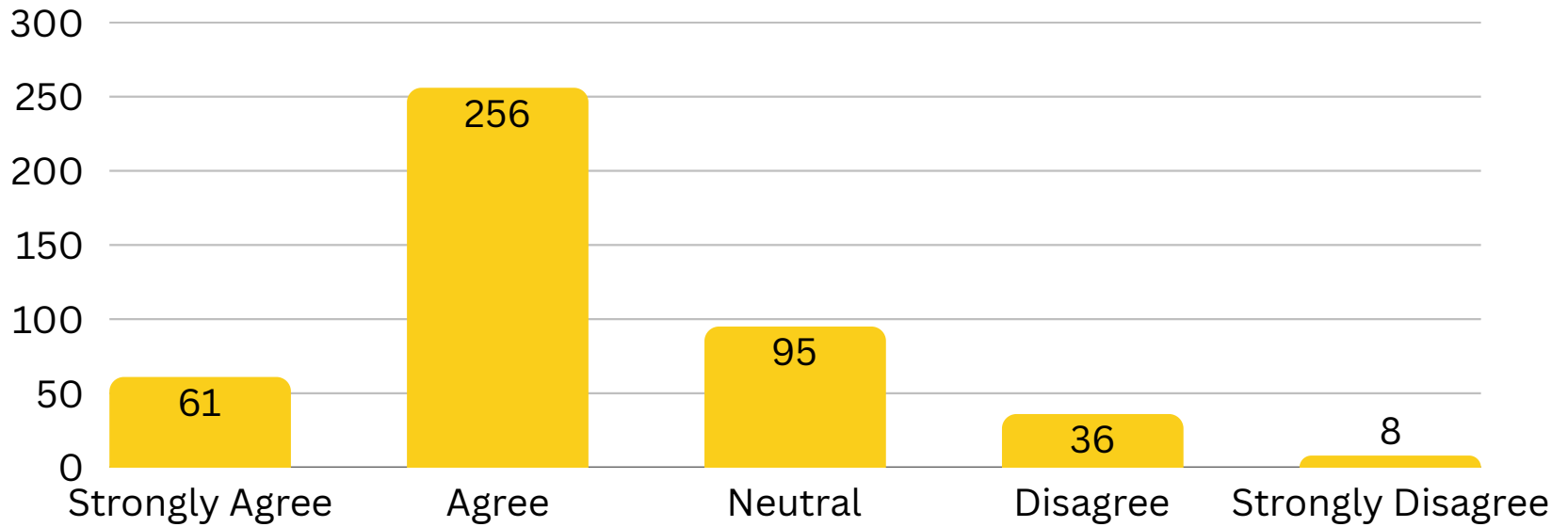
I am satisfied with the local schools



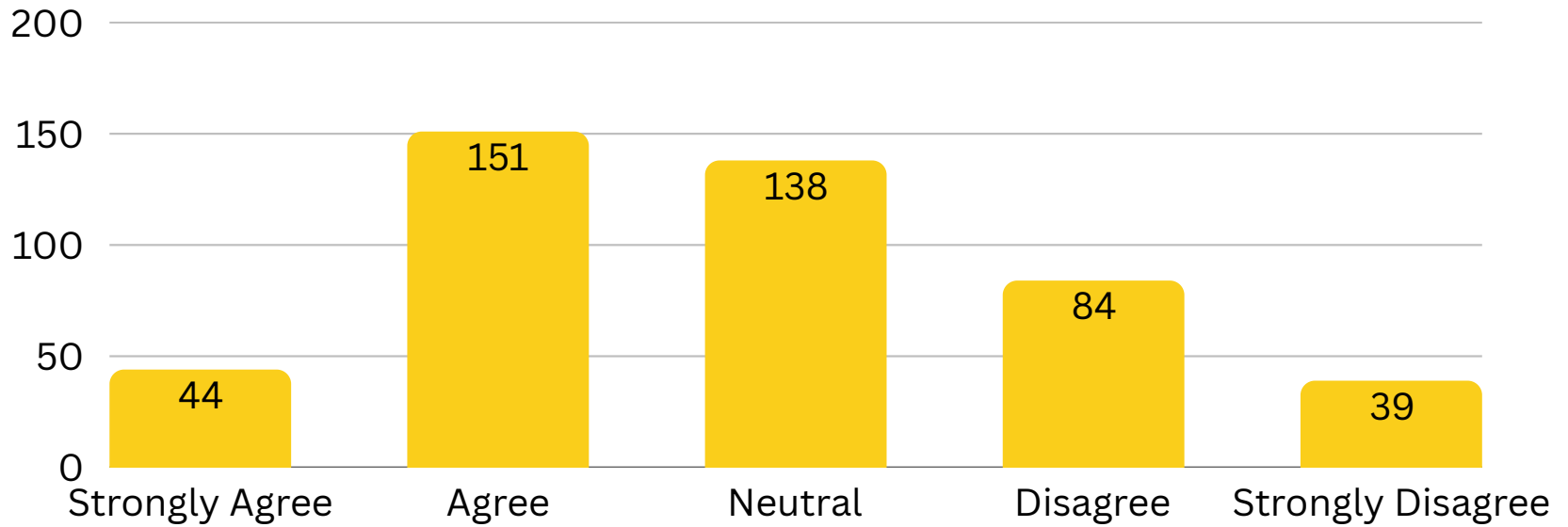
I am satisfied with the healthcare opportunities locally available



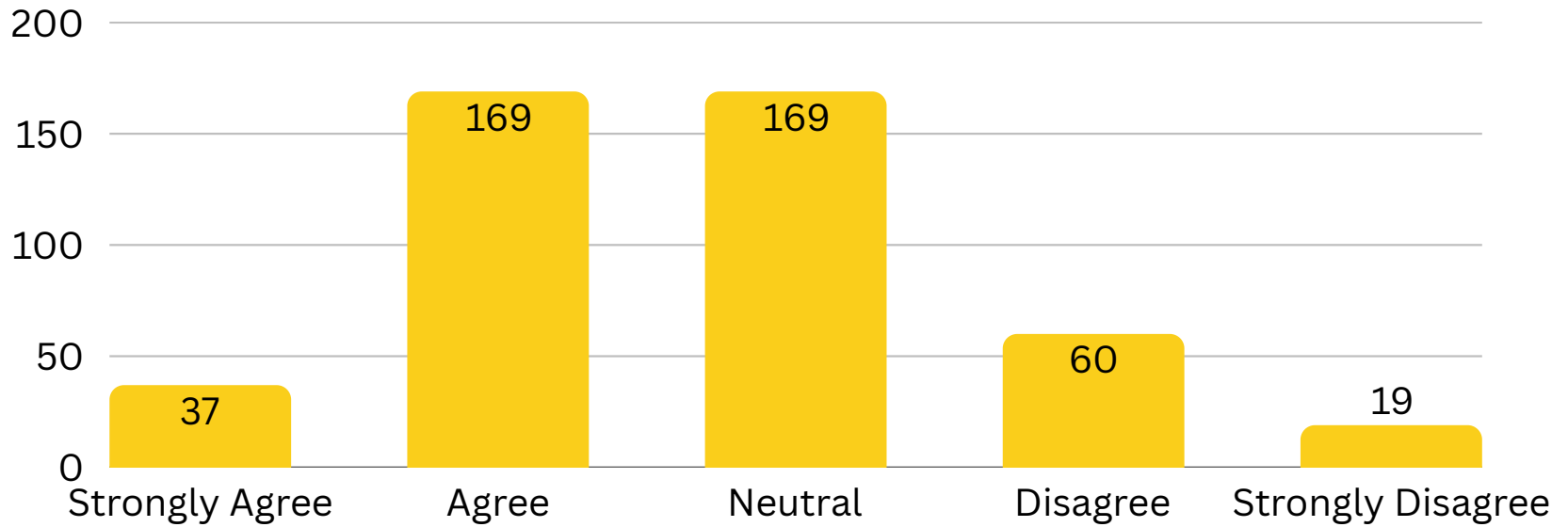
Perry Township is a safe place to live



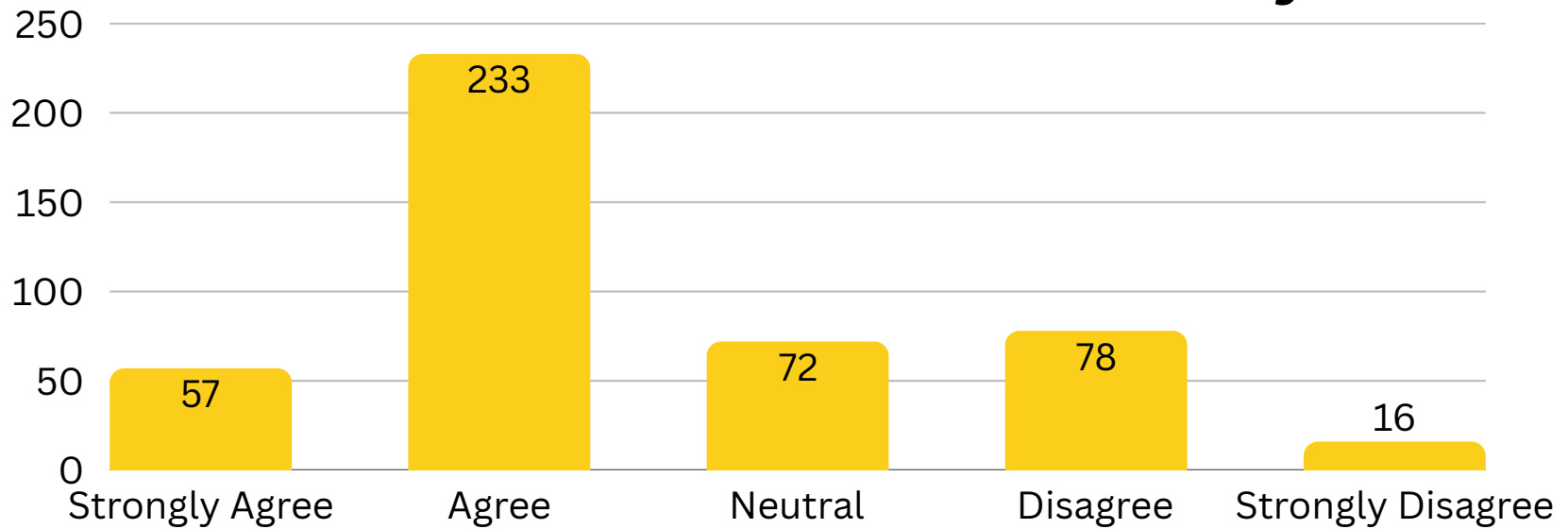
Perry Township is a beautiful place to live



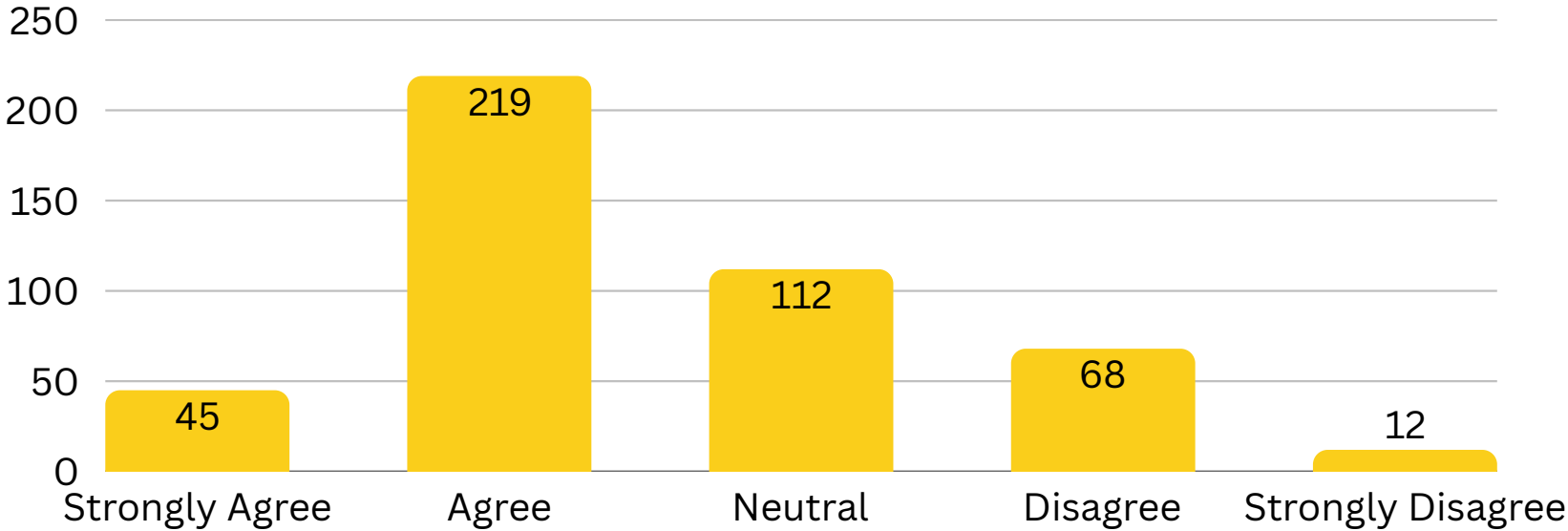
Perry Township is a business-friendly community



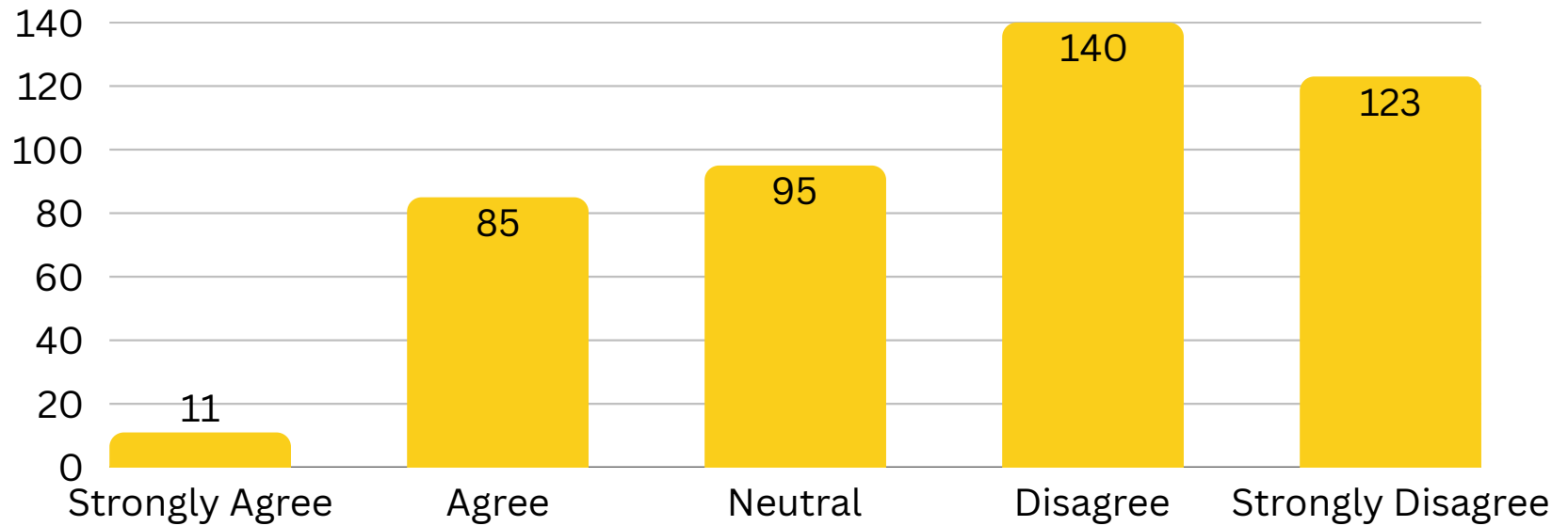
There is a good variety of food (grocery and restaurant), shopping and personal service amenities available locally



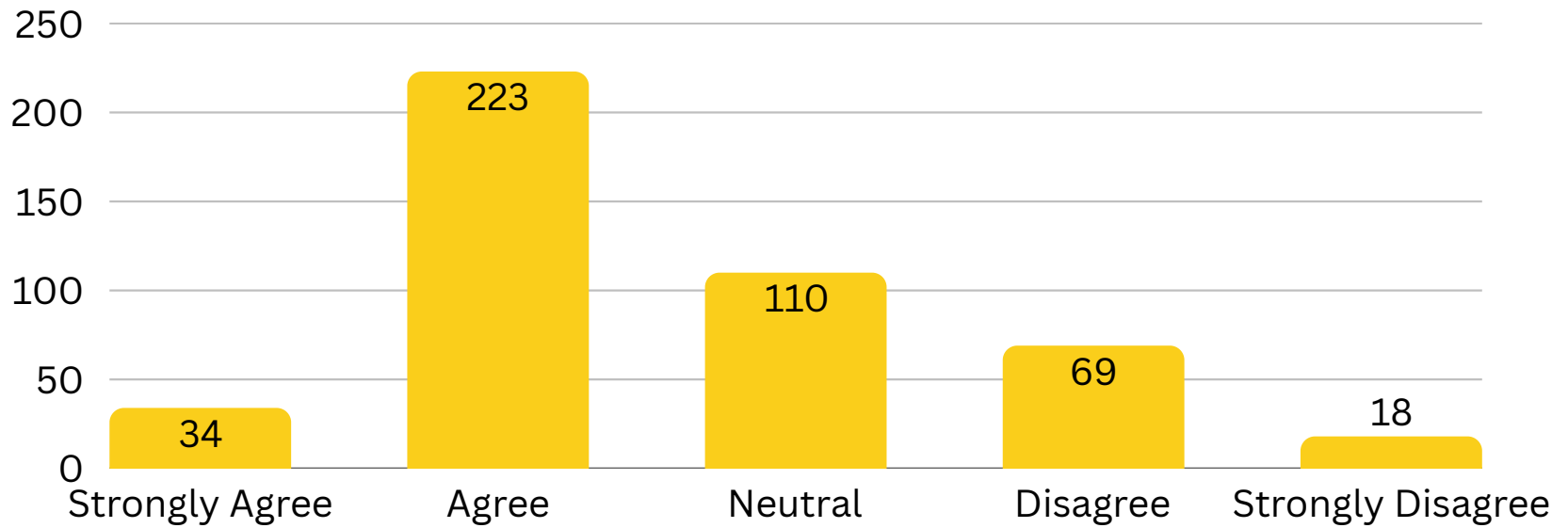
I am satisfied with the overall quality of life in Perry Township



