

2023 Zoning Hearings for ZC/BZA/Trustees

ZC Meeting 1/19/23

5:00 PM Amendment 2022834 – Mark Haymaker, Haymaker Tree & Lawn Inc. property owner, 6854 Wales NW, N. Canton, OH 44720 proposes to rezone approx. 2.33 acres of the rear portion of 7192 Wales NW, N. Canton, OH, parcel # 10016.305, from R-R Rural Residential District to B-3 Commercial Business District, Sect. 10SW, Jackson Twp. ([Recommended for approval](#))

5:15 PM Amendment 2022861 – Mark D. Smith, 641 West Market Street, Akron, OH 44303 agent for Michael J. Houska, property owner, 1224 South Medina Line Road, Wadsworth, OH 44281 proposes to rezone approx.0.54 acres located at 3445 Whipple NW, Canton, OH 44718, parcel # 1700223 from B-1 Suburban Office and Limited Business District to B-2 Neighborhood Business District, Sect. 25SE Jackson Twp. ([Recommended for approval](#))

Trustee Meeting 2/14/23

5:00 PM Amendment 2022834 – Mark Haymaker, Haymaker Tree & Lawn Inc. property owner, 6854 Wales NW, N. Canton, OH 44720 proposes to rezone approx. 2.33 acres of the rear portion of 7192 Wales NW, N. Canton, OH, parcel # 10016.305, from R-R Rural Residential District to B-3 Commercial Business District, Sect. 10SW, Jackson Twp. ([Approved the recommendation of the zoning commission for approval](#))

5:15 PM Amendment 2022861 – Mark D. Smith, 641 West Market Street, Akron, OH 44303 agent for Michael J. Houska, property owner, 1224 South Medina Line Road, Wadsworth, OH 44281 proposes to rezone approx.0.54 acres located at 3445 Whipple NW, Canton, OH 44718, parcel # 1700223 from B-1 Suburban Office and Limited Business District to B-2 Neighborhood Business District, Sect. 25SE Jackson Twp. ([Approved the recommendation of the zoning commission for approval](#))

ZC Meeting 2/16/23

5:00 PM Amendment 2023025–Leescrest Holdings LLC, property owner, PO Box 604, Massillon, OH 44648 proposes to rezone R-R Rural Residential District to R-1 Single Family Low Density Residential District 23.2584 acres of a 32.49 acre tract-Parcel No. 1612954, 7291 Stuhldreher NW, Massillon, OH 44646, Sect. 33 NE Jackson Twp. ([Recommended for approval](#))

5:15 PM Amendment 2023042-- Bruno Ferrante, property owner, 922 Ashton Ct. Aurora, OH 44202 Proposed to rezone approx. 2.42 acres of the rear portion of parcel # 10016306 Wales Ave. NW, N. Canton, OH, from R-R Rural Residential District to B-3 Commercial Business District, Sect. 10SW, Jackson Twp. ([Recommended for approval](#))

5:30 PM Amendment 2023049 – The Jackson Township Zoning Inspector proposes misc. text amendments, Including, but not limited to, permitted and conditionally permitted uses, mini storage, automobile, landscaping and construction vehicle storage, outdoor retail sales, vendors and definitions. ([Recommended for approval as modified to leave churches as a CUP in the commercial district and to leave all CUP's for churches at a minimum of one acre](#))

BZA Meeting 3/9/23

5:00 PM Appeal #2023011 –Timothy Bell, PO Box 634, Canal Fulton, OH 44614 agent for DMAS Property Management LLC, Ohio Limited Liability Co., property owner, 9498 Mont Clair Rd. Massillon, OH 44646 requests a conditional use permit for Landscaping Business where a conditional use permit is required per Art. IV Sect. 411.3 of the zoning resolution. Property located at 6899 Wale NW, Sect. 9SE Jackson Twp. Zoned B-3. (Approved as requested.)

5:15 PM Appeal # 2023086 – David Patterson, 600 Market Ave. North, Canton, OH 4402 agent for GT Realty LLC, property owner, 6775 Ponteberry St. NW, Canton, OH 44718 requests a variance for a 10 ft. front parking setback where 20 ft. is required per Art. IV Schedule 411.8 of the zoning resolution. Property located at parcel # 10016336 Munson NW, Sect. 24SW Jackson Twp. Zoned B-3. (Approved as requested.)

Trustees 3/14/23

5:00 PM Amendment 2023025–Leescrest Holdings LLC, property owner, PO Box 604, Massillon, OH 44648 proposes to rezone R-R Rural Residential District to R-1 Single Family Low Density Residential District 23.2584 acres of a 32.49 acre tract-Parcel No. 1612954, 7291 Stuhldreher NW, Massillon, OH 44646, Sect. 33 NE Jackson Twp. (Adopted the recommendation of the zoning commission for approval therefore the rezone was approved.)

