

Paris Township Zoning Meeting Minutes - March 12, 2026

Attendees from Zoning Commission Board:

Dan Spicer - Chairman
Greg Hards - late
Kara Suzelis
Renee Rambo
Shauna Bailey – Secretary
Buzz Johnson (Alternate)
Robert McKain (Alternate)

Absent (excused) - Ryan Tessean

Resident Attendees: NA

Meeting Called to Order: Dan Spicer Time: 7:05PM
Roll Called: Kara Suzelis

Robert McKain to fill in for Ryan Tessean for this meeting.

Buzz Johnson to fill in for Greg Hards for this meeting.

Old Business:

Meeting Minutes: unanimous approval of meeting minutes for January 8, 2026

New Business:

- Solar and Wind to be discussed at the next meeting, as the file that Todd Peetz emailed on the subject was unable to be opened.
- Board discussed revisions to the “Definitions” section
 - Proposed definitions were provided by the Portage County Regional Planning Commission (PCRP).

Addition(s):

Abandonment – to cease or discontinue a use or activity without intent to resume, but excluding temporary or short term interruptions to a use or activity during periods of remodeling, maintaining, or otherwise improving or re-arranging a facility or during normal periods of vacation or seasonal closure.

Revise:

Building – Any structure designed or intended for the support, enclosure, shelter or protection of persons, animals, chattels or property.

Change **Building Height** to **Building Height (Height of Building)**

Addition(s):

Church – An institution that people regularly attend to participate in or hold religious services, meetings, and other church related activities. The term “church” shall not carry a secular connotation and shall include buildings in which the religious services of any denomination are held.

Conditional Use – A use, either public or private, which because of its unique characteristics cannot be properly classified as a permitted use in a particular district or districts.

Revise:

Dwelling Unit – added “including earth homes” to current definition -

Any house, building, or portion thereof which is occupied in whole or part as the home, residence or sleeping place of one or more persons either permanently or transiently, including earth homes.

Junk – added the word “refuse” to definition -

Waste, discarded or salvage materials such as: scrap metals, used building material, used lumber, used glass, vehicle parts, paper, rags, rubber, barrels, refuse, and other similar type materials.

Addition(s):

Landfill – Environmentally acceptable disposal of waste on the ground. Sanitary landfills are where non-hazardous waste is spread in layers, compacted, and covered with earth at the end of each working day. Secure landfills (also called sanitary landfills) are those where hazardous waste is disposed of by burial, in holes or trenches in ground lined with impervious plastic sheeting to prevent leakage or leaching of dangerous substances into soil and water supply.

Revise:

simplified definition of Lot to:

Lot – A piece, parcel, or plot of land occupied or unoccupied

Removed:

Lot, Interior

Addition(s):

Permitted Use – A use that may be lawfully established in a particular district or districts provided it conforms to all of the requirements, regulations and standards of such district.

Principal Building – A building in which is conducted the primary use of the lot on which it is located.

Principal Use – The primary use of the chief purpose of a lot or structure.

Right-of-way – A strip of land occupied or intended to be occupied by a street, sidewalk, highway, railroad, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer main, shade trees, or other special use.

Roadside Stand – A place, building, or structure along, or near, a road, street, lane, avenue, boulevard, or highway where a home-based vendor sells their agricultural products to the public.

Sign – Any device designated to inform or attract the attention of persons not on the premises on which the sign is located.

Site Plan – The drawing for the development of a parcel, showing appropriate site features, structures, or improvements, as proposed.

Structure – Anything constructed or erected, the use of which requires location on the ground or attachment to something having a fixed location on the ground. Structures include, but are not limited to, buildings, decks, fences, garages, signs and walls and movable structures which may be on blocks, skids or similar support.

Zoning Certificate – A document issued by the Zoning Inspector authorizing the use of lots, structures, uses of land and structures and the characteristics of the uses.

Zoning Inspector – The person designated by the Paris Township Trustees to perform the task of zoning enforcement.

Zoning Map – The official zoning district map which shows the boundaries of the districts within Paris Township.

To revisit:

Nuisance – much discussion was made regarding this definition. More definitions will be gathered and the addition of the “Nuisance” definition will be revisited.

Recreational Vehicle – will revisit adding this definition.

Small Energy System, Small Solar Energy System, Small Wind Energy System, Solar Energy, and Solar Energy Dual Purpose definitions – will revisit adding these definitions.

- For future zoning changes, Greg suggested adding an additional public meeting prior to sending proposed revisions to the PCR. The Board agreed.
 - Zoning amendment procedure is attached.

Motion to end Meeting

- Motion made: Kara Suzelis
- Seconded: Buzz Johnson
- Meeting adjourned: 8:10PM

Next Meeting: April 9, 2026

Respectfully submitted,

Kara Suzelis, acting as secretary

- Trustees are required to file all adopted zoning amendments with the Stark County Recorder within five (5) working days after the effective date. A copy is also to be filed with RPC.

G. Referendum

- Within thirty (30) days after adoption, residents may submit a petition to trustees, signed by registered electors equal to eight (8) percent of the total votes cast for governor in the most recent general election within the area of the zoning plan. Such petition, accompanied by an appropriate map of the affected area, shall be in a form as required by Section 519.12 and governed by rules specified in Section 3501.38, Ohio Revised Code.
- Board of Trustees must transmit petition within two (2) weeks to the Board of Elections, which shall determine the sufficiency and validity. The petition shall be certified to the Board of Elections not less than seventy-five (75) days prior to the election.
- Unless approved by a majority of the voters in the township, no amendment for which a referendum vote has been requested is effective.
- Upon certification by the Board of Elections that the amendment has been approved by the voters, it takes immediate effect.

NOTE: This pamphlet is an outline of amendment procedures. O.R.C. 519.12 should be reviewed for specific language and current law.

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*WAIT till we get back
set public hearing*

2/12

Township Zoning Amendment Procedure