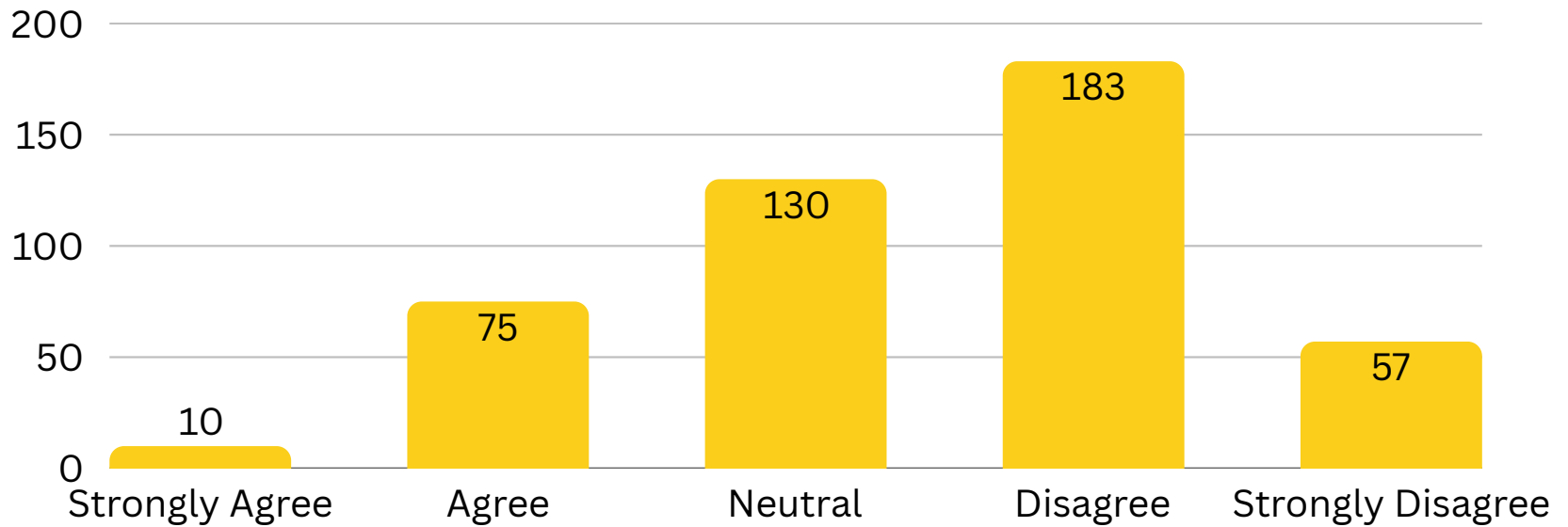
Local roadways are well-maintained in Perry Township



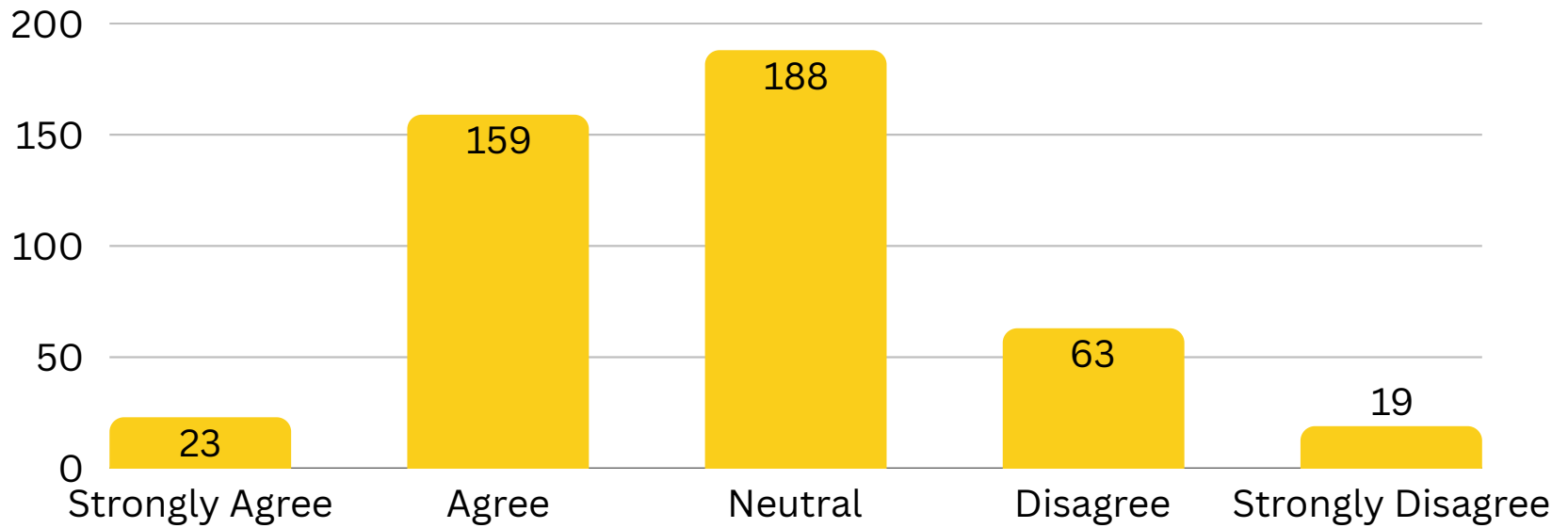
Traffic congestion locally is very minimal



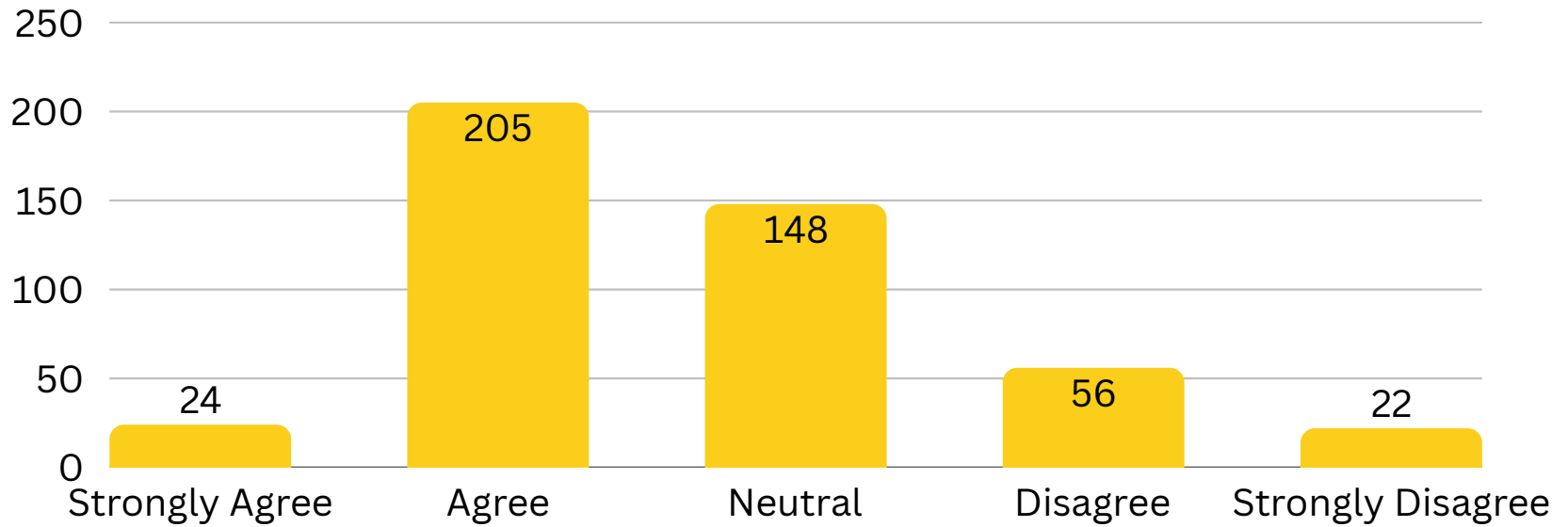
Traveling in and around Perry Township can be done via walking or bicycling



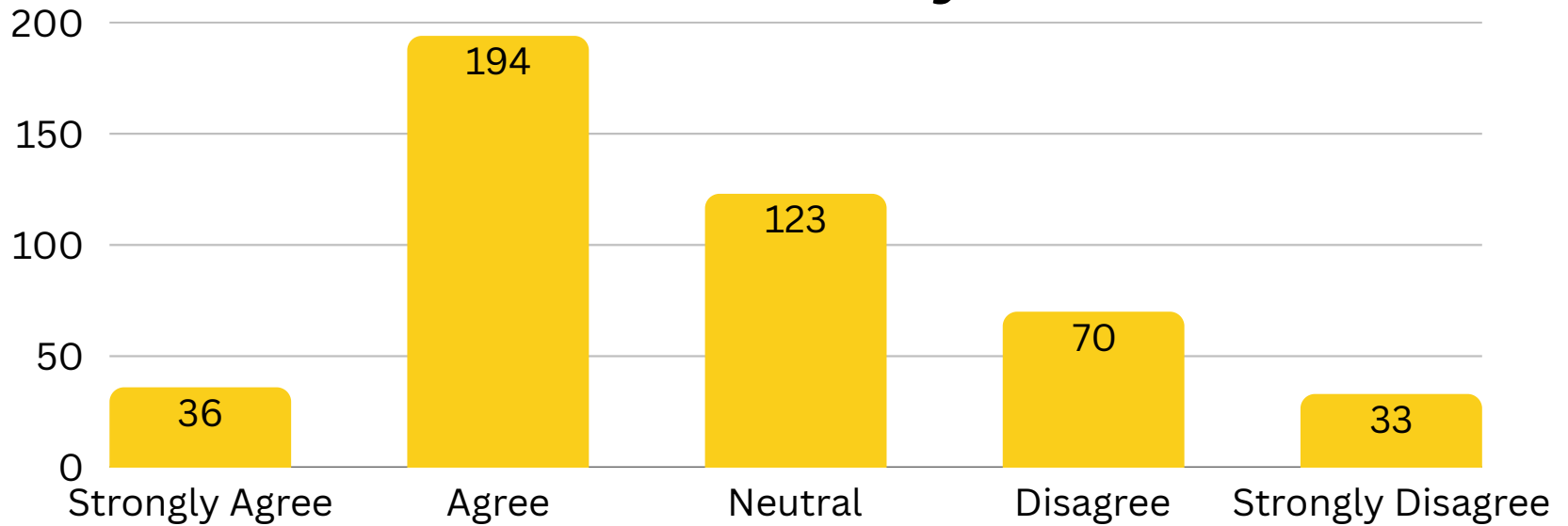
I have access to public transportation



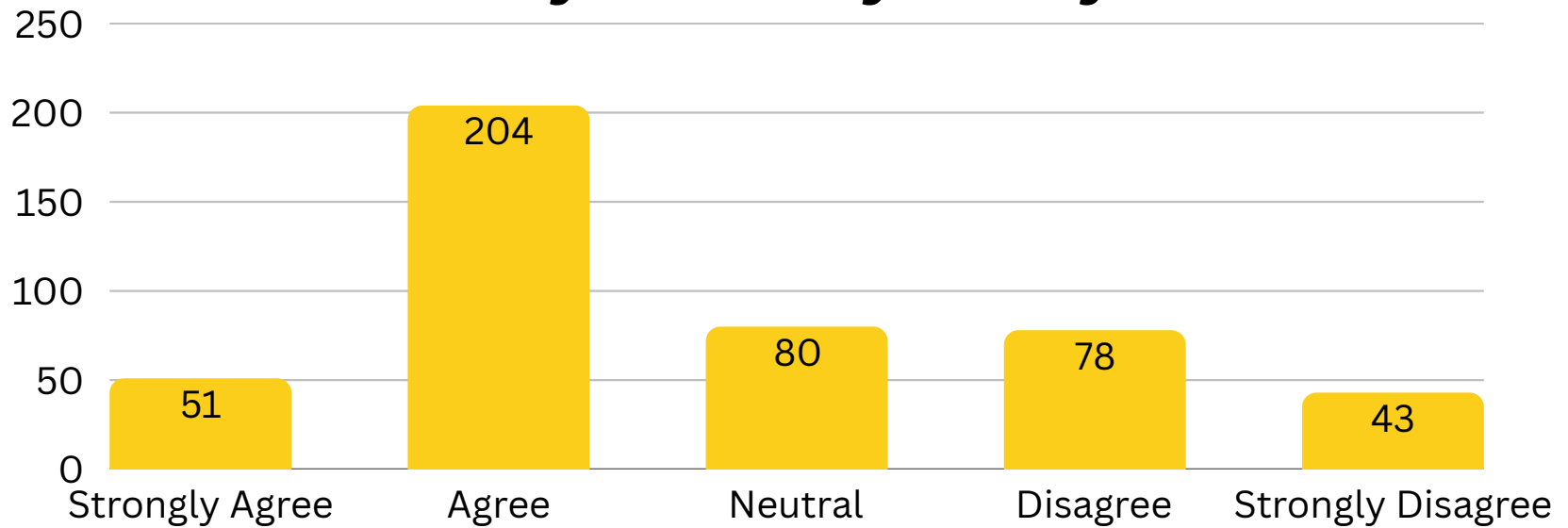
There is a good variety of housing opportunities available in Perry Township



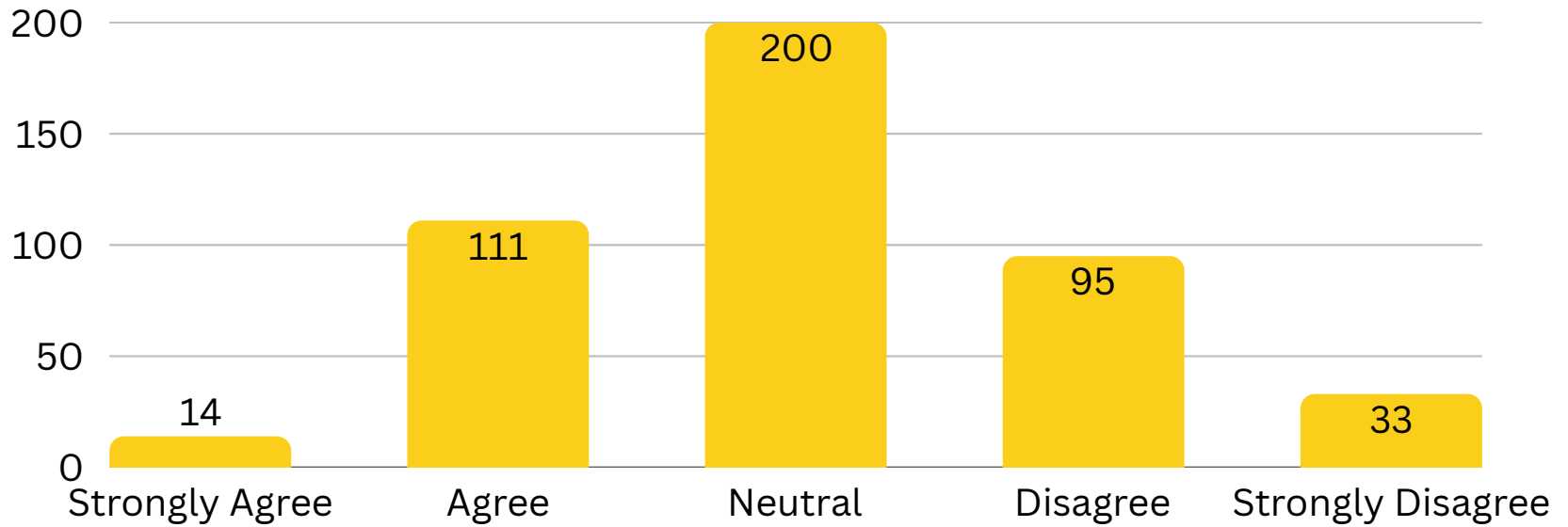
The cost-of-living in Perry Township is affordable in comparison with the rest of Stark County



