

Jackson Township Board of Zoning Appeals  
May 28, 2026

Members Present: Patrick Snyder  
Jared Singer  
Randy Alexander  
Alex McArthur  
Steven Gosney-Alternate  
Nick Young-Alternate

Zoning Inspector: Joni Poindexter

Absent Members: Debbie Busby

5:00 PM Appeal 20260358 –Rod and Robin Caldwell, property owner, 5455 Peninsula Dr. NW, Canton, Ohio 44718 Request a variance for a 5'4" west side yard setback for garage addition and a 2' 3" east side yard setback for bedroom addition where 10 ft. is required per Art. IV Sect. 401.6 of the zoning resolution. Property located at 5455 Peninsula Dr. NW, Sect. 14SW Jackson Twp. Zoned R-1.

Mr. Singer read the application and contents of the file into the record.

Mr. Singer swore in those in favor of the appeal.

Mr. Rod Caldwell, 5455 Peninsula Dr. NW, Canton, Ohio 44718 stated that they will be adding straight back to the lake for the bedroom addition and the house is already close on the lot. The garage addition variance is need for just a little triangle piece in the rear. The front of the garage will be 16 ft. from the property line due to the angle of the property. They really don't have a basement so they need more storage and would like to keep the trash cans, etc. in the garage area. They bought the house about 2-1/2 years ago and love the lake cable area.

Mr. Singer stated he understands that the west side is for the garage and the east is for the bedroom addition at 2'."3 and they also own the small lot to the east that is not buildable.

Mr. Caldwell stated that is correct.

Mr. Singer asked why they couldn't relocate the garage to eliminate the need for the variance.

Mr. Caldwell stated he wants to store his 1965 Chevelle and 1956 Chevy in the garage without having to move other vehicles and the garage is on an angle due to the way the house sits and the land is laid out.

Mr. Snyder asked why they didn't combine the two lots.

Mr. Caldwell referred to Ms. Poindexter

Ms. Poindexter explained the process for combining the lots and explained that due to the lot is only about 20 ft. wide it can never be utilized as a buildable lot so it kind of made sense to ask for the variance as opposed to spending the time and money to have the property replatted.

Mr. Alexander asked about the west side yard setback.

Mr. Caldwell stated the new structure will be 5'4" from the property line but to his neighbor's house it is another 12 ft.

Mr. Alexander asked how far the corner of the garage is coming out.

Mr. Caldwell explained it is about 4 ft. They are taking the existing garage and cutting it in half and making part of it their recroom and the other portion will be the garage. They removed some of the driveway and the whole thing will eventually be removed and be redone.

No one else spoke in favor of the appeal and no one spoke in opposition to the appeal.

Mr. Singer closed the appeal to public input.

Mr. Snyder stated they have always gone down to 5 ft. in the lake cable area so the 5'4" is okay. The 2 ft. setback is extreme. If the lots were combined, they wouldn't need the variance for the east side, but the lot to east is owned by Mr. Caldwell and is unbuildable.

Mr. Singer agreed with Mr. Snyder. He understands the lot is unbuildable and he has no issue with the east setback and along the west side only a portion of the garage requires a variance. He has no objection to the variances.

Mr. Gosney made a motion to approve appeal 20260358 as requested and Mr. McArthur seconded the motion.

The vote was: Mr. Snyder-yes, Mr. Singer-yes, Mr. Alexander-yes, Mr. McArthur-yes, and Mr. Gosney-yes.

5:15 PM Appeal # 20260353 – Doug Ritz, property owner, 7980 Cranford NW, Massillon, Ohio 44646 requests a variance for a 7'6" right (west) side yard setback for dwelling addition where 10 ft is required per Art. IV Sect. 401.6 of the zoning resolution. Property located at 7980 Cranford NW, Sect. 16SW Jackson Twp. Zoned R-R.

Mr. Singer read the file application and content of the file into the record.

Mr. Singer swore in those in favor of the appeal.

Mr. Doug Ritz, 7980 Cranford NW, Massillon, Ohio stated he wants to add on to his garage. He has 3 vehicles and is tired of storing them elsewhere or having to move one vehicle to get to the other.

Mr. Singer asked why the garage had to be in the proposed location.

Mr. Ritz stated he has underground wiring in the area so he can't go further in the rear and there are also large trees on the property. He wants to add 10 ft. to the garage.

Mr. Singer asked if he could put it in the back.

Mr. Ritz stated no because of the wires, large trees, and deck in the back. He would not want to remove the trees.

Mr. Alexander asked if Mr. Ritz is saying that the back of the garage can't be extended.

Mr. Ritz stated that's correct because that is where the wires are located.

Mr. Singer stated that he understands there would be issues if they built in the rear due to the wires.

Mr. Ritz stated that is correct.

Mr. Snyder asked if the garage is parallel to the property line.

Mr. Ritz explained how the garage will sit.

No one else spoke in favor of the appeal and no one spoke in opposition to the appeal.

Mr. Singer closed the appeal to public input.

Mr. Snyder stated the request is minimal. He remembers that there is another house on the street that they had an appeal for in which a similar request was granted.

Mr. Singer stated he agreed the variance is minimal and with the wires and trees this is the only place for the garage. He supports it.

Mr. Alexander made a motion to approve appeal 20260353 as request and Mr. Gosney seconded the motion.

The vote was: Mr. Singer-yes, Mr. Snyder-yes, Mr. Alexander-yes, Mr. McArthur- yes, and Gosney-yes,

5:30 PM Appeal#20260321 - Yinghua LI, property owner 15280 Lawmont St., North Lawrence, Ohio 44666 requests a variance to allow a lot to be split into two lots in which each lot will be 99 ft. at the 100 ft. setback where 100 ft. is required per Art IV Sect. 401.5 of the zoning resolution. Property located at 3796 Amherst NW, Sect. 29SE Jackson Twp. Zoned R-R.