5:15 PM Amendment 2023042-- Bruno Ferrante, property owner, 922 Ashton Ct. Aurora, OH 44202 Proposed to rezone approx. 2.42 acres of the rear portion of parcel # 10016306 Wales Ave. NW, N. Canton, OH, from R-R Rural Residential District to B-3 Commercial Business District, Sect. 10SW, Jackson Twp. (Adopted the recommendation of the zoning commission for approval therefore the rezone was approved.)

5:30 PM Amendment 2023049 – The Jackson Township Zoning Inspector proposes misc. text amendments, Including, but not limited to, permitted and conditionally permitted uses, mini storage, automobile, landscaping and construction vehicle storage, outdoor retail sales, vendors and definitions. (Adopted the zoning commission recommendation for approved of a modification, except acreage for a CUP for Churches is modified from one (1) to three (3) acres)

ZC Meeting 3/16/23

5:00 PM Amendment 2023099 – MB3 Enterprises LLC, property owner, 7266 Portage NW, Suite A, Massillon, OH 44646 requests to rezone R-R Rural Residential District to B-3 Commercial Business District approx. .44 acres, more or less, along the western portion of a 3.27 acre tract located at 7251 Wales NW, Sect. 9SE Jackson Twp. (Continued until 4/13/23 at 5:00 PM.)

BZA Meeting 4/6/23

5:00 PM Appeal # 2023144 – Dale Batdorff, 5954 Chermont NW, Canton, OH 44718 requests a variance for a 20 ft. (rear) south yard setback for swimming pool where 25 ft. is required when abutting a secondary road right of way per Art. IV Sect. 401.6 of the zoning resolution. Property located at 5954 Chermont NW, Sect. 14NW Jackson Twp. Zoned R-1. [\(Approved\)](#)

5:15 PM Appeal # 2023167 – Mett VerBeck, 1917 Henry Ave. SW, Canton, Ohio 44707 agent for Blue Falls Real Estate, property owner, 14577 Lorain Ave, Cleveland, OH 44111 requests a variance for an 18 ft. in height freestanding sign where 10 ft. is required per Art. V Sect. 502.4 of the zoning resolution. Property located at 6652 Frank NW, Sect. 13NW Jackson Twp. Zoned B-2. [\(Denied\)](#)

ZC Meeting 4/13/23

5:00 PM Amendment 2023099 – MB3 Enterprises LLC, property owner, 7266 Portage NW, Suite A, Massillon, OH 44646 requests to rezone R-R Rural Residential District to B-3 Commercial Business District approx. .44 acres, more or less, along the western portion of a 3.27 acre tract located at 7251 Wales NW, Sect. 9SE Jackson Twp. [\(Recommended for approval\)](#)

5:15 PM Amendment 2023217 - Dwight Yoder, agent for Reserve at Jackson Meadows LLC property owner, PO Box 250, Uniontown, Ohio 44685 proposes to rezone R-R Rural Residential District to R-3 Residential Planned Unit Development District approx. 17.32 acres consisting of parcel #'s 1620887, 1623024, 1602287 & 1602286 located on the south side of Stuhldreher approx. 720 ft. east of Ocala NW, Sect. 33NE Jackson Twp. [\(Recommended for approval\)](#)

Trustee 5/9/23

5:00 PM Amendment 2023099 – MB3 Enterprises LLC, property owner, 7266 Portage NW, Suite A, Massillon, OH 44646 requests to rezone R-R Rural Residential District to B-3 Commercial Business District approx. .44 acres, more or less, along the western portion of a 3.27 acre tract located at 7251 Wales NW, Sect. 9SE Jackson Twp. [\(Approved the recommendation of the zoning commission for approval therefore the rezone was approved.\)](#)

5:15 PM Amendment 2023217 - Dwight Yoder, agent for Reserve at Jackson Meadows LLC property owner, PO Box 250, Uniontown, Ohio 44685 proposes to rezone R-R Rural Residential District to R-3 Residential Planned Unit Development District approx. 17.32 acres consisting of parcel #'s 1620887, 1623024, 1602287 & 1602286 located on the south side of Stuhldreher approx. 720 ft. east of Ocala NW, Sect. 33NE Jackson Twp. [\(Continued the amendment until May 23rd at 5:00 PM\)](#)

BZA Meeting 5/11/23

5:00 PM Appeal # 2023234 – Worl Evans, property owner, 7632 Parkford NW, Massillon, OH 44646 requests a variance for a 2,400 sq. ft. accessory building where 1,764 sq. ft. is permitted per Art. IV Sect. 401.23(A)(3)(b) of the zoning resolution. Property located at 7632 Parkford NW, Sect. 28SW Jackson Twp. Zoned R-1. [\(Approved as requested\)](#)