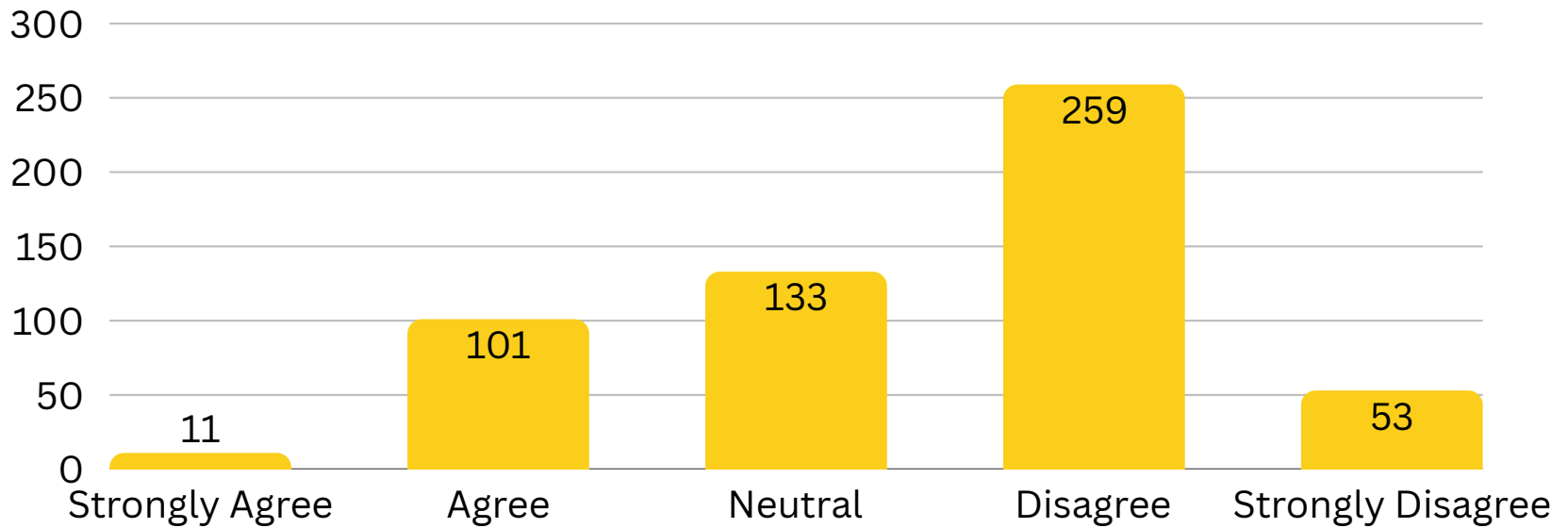
There is a sufficient variety of park and recreation opportunities available for everyone in my family



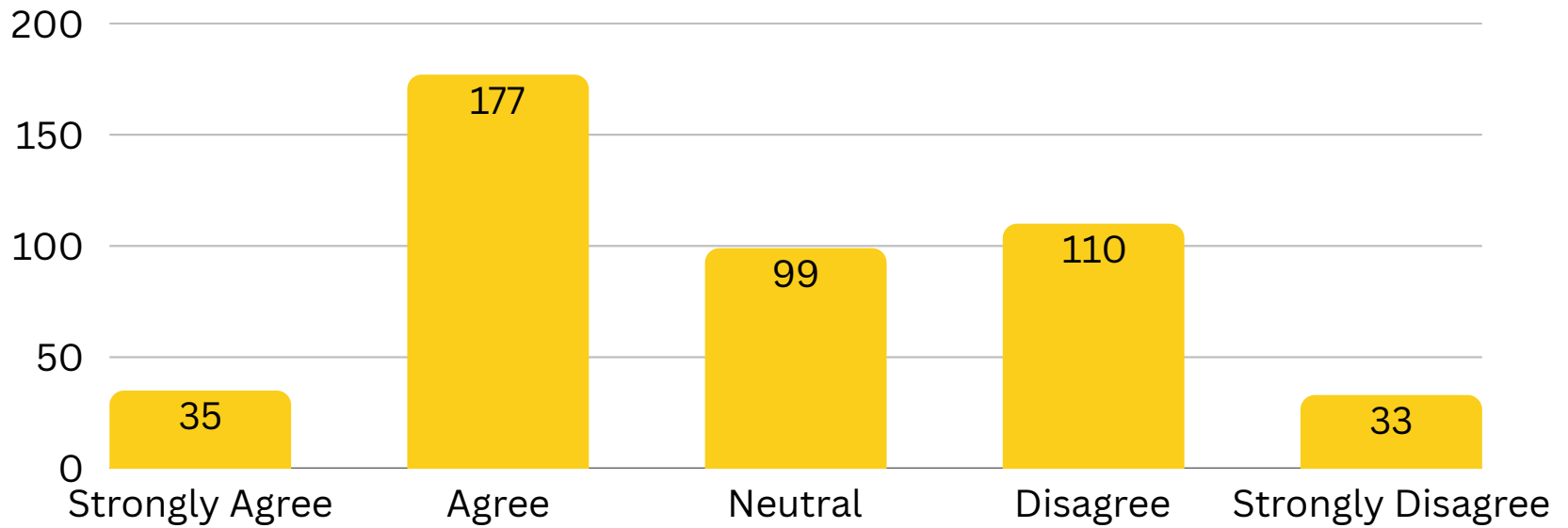
There are job opportunities in Perry Township



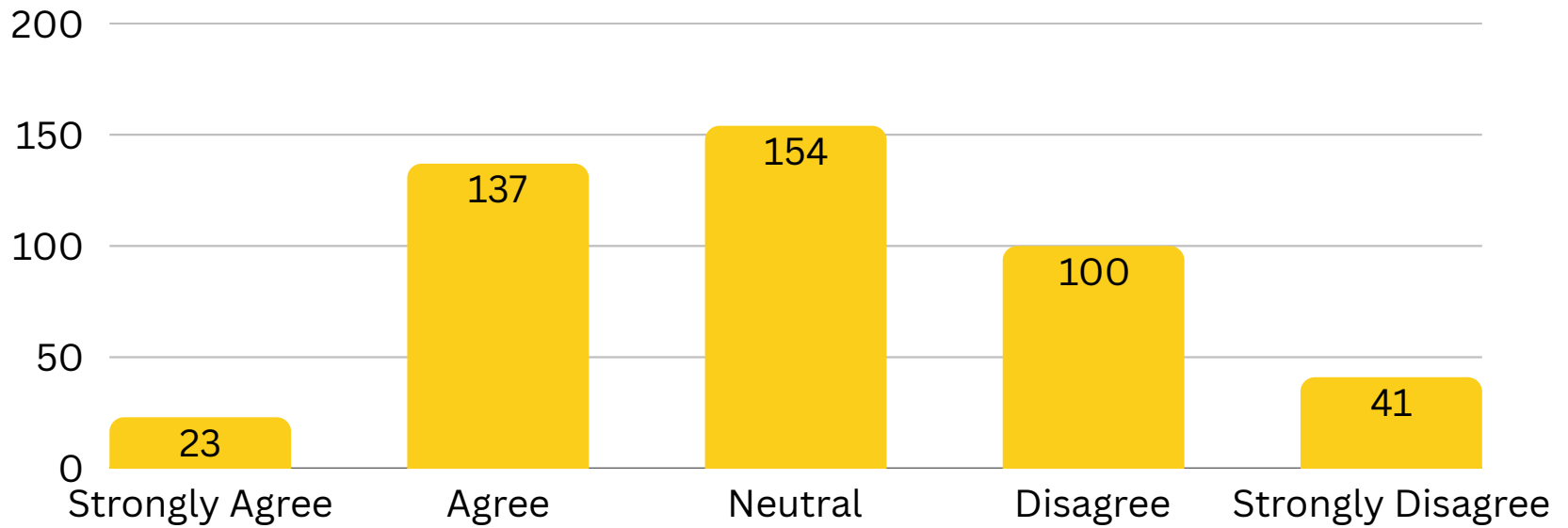
There are sufficient community/cultural events to participate in Perry Township



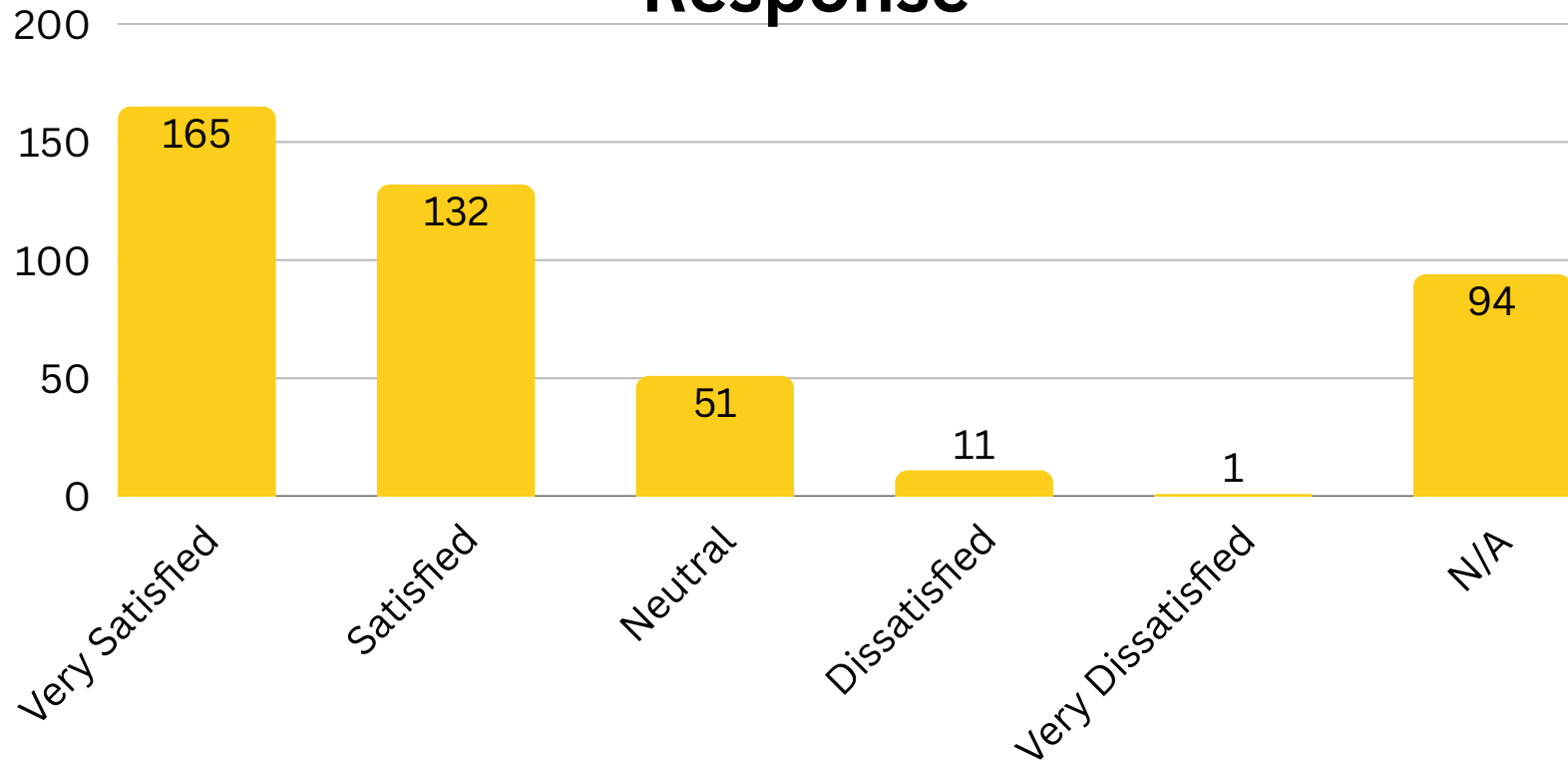
There is a sense of pride and civic responsibility in Perry Township



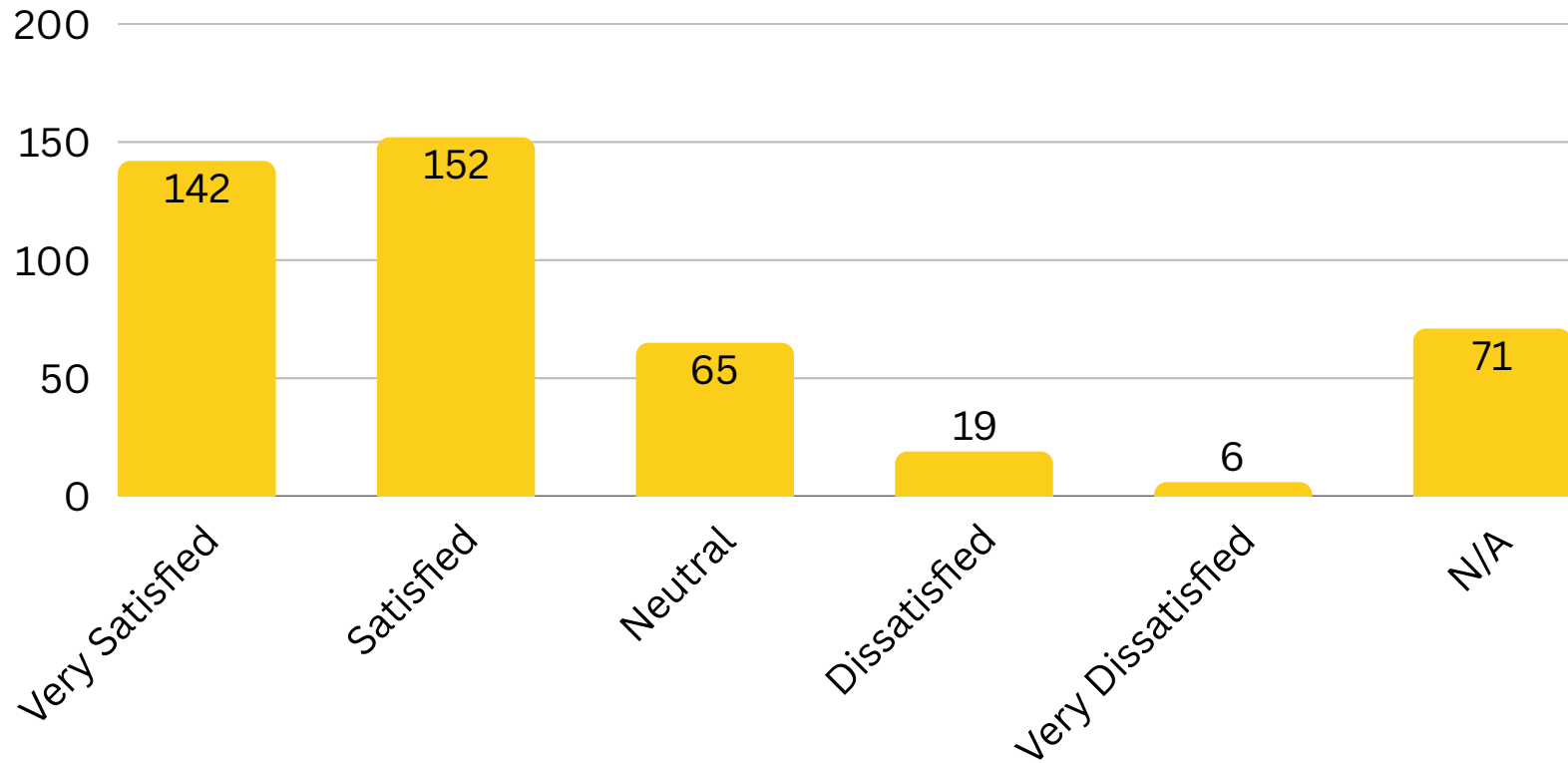
I am satisfied with local government services offered



