

## 2022 Zoning Hearings for ZC/BZA/Trustees

### January 13, 2022 BZA

**5:00 PM Appeal #2432** – Costco Wholesale Corporation/Stephen Cross, Cross Engineering & Associates, 1955 Raymond Dr., Suite 119, Northbrook, Illinois 60062 agent for Dressler Properties, Inc., property owner, 4942 Higbee NW, Canton, Ohio 44718 requests a variance to waive the solid wall or fence enclosure requirement around the refuse (trash) containers where the enclosure is required per Art. IV Sect. 411.11(B) of the zoning resolution. Property located at parcel #10010396 Applegrove NW, Sect. 12NW, Jackson Twp. Zoned I-1 [\(Approved\)](#)

**5:15 PM Appeal #2433** –George Winkleman, 996 Endicott Drive, Akron, Ohio 44313 agent for Donna Pappas ML Trustee of the George Pappas Family Trust, PO Box 13566, Fairlawn, Ohio 44334 requests a variance for a 20 ft. front building setback for principal building addition where 50 ft. is required and a 0 ft. front setback for an open outdoor patio where 25 ft. is required per Art. IV Sect. 411.5 & 411.10 of the zoning resolution. Property located at 6976 Portage NW, Sect. 12SE Jackson Twp. Zoned I-1. [\(Continued until 2/10/22\)](#)

**5:30 PM Appeal #2434** – Matt Sutter agent for Sol Partners LLC, property owner, 6677 Frank NW, North Canton, Ohio 44720 requests a variance for a covered parking structure (with solar panels) at approx. 1,260 sq. ft. at a 28 ft. west and 7 ft. south setback where a 75 ft. west and 16 ft. south setback is required per Art. IV Sect. 411.5 of the zoning resolution. Property located at 6677 Frank NW, Sect. 11SE Jackson Twp. Zoned B-2. [\(Approved both variances\)](#)

### February 10, 2022 BZA

**5:00 PM Appeal #2435** – Betty Torstenson, 1027 5th Ave. NW, Watertown, SD 57201 agent for Love’s Travel Stop & Country Store, property owner, 10601 N. Pennsylvania, Oklahoma City, OK 73126 requests a variance for 2 entrance signs at 11.68 sq.ft./6 ft. in height each where 6 sq. ft./3 ft. in height is permitted per Art. V Sect. 502.4 of the zoning resolution. Property located at 4834 Shuffle, Sect. 1SW Zoned I-1. [\(Approved\)](#)

**5:15 PM Appeal #2433** – George Winkleman, 996 Endicott Drive, Akron, OH 44313 agent for Donna Pappas ML Trustee of the George Pappas Family Trust, property owner, PO Box 13566, Fairlawn OH 44334 requests a variance for a 20 ft. front building setback where 50 ft. is required and a 0 ft. front setback for an open outdoor patio where 25 ft. is required per Art. IV Sect. 411.5 & 411.10 of the zoning resolution. Property located at 6976 Whipple NW, Sect. 12SE, Jackson Twp. Zoned I-1. [\(Denied all variances\)](#)

**5:30 PM Appeal #2436** – Kevin Noble, 1540 Corporate Woods Parkway, Uniontown, Ohio 44685 agent for NEOI Plaza LLC, property owner, 7167 Sugarwood Rd., Canton, Ohio 44721 requests a variance for a 14 ft. east side yard setback where 25 ft. is required for a 3,960 sq. ft. building addition and for 26 parking spaces where 42 are required per Art. IV Sect. 411.5 and Art. VI Sect. 601.2 of the zoning resolution. Property located at 6174 Promler NW, Sect. 13NE Jackson Twp. Zoned I-1. [\(Approved all variances\)](#)

