

Jackson Township Zoning Commission Meeting Minutes  
May 16, 2019

Members Present: James Conley  
John Weston  
Chylece Head  
David Thiel  
Zoning Inspector: Joni Poindexter

Absent Members: Matthew Sutter  
Justin Gantz-Alternate  
Matthew Williams-Alternate

**5:00 PM Amendment 636-19** - John J. Rambacher, Esq., 825 South Main St, North Canton, Ohio 44720 agent for DeVille Developments, LLC, property owner, 3951 Convenience Circle NW, Ste. 301, Canton, Ohio 44718 proposes to rezone approximately 1.01 acres, also known as 4770 Fulton NW, from B-1 Suburban Office & Limited Business District to B-3 Commercial Business District. Property located on the south side of Fulton approximately 1,000 ft., more or less, west of southwest corner of Fulton and Dressler, Sect. 25NW Jackson Township.

Mr. Conley read the file application into the record and the reason for the request.

Those in favor of the amendment:

John J. Rambacher, 825 South Main St, North Canton, Ohio 44720 stated the property is basically an island relative to zoning with B-3 surrounding it and they would like to harmonize it with the B-3 zoning. It would be difficult to get a B-1 user with it being surround by B-3 zoning. DeVille Developments is working well with Tam O'Shanter relative to infrastructure, storm water easements, etc. Patrick Sirpilla from DeVille Development is in the audience from DeVille Developments.

Mr. Thiel asked if there is buyer for the property.

Mr. Rambacher stated that there is currently no buyer for the property.

Mr. Weston asked if there is a reason they did not ask for the rezoning while Tam O'Shanter was requesting their rezoning.

Mr. Rambacher stated they did not want to take the same bullets that Tam O'Shanter did.

Patrick Sirpilla, 8111 Shadystone NW stated there is B-3 to the north, west and south. To the east is a home and then the church. The other three corners are zoned B-3 and he doesn't think the church is going anywhere. It is difficult for a B-1 because there is a lot of B-1 in Jackson. The parcel has been owned by DeVille Developments for about 15 years and they would like to make it useful with a B-3 zoning.

Charles Bennell, 6104 Dorchester Circle NW stated he is one of the owners of Tam O'Shanter which is the land to the west in which 63 acres was recently zoned to B-3. He thinks the applicants request is very logical.

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

Mr. Conley closed the hearing to public input.

Mr. Thiel stated he had no comment.

Mr. Conly stated he has no objection to the request. If the adjacent B-1 property owner wanted to object they probably would have shown up at the hearing. The larger parcel to the west is already zoned B-3 and he has no problem with the request.

Mr. Thiel made a motion to approve amendment 636-19 as requested.

Mr. Weston seconded the motion.

The vote was: Ms. Head-yes, Mr. Thiel-yes, Mr. Weston-yes, and Mr. Conley-yes.

Ms. Poindexter stated this will go before the Trustees at their meeting on June 25<sup>th</sup> at 5:00 PM.

The board members who were present for the January 17, 2019 meeting were Ms. Head, Mr. Weston and Mr. Conley.

Mr. Weston made a motion to approve the meeting minutes from the January 17, 2019 meeting.

Ms. Head seconded the motion.

The vote was: Ms. Head-yes, Mr. Weston-yes and Mr. Conley-yes.

Being no further business Mr. Conley adjourned the meeting.

Respectfully submitted,

Joni Poindexter

Jackson Township Zoning Inspector