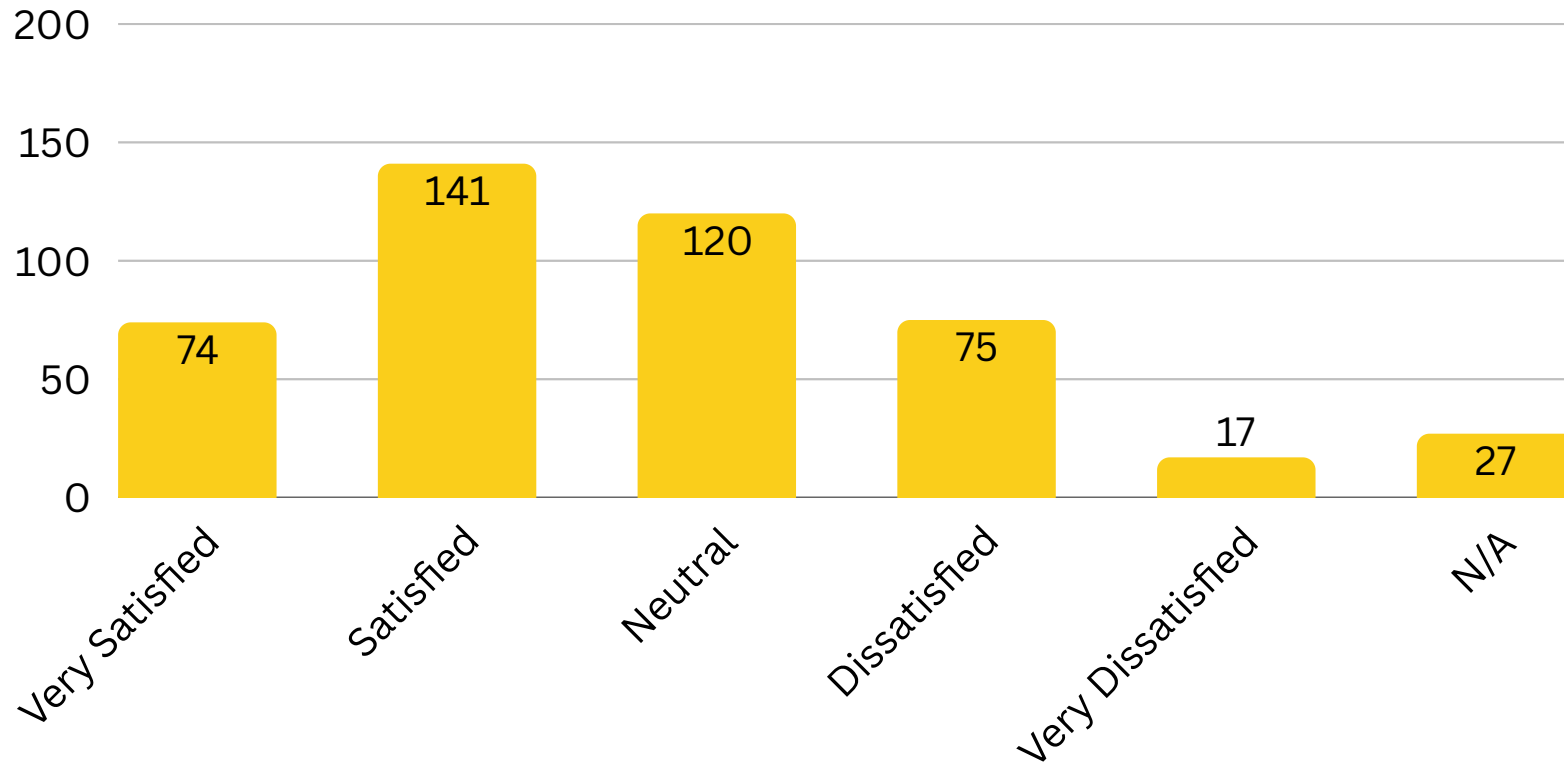
Satisfaction with Fire and Medical Response