**5:45 PM Appeal #2437** – Kevin Noble, 1540 Corporate Woods Parkway, Uniontown, Ohio 44685 agent for Towpath Trail Properties LLC, property owner, 1407 Trails End, New Franklin, Ohio 44216 requests a variance for a 25 ft. front yard setback for a building addition where 40 ft. is required and a 0 ft. front setback for an open patio and fencing where 25 ft. is required for the open patio and 10 ft. is required for fencing per Art. IV Schedule 411.5 and 411.10 of the zoning resolution. Property located at 4464 Erie Ave. NW, Sect. 30 NW Jackson Twp. Zoned C-P. [\(Approved all variances with the conditional a solid wall be constructed along the rear \(east\) side of the building addition.\)](#)

**March 10, 2022 BZA**

**5:00 PM Appeal #2438** – Nick Nakoneszny, property owner, 9792 Spring Brook NW, Canal Fulton, Ohio 44614 requests a variance for a 4 ft. rear (west) setback for swimming pool where 10 ft. is required per Art. IV Sect. 401.11 of the zoning resolution. Property located at 9792 Spring Brook NW, Sect. 7NW, Jackson Twp. Zoned R-R PRD. [\(Approved as requested and only applies to the pool on the property.\)](#)

**March 17, 2022 ZC**

**5:00 PM Amendment 653-22** – Joni Poindexter, Jackson Township Zoning Inspector, 5735 Wales Ave. NW, Massillon, Ohio 44646 proposes misc. text amendments to the zoning resolution including sections, 102, 201.2, 302.7, 302.12, 302.13, 401.11, 401.12, 401.14, 411.3, 411.5, 411.8, 411.10, 411.11, 431.5, 431.6, 502.4, 802.6, 804.4, 805.4 including, but not limited to Agritourism, definitions, swimming pools, parking of vehicles, car washes, bldg. & parking setbacks in the C-P district, and entrance/exit, directional signs. [\(Recommended for Approval\)](#)

**April 12, 2022 Trustees**

**5:00 PM Amendment 653-22** – Joni Poindexter, Jackson Township Zoning Inspector, 5735 Wales Ave. NW, Massillon, Ohio 44646 proposes misc. text amendments to the zoning resolution including sections, 102, 201.2, 302.7, 302.12, 302.13, 401.11, 401.12, 401.14, 411.3, 411.5, 411.8, 411.10, 411.11, 431.5, 431.6, 502.4, 802.6, 804.4, 805.4 including, but not limited to Agritourism, definitions, swimming pools, parking of vehicles, car washes, bldg. & parking setbacks in the C-P district, and entrance/exit, directional signs. [\(Approved as requested.\)](#)

**April 28, 2022 BZA**

**5:00 PM Appeal #2439** - Michael & Dawn Danner, 7768 Oakdale NW, Massillon, Ohio 44646, property owner, requests a variance for a 10 ft. east side yard setback for existing garage and addition to the existing garage where 25 ft. is required per Art. IV Sect. 401.11 of the zoning resolution. Property located at 7768 Oakdale NW, Sect. 28SW Jackson Twp. Zoned R-1A.[\(Approved as requested\)](#)

**June 23, 2022 BZA**

**5:00 PM Appeal #2022194** – CIVPRO Engineering, LLC, 4450 Belden Village NW, Suite 800, Canton, OH 44718 agent for Roy Ormsbee, 69475 Brookhill Dr. Romeo, MI 48065 requests a conditional use permit for 2 restaurants with drive thru where a conditional use permit is required per Art. IV Sect. 411.3 of the zoning resolution. Property located at 4525 Everhard NW, Sect. 24 NW Jackson Twp. Zoned B-2. [\(Approved as requested\)](#)

**AUGUST 18, 2022 ZC**

**5:00 PM Amendment #2022325** – Mark Memmer, 7266 Portage NW, Mass. OH 44646 agent for Vail Capital Group LLC, 7266 Portage NW, Mass. OH 44646 proposes to rezone 6990 Hills & Dales NW, parcel #10000282, consisting of approx.. 4.6 acres located on the south side of Hills & Dales, approx. 175 ft. west of Shellburne from R-R Rural Residential District to R-3 Residential Planned Unit Development District, Sect. 34 NW Jackson Twp. ([Recommended for approval](#))