Mr. Singer read the file application and contents of the file into the record.

Mr. Singer swore in those in favor of the appeal.

Mr. Yinghua LI, 15280 Lawmont, North Lawrence, Ohio, stated that he has spent a great deal of time maintaining the property. He would like to split the lot to create another buildable parcel and believes dividing it into two lots would be beneficial.

Mr. Singer confirmed that the request is for a lot split and they are only one foot short for the lots.

Mr. LI stated yes.

No one else spoke in favor of the appeal and no one spoke in opposition to the appeal.

Mr. Singer closed the appeal to public input.

Mr. Singer stated this request is very minimal and less than 1% so he sees no issues.

Mr. Snyder stated if they made the one at 100 ft. they would still need one for the other lot for 2 ft.

Mr. Snyder made a motion to approve appeal #20260321 as request.

Mr. Alexander seconded the motion.

The vote was: Mr. Snyder-yes, Mr. Alexander-yes, Mr. Singer-yes. Mr. McArthur-yes, and Mr. Young-yes.

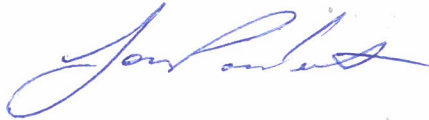
Mr. Singer made a motion to approve the meeting minutes from the April 23, 2026 meeting.

Mr. McArthur seconded the motion.

The vote was: Mr. Snyder-yes, Mr. Singer-yes, Mr. McArthur-yes, and Mr. Gosney-yes.

Being no further business the meeting was adjourned.

Respectfully submitted



Joni Poindexter

Jackson Township Zoning Inspector

**JACKSON TOWNSHIP BOARD OF ZONING APPEALS  
CONCLUSIONS OF FACT  
APPEAL #20260358**

Upon the hearing, the Board determined that the variance would allow for a 5'4" west side yard setback for garage addition and a 2' 3" east side yard setback for bedroom addition where 10 ft. is required per Art. IV Sect. 401.6 of the zoning resolution. Property located at 5455 Peninsula Dr. NW, Sect. 14SW Jackson Twp. Zoned R-1.

Whereas, upon the Board determined:

The lot gets narrow toward the rear of the property and the lot to east that is owned in conjunction with the lot is question is only 19.74 feet wide in the front and 29.13 ft. wide in the rear therefore it can never be utilized on its own as a single-family lot.

Whereas, the Board further:

Denied \_\_\_\_\_

Approved X

The variances for a 5'4" west side yard setback for garage addition and a 2' 3" east side yard setback for bedroom addition where 10 ft. is required.

Mr. Gosney motioned to approve the variance as requested.

Mr. McArthur seconded the motion.

The vote was: Mr. Snyder- yes  
Mr. McArthur- yes  
Mr. Singer- yes  
Mr. Gosney- yes  
Mr. Alexander- yes

  
\_\_\_\_\_  
Chairman  
  
\_\_\_\_\_  
Zoning Inspector, Joni Poindexter

**JACKSON TOWNSHIP BOARD OF ZONING APPEALS  
CONCLUSIONS OF FACT  
APPEAL #20260353**

Upon the hearing, the Board determined that the variance would allow for a 7'6" right (west) side yard setback for dwelling addition where 10 ft is required per Art. IV Sect. 401.6 of the zoning resolution. Property located at 7980 Cranford NW, Sect. 16SW Jackson Twp. Zoned R-R.

Whereas, upon the Board determined:

          The variance is not substantial and meets the criteria for a practical difficulty due to the fact that it will be attached to the existing garage and the layout of the home on the property.

Whereas, the Board further:

Denied           

Approved   X  

The variance for a 7'6" right (west) side yard setback for dwelling addition where 10 ft is required.

Mr. Alexander motioned to approve the variance as requested.

Mr. Gosney seconded the motion.

The vote was: Mr. Snyder- yes  
                  Mr. McArthur- yes  
                  Mr. Singer- yes  
                  Mr. Gosney- yes  
                  Mr. Alexander- yes

  
\_\_\_\_\_  
Chairman  
  
\_\_\_\_\_  
Zoning Inspector, Joni Poindexter

**ACKSON TOWNSHIP BOARD OF ZONING APPEALS  
CONCLUSIONS OF FACT  
APPEAL #20260321**

Upon the hearing, the Board determined that the variance would allow for a lot to be split into two lots in which each lot will be 99 ft. at the 100 ft. setback where 100 ft. is required per Art. IV Sect. 401.5 of the zoning resolution. Property located at 3796 Amherst NW, Sect. 29SE Jackson Twp. Zoned R-R.

Whereas, upon the Board determined:

          The variance is not substantial with being only one foot less than the requirement.

Whereas, the Board further:

Denied \_\_\_\_\_

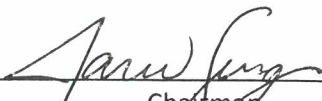
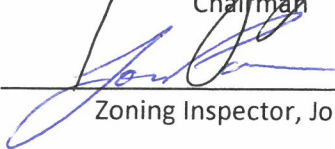
Approved   X  

The variances for two lots to be at a 99 ft. setback at the 100 ft. setback where 100 ft. is required.

Mr. Snyder motioned to approve the variance as requested.

Mr. Alexander seconded the motion.

The vote was: Mr. Snyder- yes  
                  Mr. McArthur- yes  
                  Mr. Singer- yes  
                  Mr. Young- Yes  
                  Mr. Alexander- yes

  
\_\_\_\_\_  
Chairman  
  
\_\_\_\_\_  
Zoning Inspector, Joni Poindexter