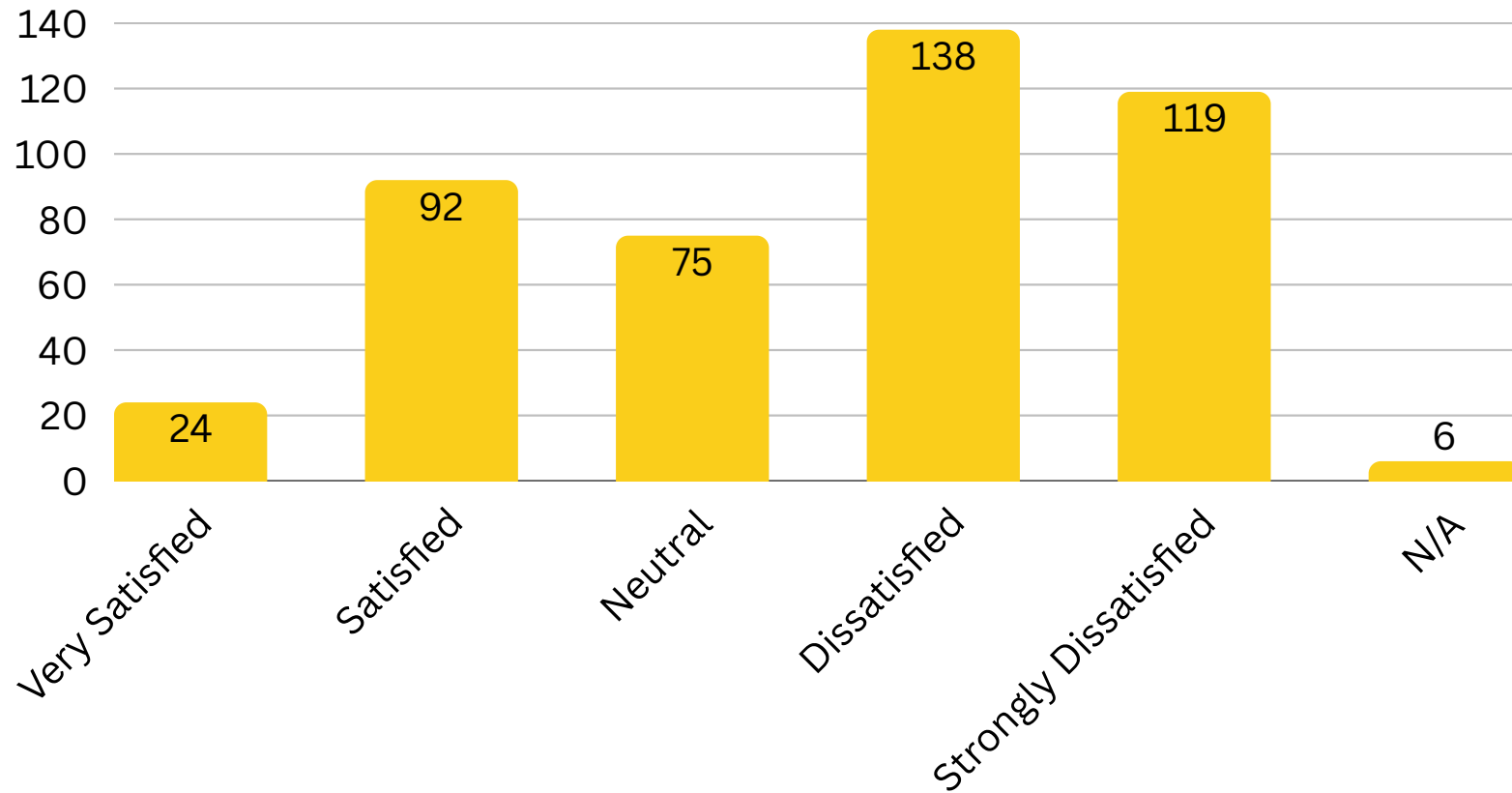
Satisfaction with Police Response



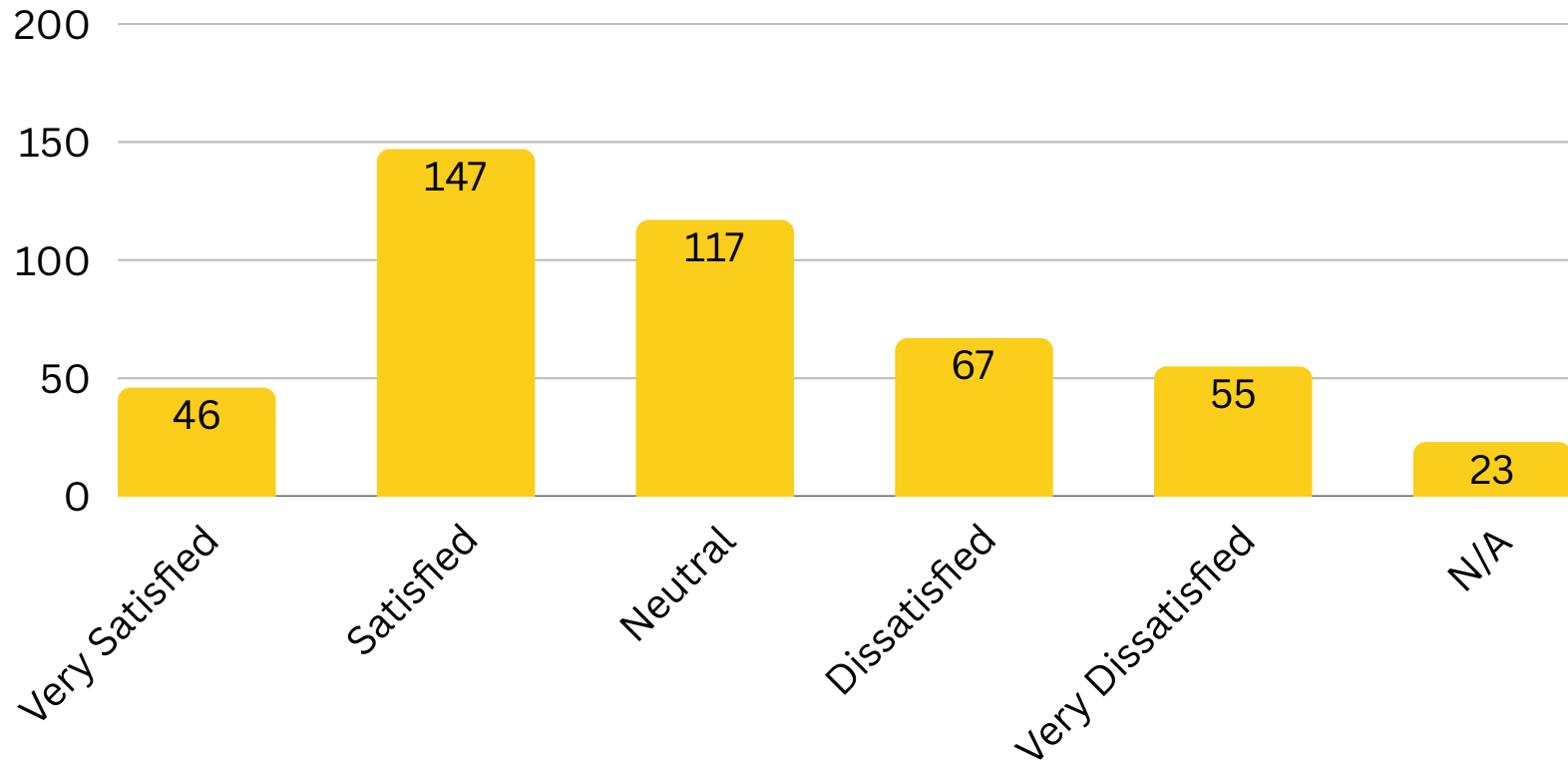
Satisfaction with Police Patrol



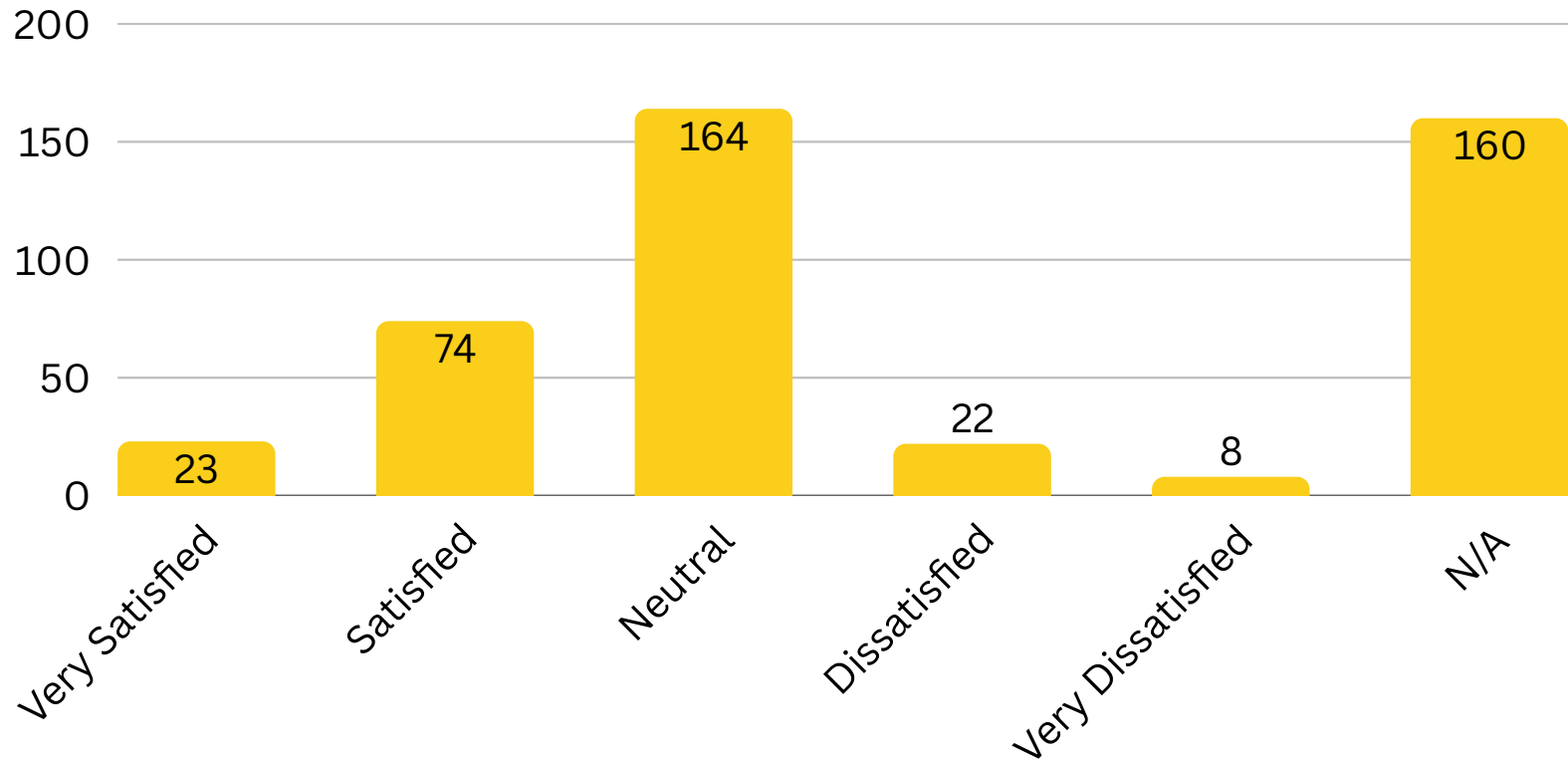
Satisfaction with Road Maintenance



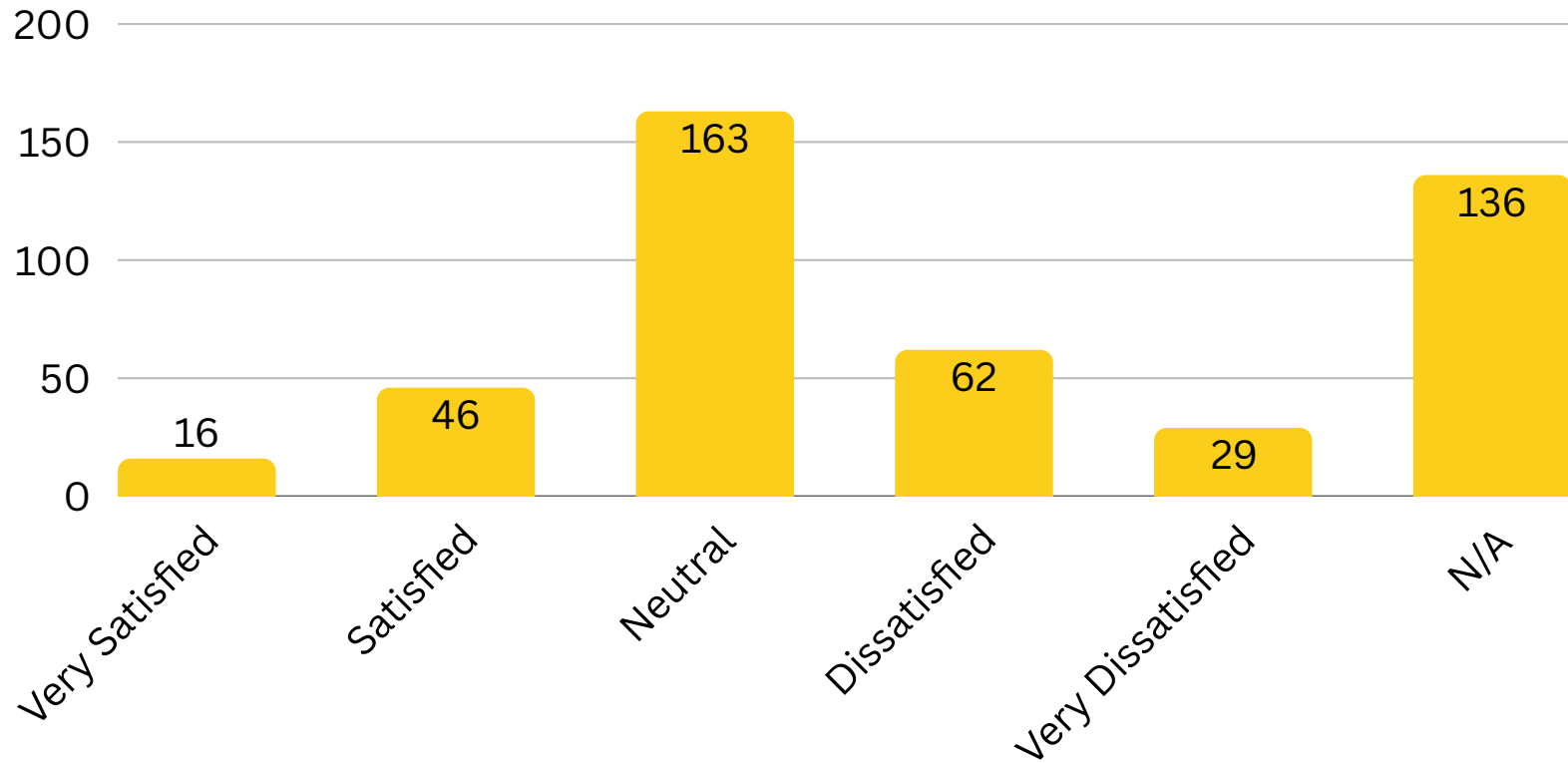
Satisfaction with Park Maintenance



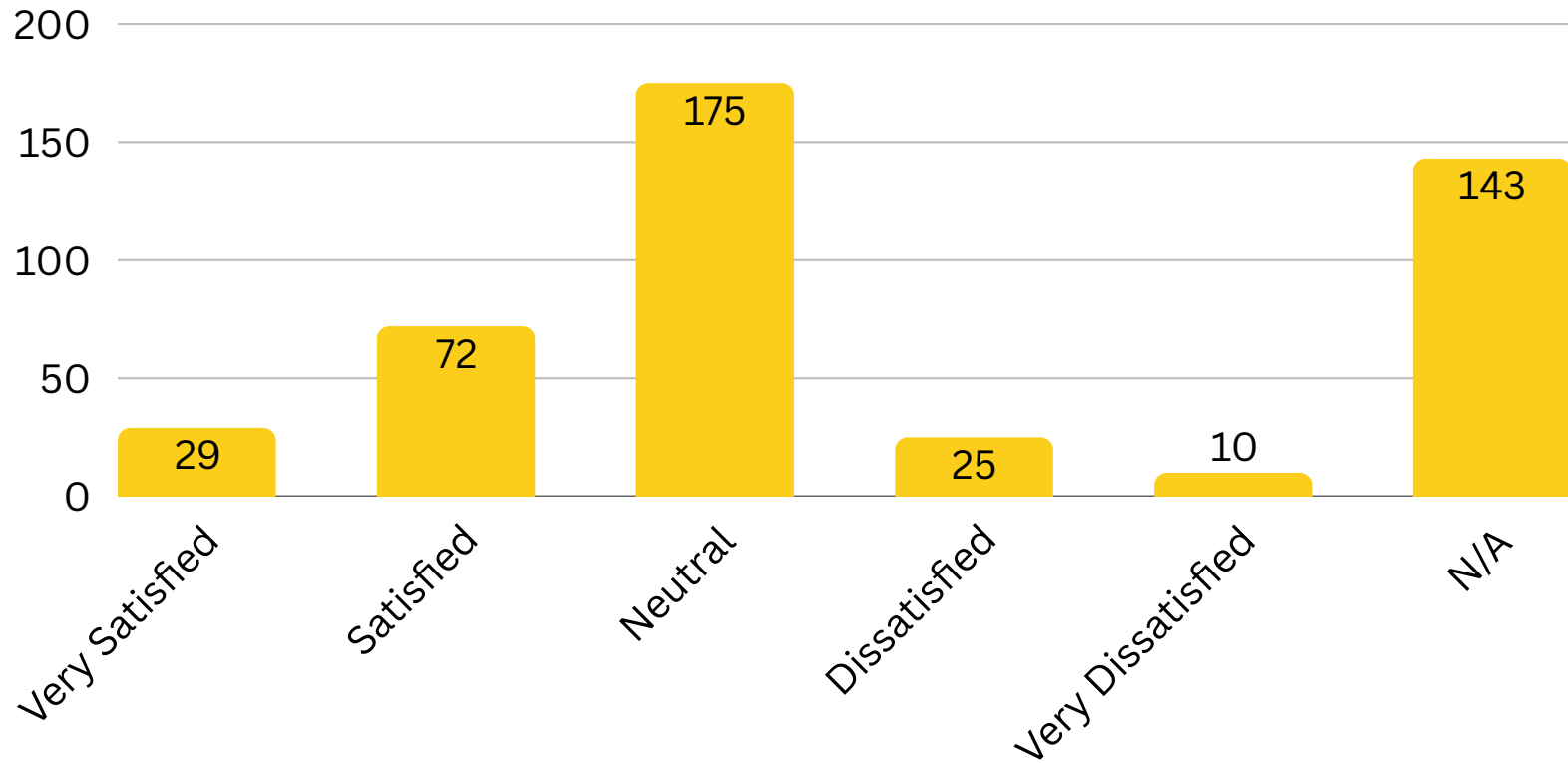
Satisfaction with Park Pavilion Rental



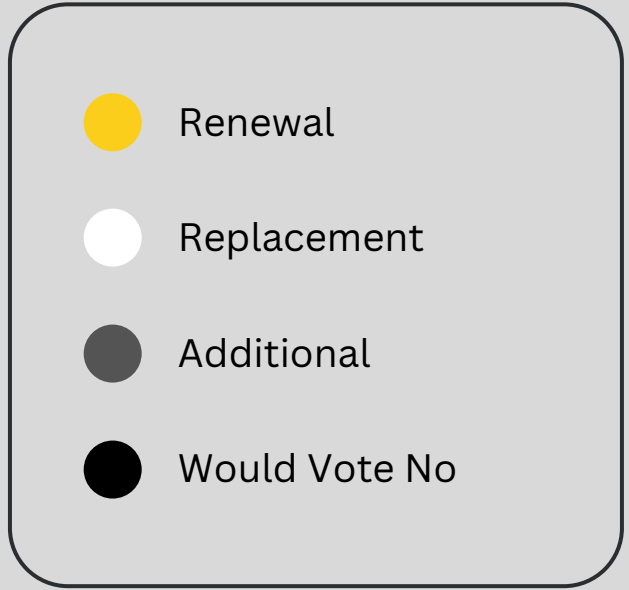
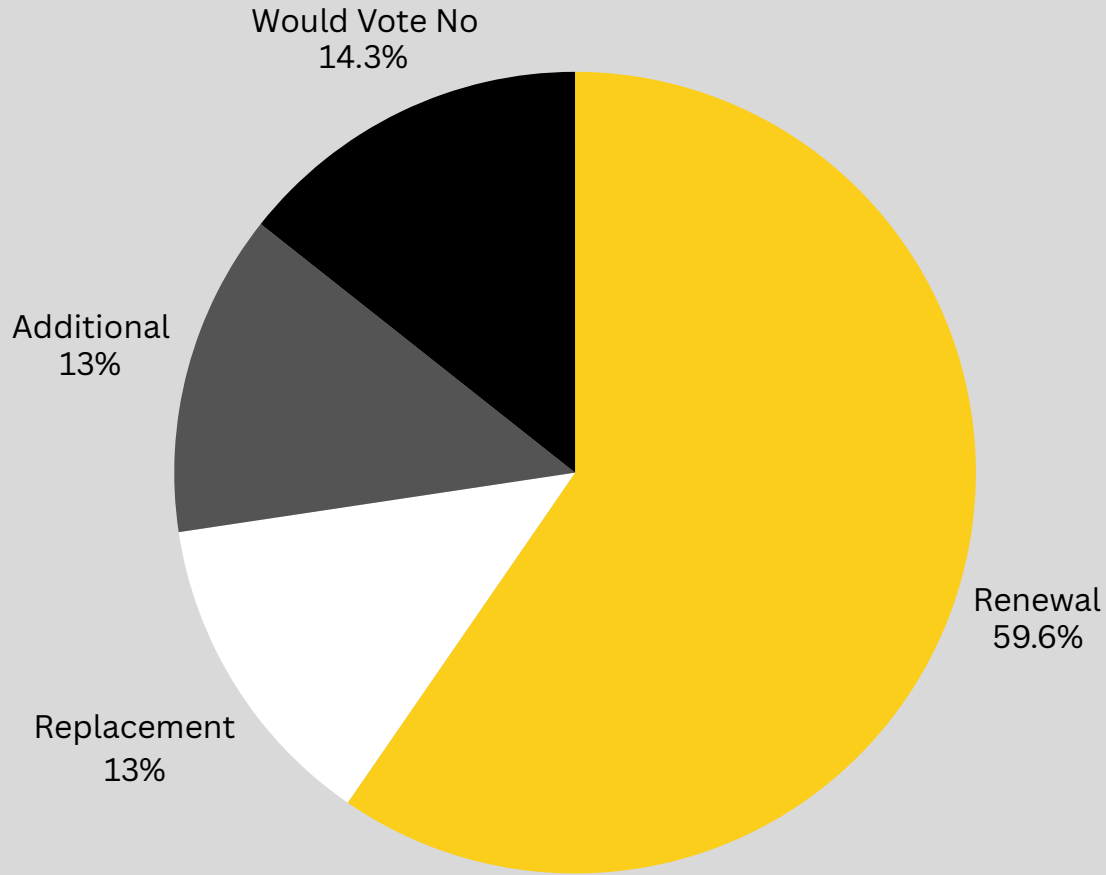
Satisfaction with Zoning Nuisance



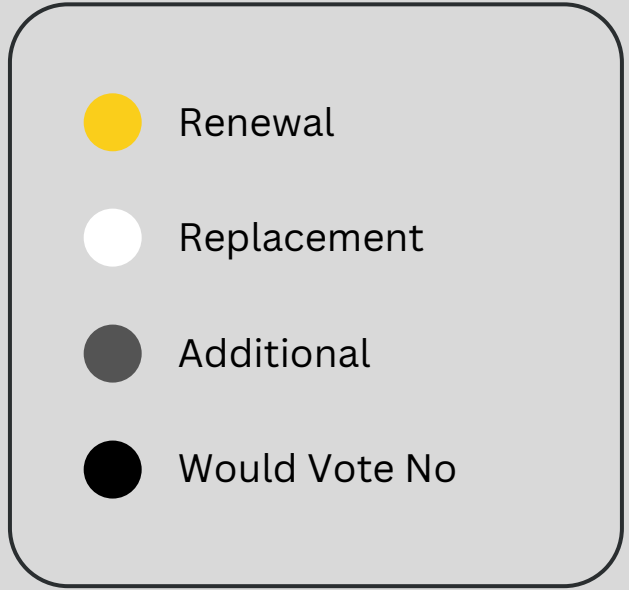
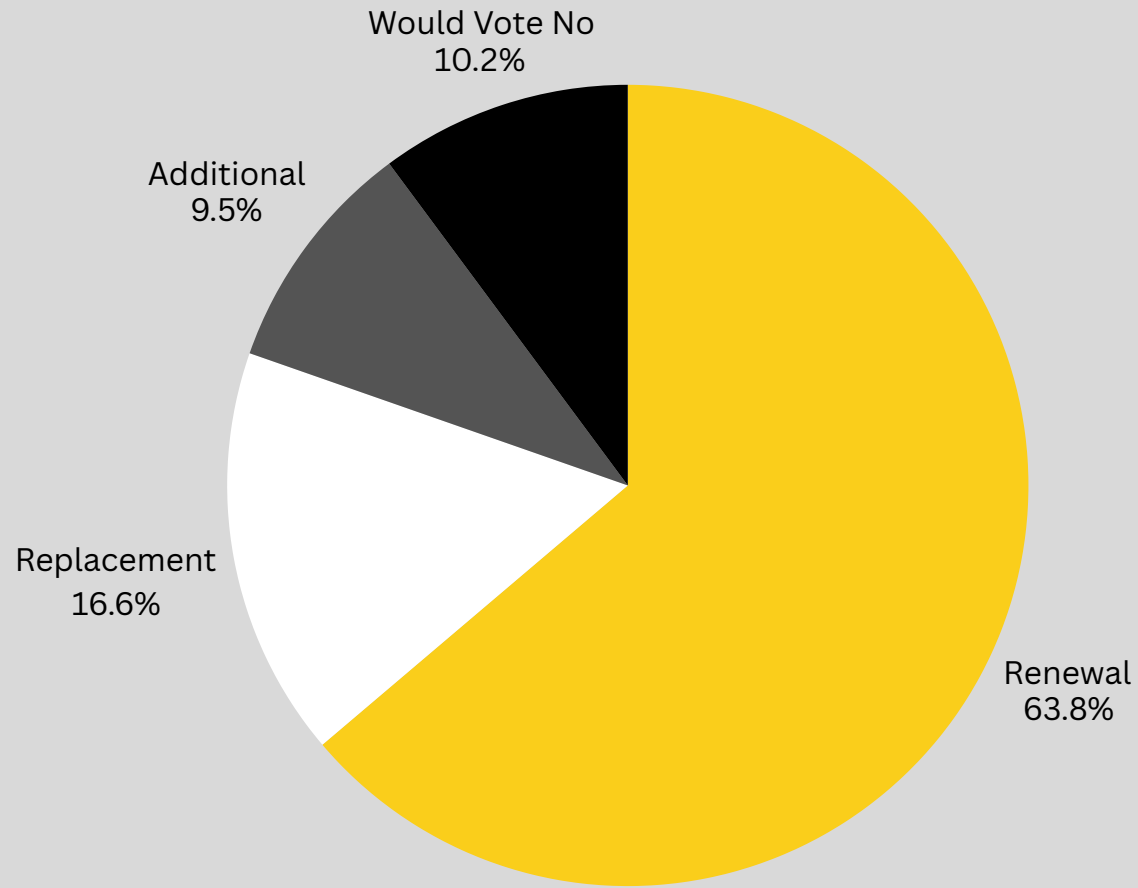
Satisfaction with Zoning Permits