**September 8, 2022 BZA**

**5:00 PM Appeal #2022525** – McKinley Development Co. LTD, property owner, 8230 Pittsburg NW, North Canton, OH 44720 requests a conditional use permit for a Multi-Family Dwelling with more than 6 units per acre where a conditional use permit is required per the R-4 regulations effective prior to 6/11/2015. Property located at 7439 Hills & Dales NW, Sect. 33SE Jackson Twp. Zoned R-4. ([Approved](#))

**September 13, 2022 Trustee**

**5:00 PM Amendment #2022325** – Mark Memmer, 7266 Portage NW, Mass. OH 44646 agent for Vail Capital Group LLC, 7266 Portage NW, Mass. OH 44646 proposes to rezone 6990 Hills & Dales NW, parcel #10000282, consisting of approx.. 4.6 acres located on the south side of Hills & Dales, approx. 175 ft. west of Shellburne from R-R Rural Residential District to R-3 Residential Planned Unit Development District, Sect. 34 NW Jackson Twp. ([Continued until September 27, 2022 at 5: 00 PM](#))

**September 15, 2022 ZC**

**5:00 PM Amendment# 2022511** - Benjamin Hargest, 3755 Boettler Oaks Dr., Suite G, Uniontown, OH 44685 agent for ABC TGAB LLC, property owner, 1247 Medina Rd., Medina, OH 44256 proposes to rezone Parcel #10013035 Fulton, consisting of approx. 1.36 acres located on the southeast corner of Fulton and Belden Greens from B-3 Commercial Business District to I-1 Industrial District, Sect. 25NW Jackson Twp. ([Recommended for denial](#))

**October 11, 2022 Trustee**

**5:30 PM Amendment # 2022511** – Benjamin Hargest, 3755 Boettler Oaks Dr, Suite G, Uniontown, OH 44685 agent for ABC TGAB LLC, property owner, 1247 Medina Rd, Medina, OH 44256 proposes to rezone Parcel # 10013035 Fulton, consisting of approx.. 1.36 acres located on the southeast corner of Fulton and Belden Greens from B-3 Commercial Business District to I-1 Industrial District, Sect. 25NW, Jackson Twp. ([Denied](#))

**5:30 PM Amendment #2022325** – Mark Memmer, 7266 Portage NW, Mass. OH 44646 agent for Vail Capital Group LLC, 7266 Portage NW, Mass. OH 44646 proposes to rezone 6990 Hills & Dales NW, parcel #10000282, consisting of approx.. 4.6 acres located on the south side of Hills & Dales, approx. 175 ft. west of Shellburne from R-R Rural Residential District to R-3 Residential Planned Unit Development District, Sect. 34 NW Jackson Twp. ([Approved as per the modified site plan dated 9/16/22](#))

**November 17, 2022 BZA**

**5:00 PM Appeal #2022263** – Thomas Hartnett, 4505 Stephen Cir. NW, Suite 101, Canton, OH 44718 agent for Premier Bank & Trust Trustee of Kath Ryn J Derr Irr Trust, 600 S. Main St. North Canton, OH 44720 requests a variance for a minimum lot width of 50' at the 100' setback for dwelling 6830 Lake O'Springs and 98.9' minimum lot width at the 100' setback for 6834 Lake O'Springs to split the lot into two properties and eliminate the non-conforming use of 2 single family dwellings on one property, Sect. 11SE Jackson Twp. Zoned R-R.

**5:15 PM Appeal # 2022714** – Samuel Eicher, 760 West Main St, Sugarcreek, OH 44681 agent for Lisa Shears, property owner, 5920 Chermont NW, Canton, OH 44718 requests a variance for a 22 ft. front yard setback for porch addition where 40 ft. is required per Art. IV Sect. 401.6 of the zoning resolution. Property located at 5920 Chermont NW, Sect. 14NW, Jackson Twp. Zoned R-1A.