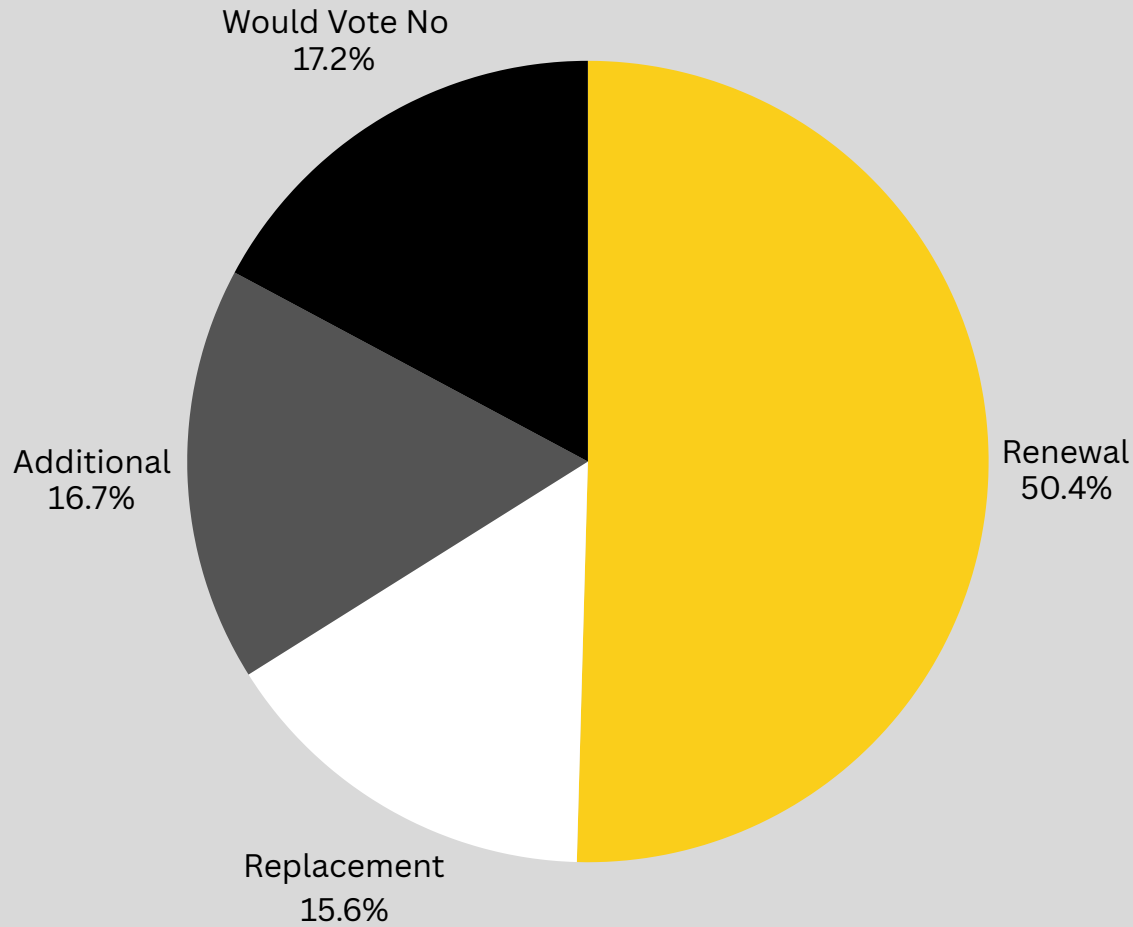
LEVY SUPPORT FOR POLICE DEPARTMENT



LEVY SUPPORT FOR FIRE DEPARTMENT

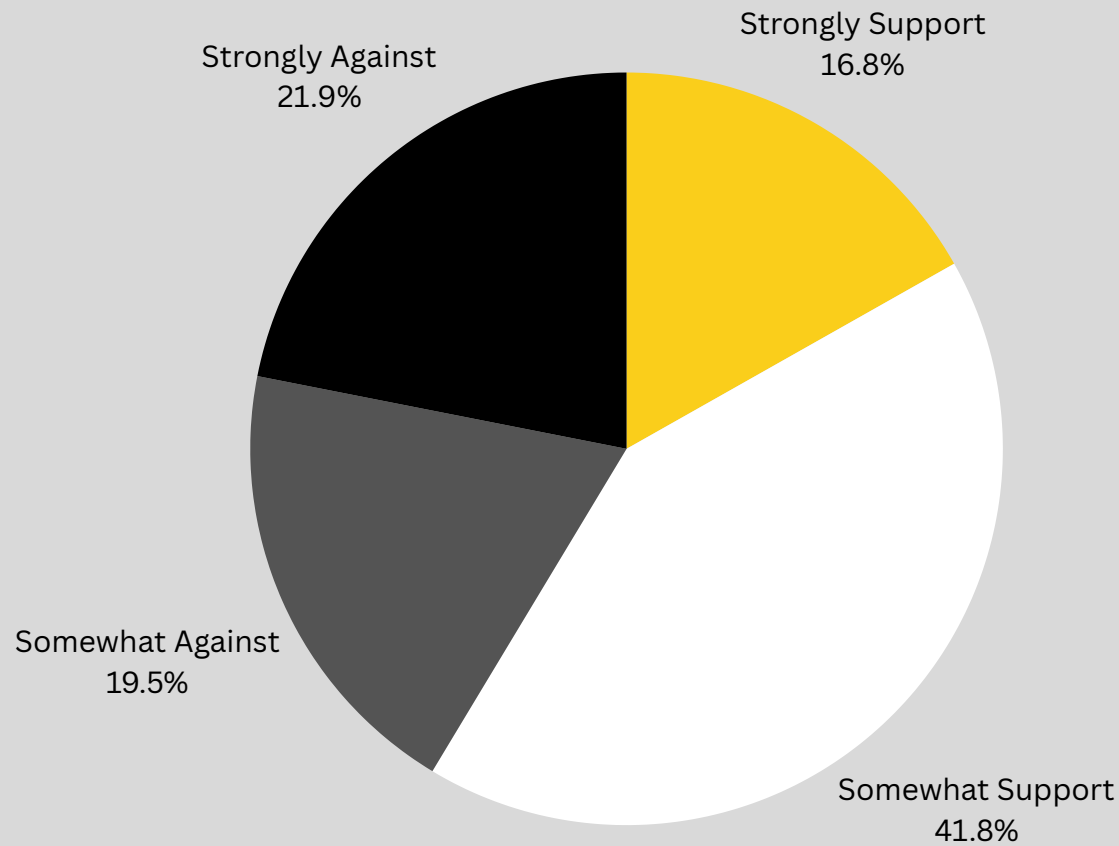


LEVY SUPPORT FOR ROAD DEPARTMENT



- Renewal
- Replacement
- Additional
- Would Vote No

LEVY SUPPORT FOR PARKS DEPARTMENT



-  Strongly Support
-  Somewhat Support
-  Somewhat Against
-  Strongly Against

10 Lacking Resources Identified

- 1 Parks**
- 2 Community Events**
- 3 Community Center**
- 4 Roadway Improvements**
- 5 Shopping/Grocery**
- 6 Youth Activities**
- 7 Restaurants**
- 8 Sidewalk Improvements/Installation**
- 9 Music/Concert Venue**
- 10 New Businesses**

10 Threats/Challenges Identified

- 1 Crime**
- 2 Taxes**
- 3 Motels**
- 4 Quality of Schools**
- 5 Lack of Good Businesses**
- 6 Lincoln Way Corridor**
- 7 Drug Use**
- 8 Road Maintenance**
- 9 Government Turmoil**
- 10 Infrastructure**

10 Areas of Opportunity Identified

- 1 Lincoln Way Corridor**
- 2 Parks**
- 3 New/Better Businesses**
- 4 Community Events**
- 5 Utilizing Grant Funding**
- 6 Music Venue**
- 7 Road Maintenance**
- 8 Overall Clean Up/Beautification**
- 9 Removal/Shut Down Motels**
- 10 Better Leadership**

10 Priority Areas

1 Lincoln Way Corridor

2 Parks

3 Removal of Motels

4 All Township Roadways

5 12th St. NW/Sippo Area

6 Navarre Rd. SW

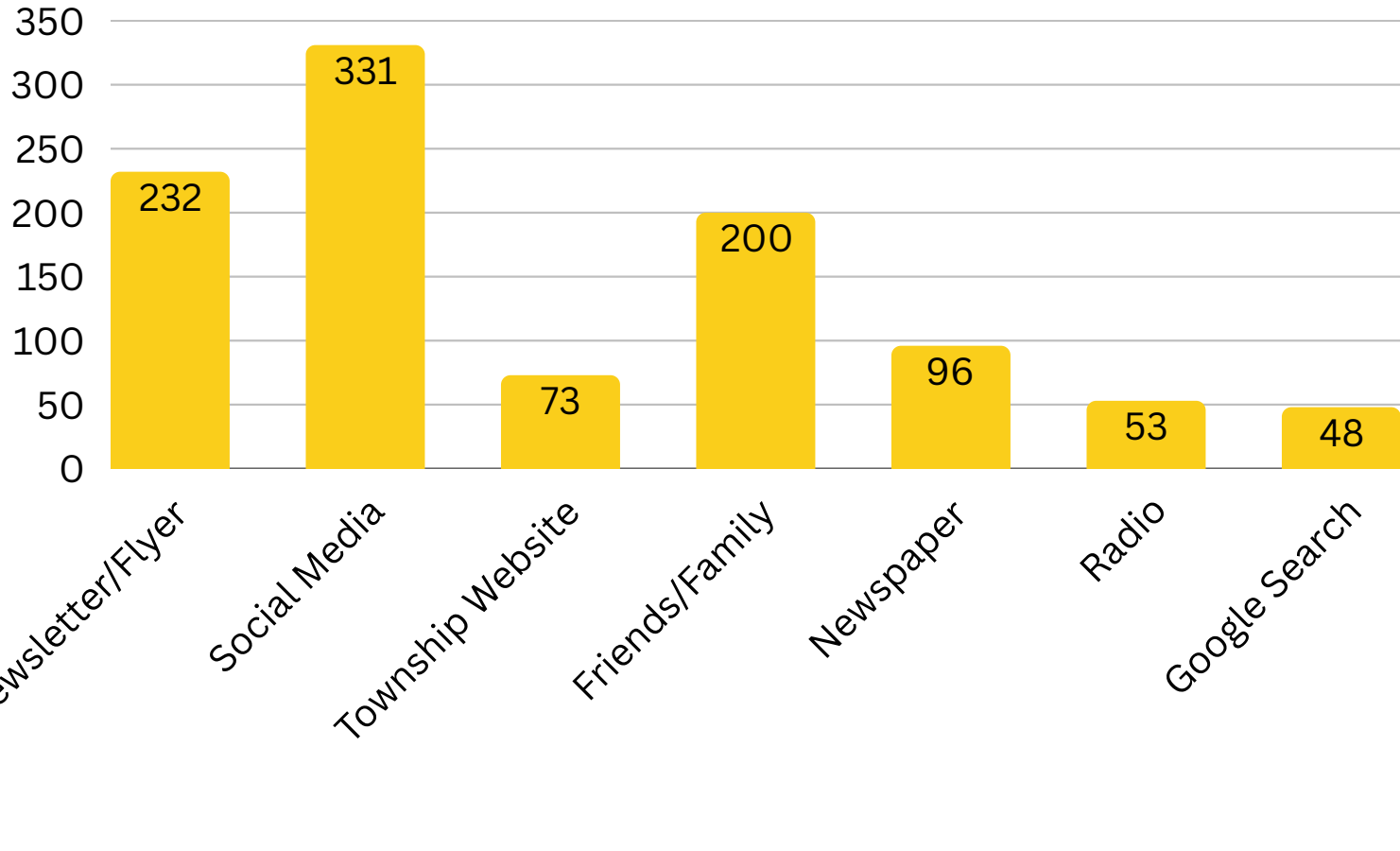
7 Richville Area


8 13th St. SW/High School Area

9 Trailer Parks

10 Southway St. SW

How do you normally get news about local events?





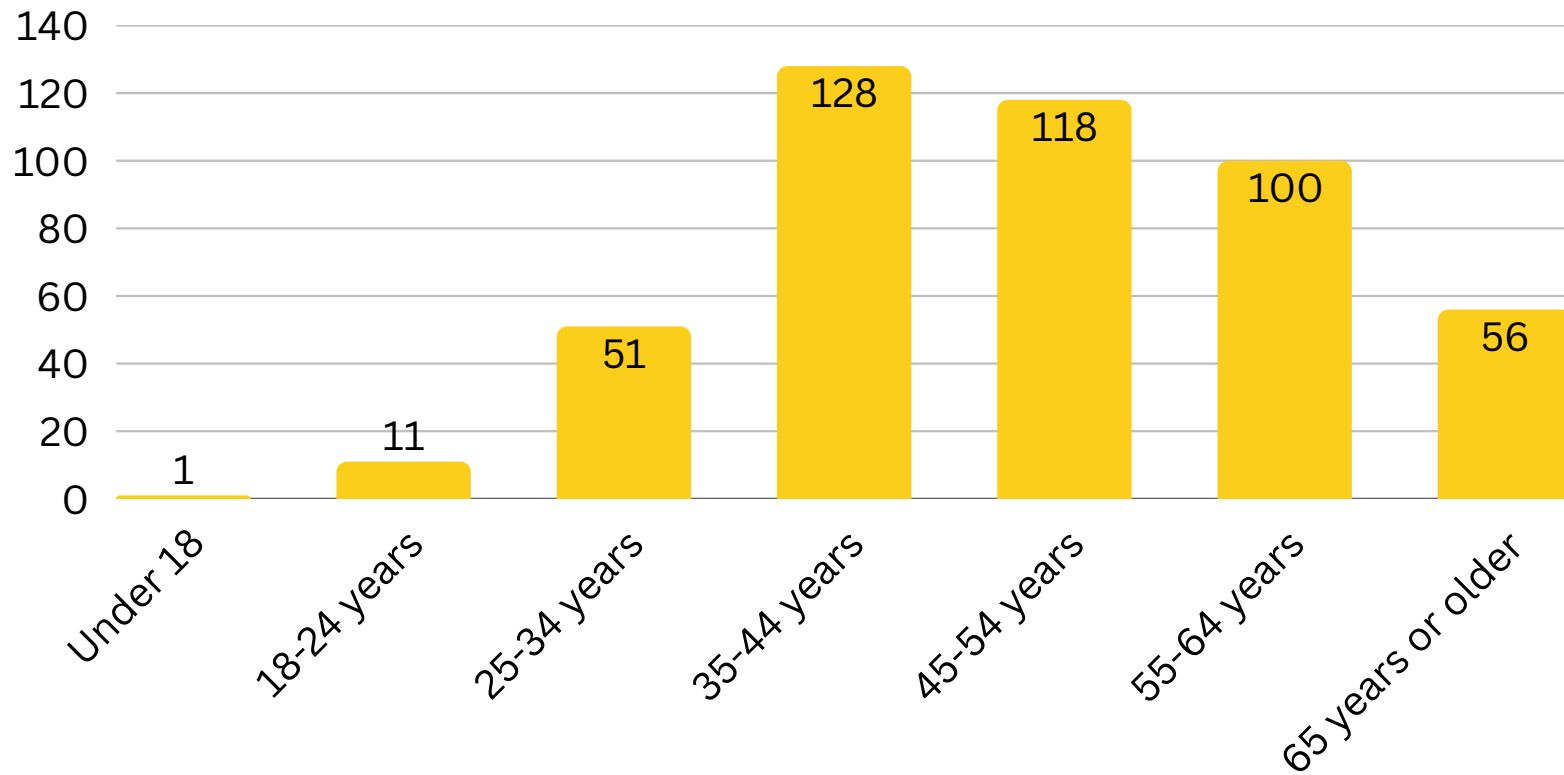
RESULTS FROM SR 172 COMMUNITY SURVEY

PERRY TOWNSHIP COMPREHENSIVE PLAN

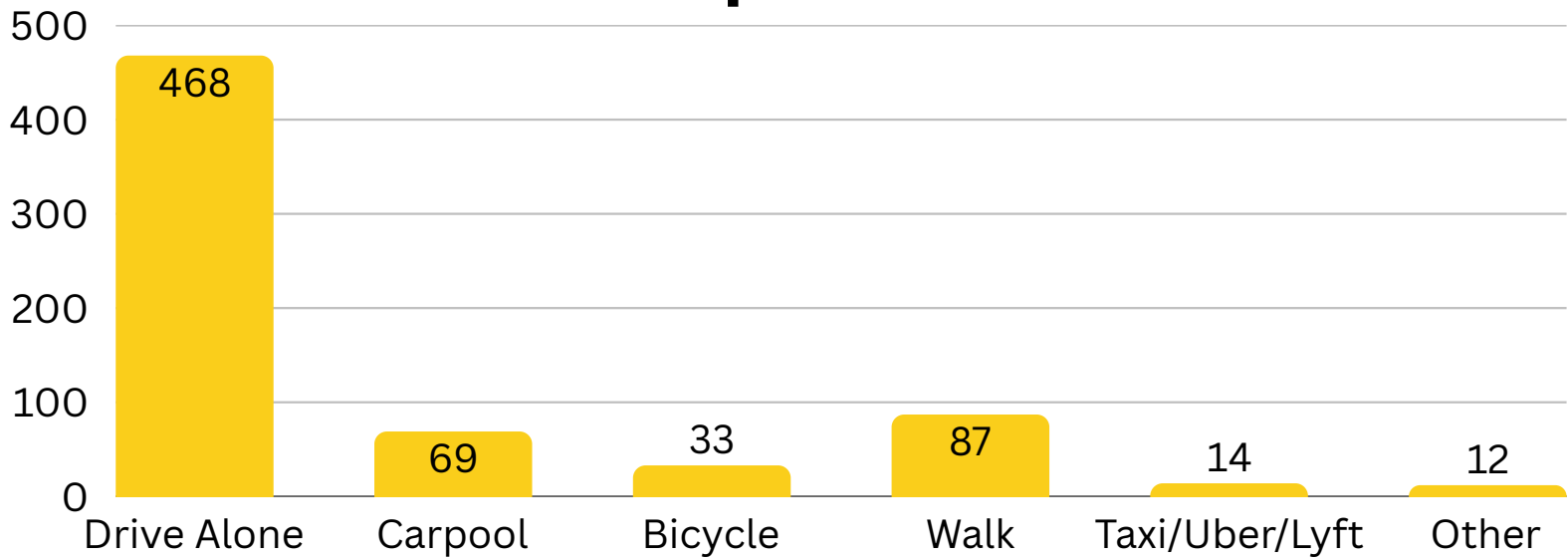
87

OPENED FROM SEPTEMBER 2023 - MAY 2024

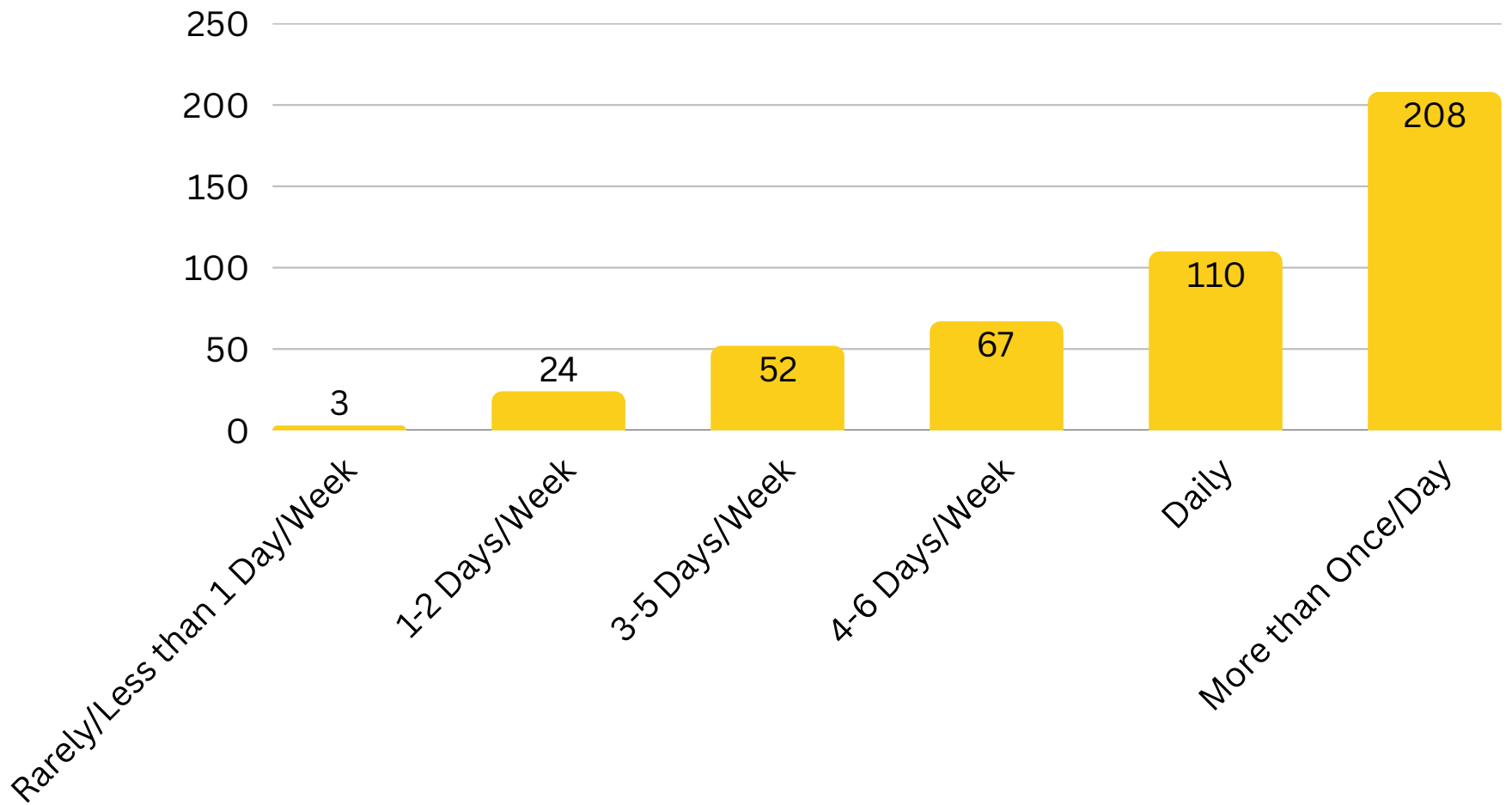
What is your age?



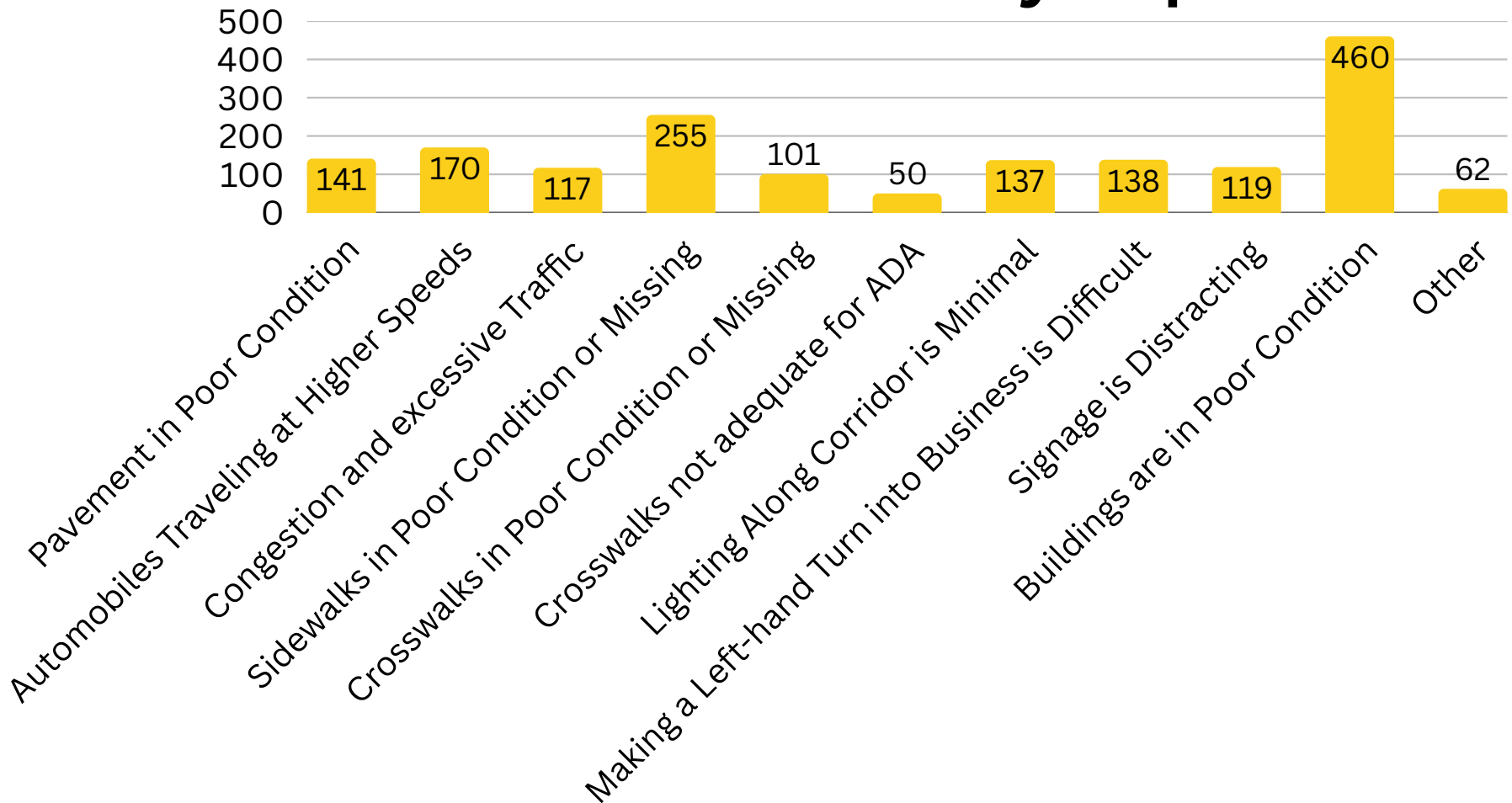
What mode of transportation have you used in the past month?



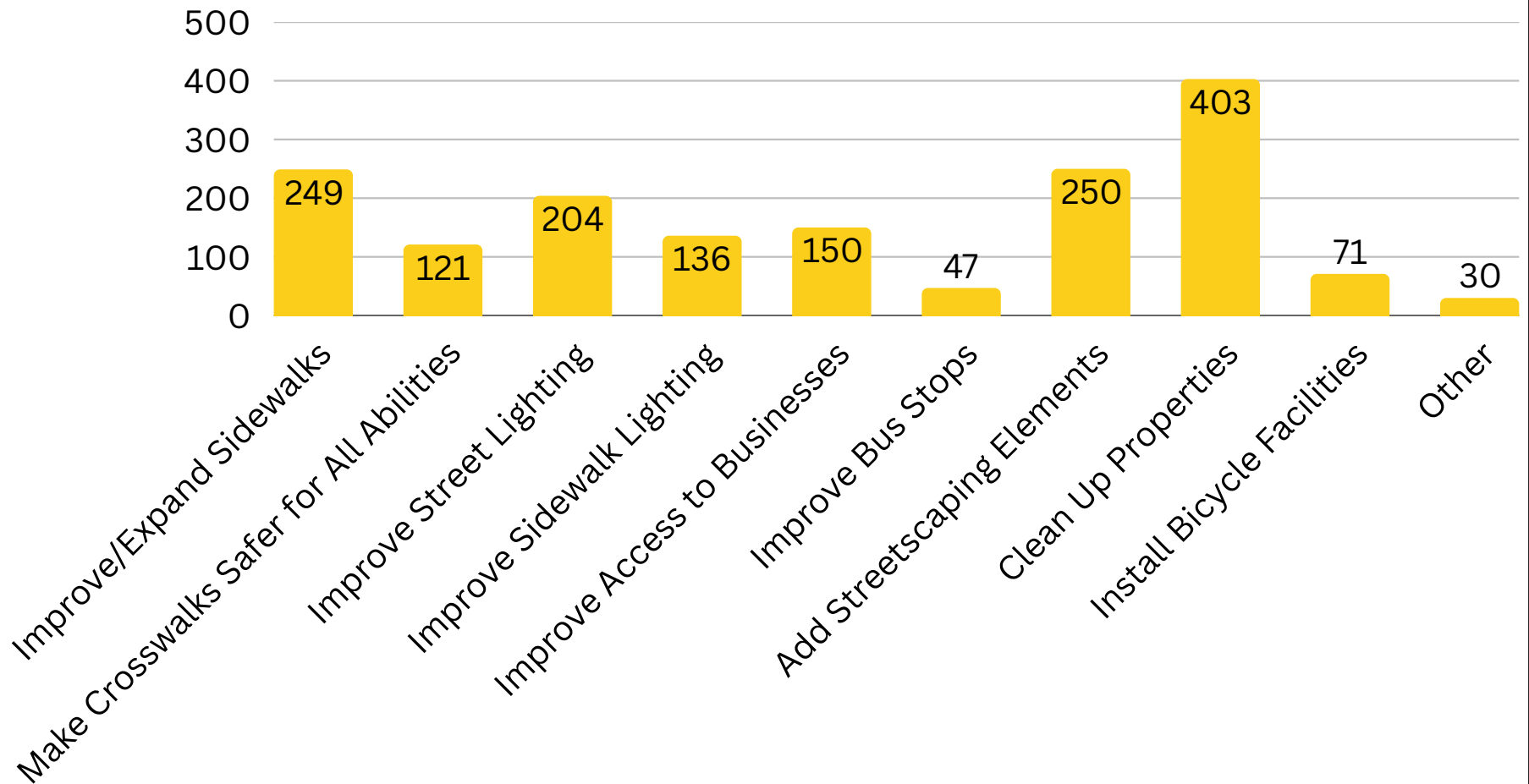
How often do you travel along the Lincoln Way/Tuscarawas/SR 172 corridor?



What challenges have you observed on the corridor within Perry Twp?



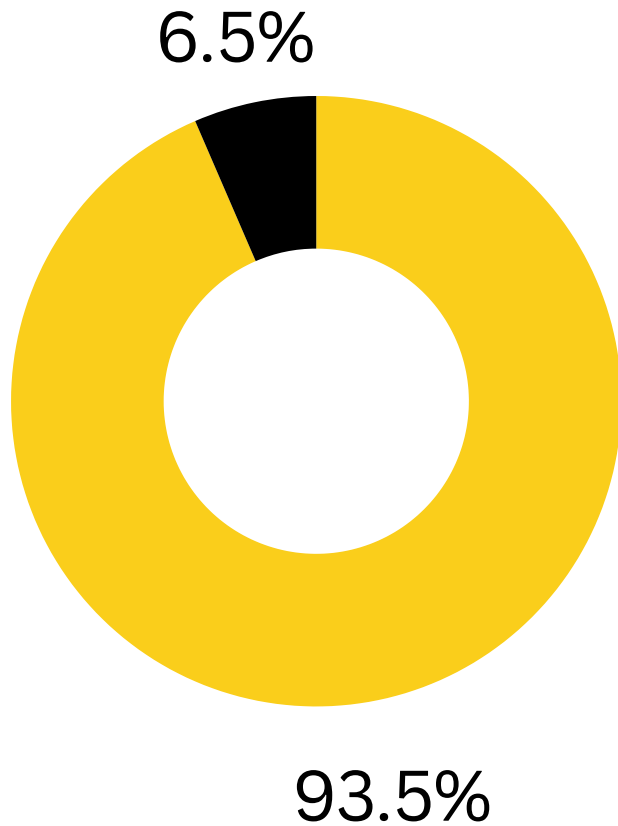
What improvements would you like to see along the corridor?





Rank the improvements you would like to see along corridor from most important to least.

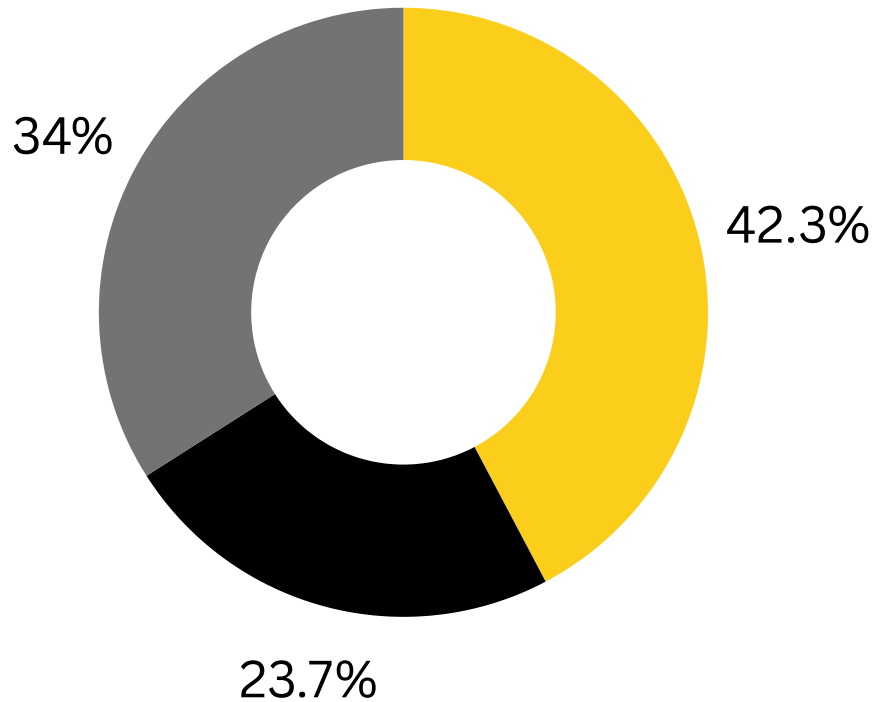
- 1** Clean Up Properties
- 2** Add Streetscaping Elements
- 3** Improve/Expand Sidewalks
- 4** Improve Street Lighting
- 5** Improve Access to Businesses
- 6** Improve Sidewalk Lighting
- 7** Make Crosswalks Safer for All Abilities
- 8** Improve Bus Stops
- 9** Install Bicycle Facilities

DO YOU OWN A BUSINESS OR PROPERTY ALONG THE CORRIDOR?




-  No
-  Yes

IF YOU OWN A BUSINESS OR PROPERTY ALONG THE CORRIDOR, WOULD YOU BE WILLING TO MAINTAIN AND/OR HELP FUND IMPROVEMENTS?



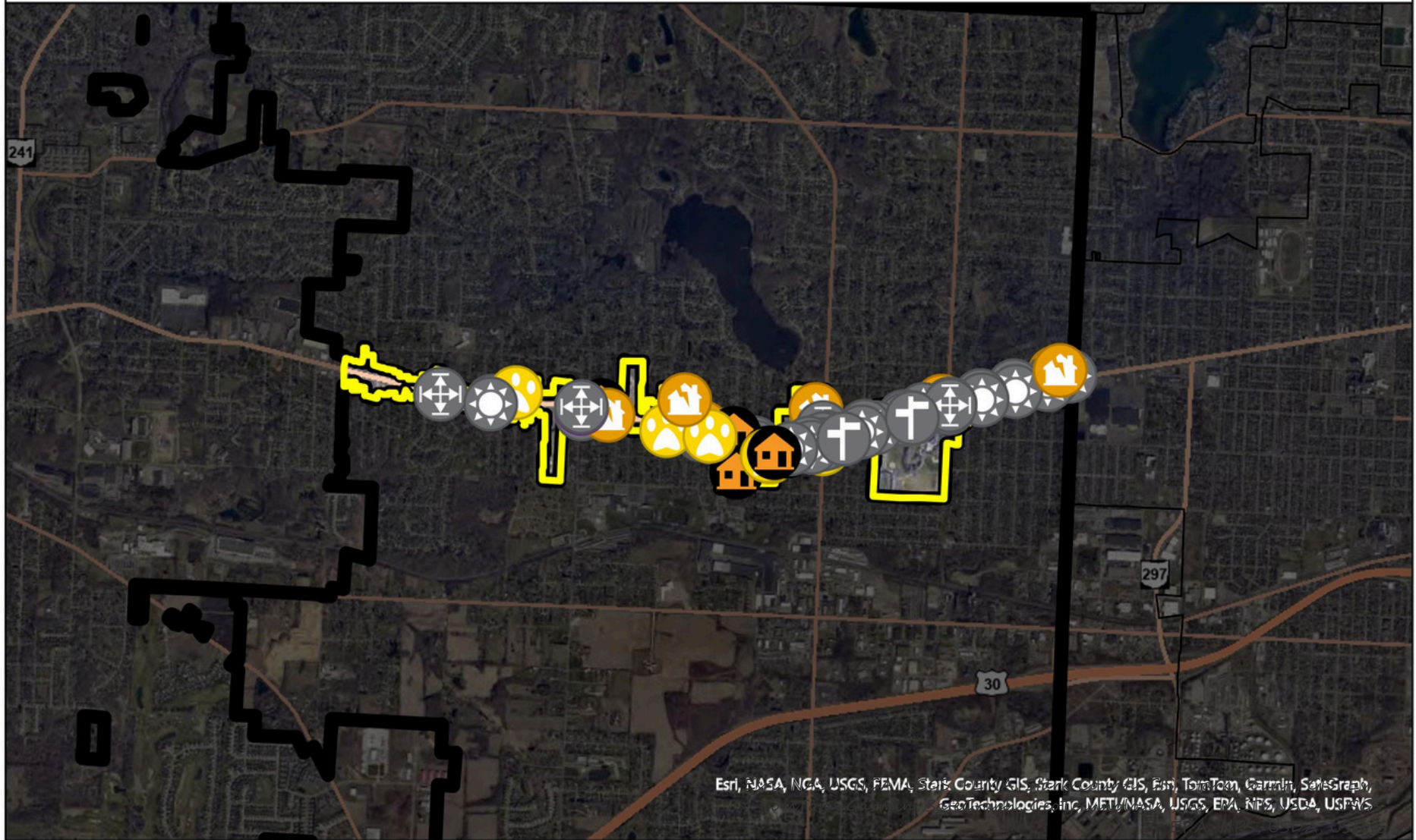
- No
- Yes
- Yes



RESULTS FROM SR 172 INTERACTIVE MAP COMMUNITY SURVEY

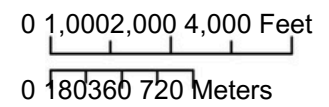
OPENED FROM SEPTEMBER 2023 - MAY 2024

Lincoln Way/Tuscarawas/SR 172 Corridor Areas of Opportunities and Challenges



Esri, NASA, NGA, USGS, FEMA, Stark County GIS, Stark County GIS, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, MET/NASA, USGS, EPA, NPS, USDA, USFWS

 Exterior property improvements	 Intersection improvements	 Roadway maintenance/
 Features we want to see elsewhere	 Left-turn/access issues	 Signage improvements



Improvement	Comment	Location
Exterior property improvements		3644 Lincoln Way (Katz Tires)
Exterior property improvements	Needs torn down	4531 Lincoln Way (Perry Inn)
Exterior property improvements	this property is horrendous and not taken care of, cats, garbage, overgrown and a large transient population	Evergreen West Manor Mobile Home Park (Lincoln Way & Roxbury)
Exterior property improvements	property needs leveled or repurposed, we have a huge problem coming from the hotels.	4331 Lincoln Way (Lane Motel)
Exterior property improvements	hotels need to go, transient and drug issues, theft issues, homeless issues	4531 Lincoln Way (Perry Inn)
Exterior property improvements	This property and parking lot are filthy. Garbage and exterior cleaning are an issue.	4764 W Tuscarawas (Dollar Tree)
Exterior property improvements	Exterior garbage and cleanliness issues with Family dollar.	5200 Lincoln Way E (Family Dollar)

Improvement	Comment	Location
Features we want to see elsewhere	Patrons are parking on roadway making it impossible to get through at times. Parking also blocks stop sign.	Lennox Ave. SW
Features we want to see elsewhere	Different exit point for Speedway. Exiting traffic expects traffic to stop for them to exit service station.	Genoa Ave. SW Speedway Entrance
Features we want to see elsewhere	light/banner posts	NE corner of W Tuscarawas & Ambrose
Features we want to see elsewhere	light/banner posts	SW corner of W Tuscarawas & Ambrose
Features we want to see elsewhere	light/banner posts	NE corner of W Tuscarawas & Manor
Features we want to see elsewhere	light/banner posts	SE corner of W Tuscarawas & Manor
Features we want to see elsewhere	light/banner posts	NE corner of W Tuscarawas & Miles
Features we want to see elsewhere	light/banner posts	NE corner of W Tuscarawas & Woodlawn

Improvement	Comment	Location
Features we want to see elsewhere	light/banner posts	SE corner of W Tuscarawas & Woodlawn
Features we want to see elsewhere	light/banner posts	W Tuscarawas & Central/SJA Exit
Features we want to see elsewhere	light/banner posts	W Tuscarawas & Central/SJA Entrance
Features we want to see elsewhere	light/banner posts	NE corner of W Tuscarawas & Mt. Marie
Features we want to see elsewhere	light/banner posts	NE corner of W Tuscarawas & Anna
Features we want to see elsewhere	light/banner posts	SE corner of W Tuscarawas & Bordner
Features we want to see elsewhere	light/banner posts	NE corner of W Tuscarawas & Saratoga
Features we want to see elsewhere	light/banner posts	SE corner of W Tuscarawas & Saratoga
Features we want to see elsewhere	light/banner posts	NE corner of W Tuscarawas & Perry

Improvement	Comment	Location
Features we want to see elsewhere	light/banner posts	SE corner of W Tuscarawas & Perry
Features we want to see elsewhere	light/banner posts	NW corner of Lincoln Way E & Perry
Features we want to see elsewhere	light/banner posts	SW corner of Lincoln Way E & Perry
Features we want to see elsewhere	light/banner posts	Lincoln Way E & Perry Town Center Main Entrance
Features we want to see elsewhere	light/banner posts	Lincoln Way E & Walgreens Entrance
Features we want to see elsewhere	light/banner posts	SW corner of Lincoln Way E & Sippo
Features we want to see elsewhere	light/banner posts	Lincoln Way E & Office Max Eastern Entrance Drive
Features we want to see elsewhere	light/banner posts	NE corner of Lincoln Way E & Pershing
Features we want to see elsewhere	light/banner posts	light/banner posts

Improvement	Comment	Location
Features we want to see elsewhere	light/banner posts	NE corner of Lincoln Way E & Eden
Features we want to see elsewhere	light/banner posts	SE corner of Lincoln Way E & Zern
Features we want to see elsewhere	light/banner posts	NE corner of Lincoln Way E & Leonard
Features we want to see elsewhere	light/banner posts	SE corner of Lincoln Way E & Leonard
Features we want to see elsewhere	This marquee needs to be maintained and kept up. It's a great feature. Weeds look horrible.	W Tuscarawas & Whipple (sign on Fishers Foods property)
Intersection improvements		Genoa & Lincoln Way E
Intersection improvements	Fix the 5% grade	Genoa & Lincoln Way E
Intersection improvements	This light takes forever! Eastbound on tusc turning left to go north on Woodlawn turn light lasts way too long for the amount of cars that are ever there.	Woodlawn Ave. NW & W Tuscarawas

Improvement	Comment	Location
Intersection improvements	This entrance into the Marcs plaza should be closed as it has several others. Coming from the intersection, cars often try to turn left into this drive, it stops traffic in all directions. It should at the very least be no left turn into property.	Perry Dr. NW (Approx. 250 ft. North of Lincoln Way E Intersection)
Intersection improvements		W Tuscarawas & Woodlawn Ave. NW
Intersection improvements	May be too busy and needs a light now that human bean is opening	W Tuscarawas & Miles Ave. SW
Intersection improvements	Light takes forever	Lincoln Way E & Austin St. NW
Intersection improvements	Light should be installed. Difficult to turn left onto lincoln way	Lincoln Way E & Lennox St. SW
Intersection improvements	Very confusing intersection leaving Central and/or Dollar Store	W Tuscarawas, Woodlawn Ave. NW/SW & Central Entrance
Intersection improvements	Too many accidents - hard to see	Lincoln Way E & Perry Dr. NW/SW
Left-turn/access issues	There should be no left turn coming out of Marc's plaza	5119 Lincoln Way (Perry Town Center)

Improvement	Comment	Location
Left-turn/access issues	There should be no left turn coming out of Marc's plaza	5119 Lincoln Way (Perry Town Center)
Left-turn/access issues		W Tuscarawas & Woodlawn Ave. NW
Roadway maintenance/improvements	Drainage grate, roadway bump and taper make intersection undesirable along with Speedway traffic	Genoa & Lincoln Way E
Sidewalk improvements	sidewalk in bad condition	4502 Lincoln Way E
Signage improvements	Difficult to tell where school zone starts and stops on 172. Better signage and lights.	4824 Tuscarawas (in front of Central/SJA)
Signage improvements	Since 5044 was demolished and the lot is level with the side street, it is VERY difficult to discern where the side street is clearly compared to the lot. In other words, if one turns south, they might not even be on this side street but on the land of 5044. This side street is accessed by PHP Clothes Closet and residents further south on it.	5038 W Tuscarawas (alley between Brooklyn & Delaware)

Improvement	Comment	Location
Signage improvements	Turning Right onto Perry Drive when all lanes have a green light is not sinking in with drivers. Even though they have the right away they are stopping. Someone trying to turn left onto Perry drive waits on a vehicle to turn right as they have the right away, but there is often near misses as the right turn lane is for whatever reason, confusing to people.	Lincoln Way & Perry Dr. NW
Vacant buildings/land	Abandoned building. Public Nuisance	3711 Lincoln Way E
Vacant buildings/land	Vacant Property on High Profile Corner. Someone Must Want This Property	4805 W Tuscarawas (Nissan Mears)
Vacant buildings/land	Land use or economic development plan	4401 W Tuscarawas (Fishers Foods)
Vacant buildings/land	always overgrown and junk laying around	4204 Lincoln Way (former Twistee Treat)
Vacant buildings/land	unkept land, overgrown, garbage, not taken care of	4334 Lincoln Way (Lincoln Way & Roxbury)

Improvement	Comment	Location
Vacant buildings/land	Vacant Fishers Property Will Be An Eyesore Entering The Township From Canton	4401 W Tuscarawas (Fishers Foods)
Vacant buildings/land	This vacant land has become a cut through and made dangerous	5101 Lincoln Way E (former Kelly's Auto)
Vacant buildings/land	Vacant land, grass is often overgrown. Eyesore to neighborhood.	215 Westland Ave. NW (not on SR)
Other	Crown Motel is a nuisance to the township; unsafe tenants, police activity	4001 Lincoln Way (Crown Motel)
Other	Congestion at school release	Zern Ave. SW & Lincoln Way E
Other	Needs torn down	4531 Lincoln Way (Perry Inn)
Other	Needs torn down	3400 Lincoln Way (Chase Motel)
Other	dangerous turn into Walgreens	Perry Dr. SW (Walgreens entrance)
Other	Too many hookers; sex offenders; problems!!!	4531 Lincoln Way E (Perry Inn)



COMMENTS FROM DRAFT COMPREHENSIVE PLAN

**PUBLIC COMMENT PERIOD OPENED FROM
APRIL 1, 2025 -APRIL 30, 2025**

Comments

I have looked at the presentation link. I was not able to see the presentation last night. It should have been connected to the tv's and I could not hear or understand anything that was said. Due to quality of the presenters speech pattern. I know this is not a positive review, but I feel that it was a waste of my time. There is not enough information on the powerpoint to see. Most of the information is from the counties actions. As a senior citizen my income is limited and stretched out. My decisions are based on that.

Many roads in allotments need patched or redone. Tennyson is terrible. Speeding is a factor everywhere, even our street. The Summerdale playground needs more things for 1st-5th graders. Hoping where they tore down Watson is going to remain green space. Hoping the playground at Genoa is staying, maybe a walking path around it. My Aunt lived in University Heights. The playground, wild native flowers, gazebo for summer concerts, and walking path are beautiful. Sensory things for challenged kids. Jackson has a very nice playground near the red center. Price Park in North canton is beautiful and shaded. Route 172 would look much better if changes were made. I hope our taes agent going to go up with changes. They are high enough when on SS.

The suggestions made by RPC are not anything new. We've all spoken about a lot of these ideas before. The main thing now is follow-up. Very often these plans end up on someone's bookshelves and are not looked at again. Perhaps they aren't the best ideas but at least its a place to start. It's way past time that Perry got this kind of plan! don't let it set let's try to work on some of the ideas. Good luck with the Tusc. corridor as that road is a state route, and do you think the state will pay for any lighting or beautification? We can make the owners of the properties clean up their fronts a little.

Comments

I love Perry township! My complaint with the whole comprehensive plan is that our street, Oakvale St SW, is a high traffic area and it is not mentioned anywhere. People fly down our road to go to Tasty Crème or to their homes from both sides, almost hitting me when turning in my driveway. We also have constant mini bikes and golf carts traveling up and down our street which I have called on several times, it is a mini race straghtaway for them! I'm just waiting for a serious accident. We moved to Perry because the Massillon city taxes were getting out of hand and the roads were atrocious. Now, in the 6 years we have lived here, though do love that we have snow trucks come down our road when it is bad out, our road has only been patched and never paved in these years and though it is cracking, it doesn't seem it is in the plan either. We keep having our taxes raised or being asked for more moeny to cover the cost of the new shcools or the road paving yet our street, which needs it very badly, is never on the list. So imagine how I feel when i see our street starting to look like where we lived in Massillon. Canton streets and Massillon streets are horrible, so Perry will just be next. The mix of businesses right behind a residential neighborhood is also bad due to the damage they do to our property fence, etc. and the who business strip across from Superior Dairy with the mobile home park next to it is quite the eyesore. what will happen now that the Young Truck place is being built right on the edge of our township now? Maybe none of this applies to the comprehensive plan, but no one seems to ever listen so I am saying it now.

**Please put a stop light at the intersection of 13th and Genoa! It is so busy and I am often late to pick up our kids as there is so much traffic and it's nearly impossible to get out onto Genoa at several times throughout the day. *Turn light or widening for a turn lane onto Southway from Genoa. Again, extra busy with school.

The best chance for you to have a Road Levy pass, in my opinion, is to repave a certain number of streets per "Ward" each year. This way people of each section of the Township sees improvement. This would be much better than doing all of one "Ward" each year.

Comments

I noted in this plan a real facilitated need for the an increase in the usage of homerule and adoption of resolutions that have enforceability of those adopted. By doing so it empowers our zoning, law enforcement and fire operations to take additional actions not covered under solely by the Ohio Revised Code. Clearly there are necessities in several aspects from minimum property upkeep specifically to business, commercial and residential as identified within the plan. Also uniformity in permitted signage for businesses and commercial properties. In addition, aspects of traffic control and control regarding township controlled roadway usage. what i did not note in this plan was projected long term expansion of the Lincolnway corridor. Are there plans for future areas currently zoned as residential properties north and south of the state route usage being changed? If so can it be shown to the public. Thusly, such expansion and diversification will have property valuation factors for those in the residing in these allotments areas. Sadly, broken window theory of a community has started in perry Twp. and if not addressed aggressively it will lead to Perry becoming a bedroom community without a healthy established taxbase. Urban blight properties and conditions are the number one downfall in metropolitan areas and township are not immune of this occurrence. Thank you for public input on 04 01 25 at the hall. Hopefully, the future of Perry is bright and not blight.

Firstly, I myself don' want a roundabout installed on 12th and Perry. The intersection is fine as it is, I travel through it daily. Then to waste what, 1 millon dollars on it when there are other more important things in infrastructure we need it spent on or repairing the existing roads. As far as the 172 corridor, perhaps if just matching sidewalks and perhaps lights would enhance THE LOOK to make it more astatically pleasing. There needs to be another 'main drag' for businesses to come in. Whipple school property, would be great if a large gas station like sheetz with a store would move in for more property tax income which we need more of without raising residence rates.

Was quite overwhelming to read and try to digest in one sitting. Of course, I am most interested to learn how this will affect me personally, but am glad to see forward-looking people on the Board of our Township.

Comments

In total agreement that Lincolnway corridor needs cleaned up. From Whipple west to the Massillon corporation line, it is trashy. Before adding streetscapes, banners, etc. let's get the businesses to clean up parking lots, rusted signs, peeling paint and unsightly fences. Continuous sidewalks are desperately needed for those walking, riding bikes and using public transportation stops. Lack of lighting on the residential streets surrounding Perry High School, Edison Middle School and Pfeiffer is a danger for students walking. Also, many residences in this area, rentals and owned, need to be in compliance with basic property maintenance. Thank you!

Congratulations on developing a plan and making the effort to listen to the community. The new trustees are doing great! 1) is it feasible to ELIMINATE the motels on 172? 2) The neglected properties on 172, need a workable long term solution to improve the situation. Maybe it's not realistic? 3) Let the Police have the time and budget to Community police. See the unique way community police operate in Jacksonville Florida, yes a truly different situation but very progressive. See u tube....ride along with a Florida sheriff peter santangelo

Continue to work on making Fasnacht Farm a park. It is an eyesore at this point. There is potential for walkng paths, community gardens, etc. I was glad to see the unused greenhouses taken down and hope they went to somewhere like Pegasus Farm where they would be used. continue to work on the Lincolnway corridor. There are unoccupied buildings, buildings in disrepair, and the motels are a problem. Bring in more retail - restaurants, coffee shops, beauty salons, etc. instead of tattoo parlors, etc. Encourage community. Would like to see a community center built. Massillon seems to be bringing in more businesses along Lincolnway that are thriving.

I would love to see Perry have more baseball and softball fields. Our kids need them badly. A communtiy rec center would also be beneficial for residents young and old. The wellness center at the high school is not open during school breaks and that is when the kids need it the most.

Comments

As a parent, more than anything, it would be nice to have a large park and athletic complex for the children of the township. It's disheartening to drive out of the township to find a park that my kids love, such as Jackson North park fields, North Canton has their baseball fields that is surrounded by stark parks, Plain township has veterans park with the dog park, splash pad, and surrounding stark parks, and Canal Fulton has the northwest complex that has baseball and football fields in one place. Perry has enough storefronts and retail space. It would be nice to invest in green space. Perry Park on Lennox is too much of a hodge podge and not functional. It'd be nice to have a well laid out park with trails, an accessible playground, and other amenities. It would be nice to have amenities that match the new schools.

Perry township should focus on the slobs we have living in our neighborhoods bringing dow our property values before trying to load our township up with more bull*&*(rental properties with landlords that are either corporate owned or don't even live around here to care for THEIR property. Every single solitary apartment complex in this township is a literal *&% hole. Adding more will only push lifelong residents away and make our township uglier, diertier, and unattractive. Find a way to incentivize people to pick up their *&^^* yards and ban street parking in Perry township. Maybe if people cleaned up their driveways and garages from their hoards they could actually park in them and not in the *(&*(&*(street.