5:15 PM Appeal # 2023281 – Kendra Carpenter, property owner, 2050 Darby Dr. NW, Massillon, OH 44646 requests a variance to allow a storage shed 5 ft. from the principal dwelling where 15 ft. is required per Art. IV Schedule 401.11 of the zoning resolution. Property located at 2050 Darby NW, Sect. 32SE Jackson Twp. Zoned R-R. [\(Approved as requested\)](#)

5:30 PM Appeal # 2023288 – Mark Haymaker, agent for Haymaker Tree and Lawn Inc, property owner, 6919 Lake O’Springs NW, North Canton, Ohio 44720 requests a conditional use permit for a landscaping business where a conditional use permit is required per Art. IV Sect. 411.3 of the zoning resolution. Property located at 7192 Wales NW, North Canton, OH, Sect. 10SW Jackson Twp. Zoned B-3. [\(Approved as requested\)](#)

ZC Meeting 5/18/23

5:00 PM Amendment #2023239 - Domenic Ferrante, President of Sol Partners, LLC; 6677 Frank Ave. NW North Canton, Ohio 44720, agent for Always Stay unlimited LLC, property owner, 35247 Detroit Rd, Westlake, Ohio 44145 proposes to rezone R-2 Two Family Residential District to B-2 Neighborhood Business District, approx. 0.659 AC of the rear portion of a 2.15 AC tract, parcel # 1630378, located on the south side of Portage approx. 330 ft. west of the SW corner of Portage & Frank, Sect. 11SE Jackson Twp. [\(Continued until June 8, 2023 at 5:00 PM\)](#)

5:15 pm Amendment # 2023273 - The Jackson Township Zoning Inspector, agent for the Jackson Township Trustees, proposes misc. text amendments, including but not limited to, definitions, stationary vendor, canopies, application for general development plan and removing the PBRD district. [\(Continued until June 8, 2023 at 5:15 PM\)](#)

Trustee Meeting 5/23/23

5:15 PM Amendment 2023217 - Dwight Yoder, agent for Reserve at Jackson Meadows LLC property owner, PO Box 250, Uniontown, Ohio 44685 proposes to rezone R-R Rural Residential District to R-3 Residential Planned Unit Development District approx. 17.32 acres consisting of parcel #'s 1620887, 1623024, 1602287 & 1602286 located on the south side of Stuhldreher approx. 720 ft. east of Ocala NW, Sect. 33NE Jackson Twp. [\(Continued until 6/13/23 at 5:00 PM\)](#)

Trustee Meeting 6/13/23

5:15 PM Amendment 2023217 - Dwight Yoder, agent for Reserve at Jackson Meadows LLC property owner, PO Box 250, Uniontown, Ohio 44685 proposes to rezone R-R Rural Residential District to R-3 Residential Planned Unit Development District approx. 17.32 acres consisting of parcel #'s 1620887, 1623024, 1602287 & 1602286 located on the south side of Stuhldreher approx. 720 ft. east of Ocala NW, Sect. 33NE Jackson Twp. [\(Approved\)](#)

BZA Meeting 6/22/23

5:00 PM Appeal # 2023426 - Mike Nichols, 8721 Larch Ave. NE, Canton, OH 44721 agent for Erika & Russel White, 5562 Fleetwood NW, Canton, OH 44718 requests a variance for a 7.77' east side yard setback for new addition and a 1.86' west side yard setback to connect existing detached garage to new proposed addition that is currently 1.86' from the right side property line. Property located at 5562 Fleetwood NW, Sect. 22NE Jackson Twp. Zoned R-1. [\(Approved\)](#)

5:15 PM Appeal # 2023449 – Katelyn Dechiara, 3920 State St. NW, North Canton, OH 44720 agent for property owner, Roy Ormsbee, 69576 Brrokhill Dr. Romeo, MI 48065 requests a variance for a freestanding sign 20 ft. in height where 10 ft. is permitted per Art. V Sect. 502.4 of the zoning resolution. Property located at 4551 Everhard NW, Sect. 24NW Jackson Twp. Zoned B-2. [\(Approved\)](#)

5:30 PM Appeal # 2023452 – Kenneth Curtis, property owner, 7833 Bricker NW, Massillon, OH 44646 requests a variance for a zero ft. north side yard setback for fence where 5 ft. is required per Art. IV Sect. 401.12(F)(2) of the zoning resolution. Property located at 7833 Bricker NW, Sect. 7NE Jackson Twp. Zoned R-R. [\(Approved\)](#)

BZA Meeting July 13, 2023

5:00 PM Appeal # 2023505 – Kevin West, 2223 Fulton Rd NW, Suite 106, Canton, OH 44709 applicant for LDV Properties LLC, 3656 Dressler NW, Canton, Ohio 44718 requests a variance for a 65 ft. rear yard setback for building addition where a 75 ft. is required when abutting a residential district per Art. IV Sect. 411.5 of the zoning resolution. Property located at 4715 Hills & Dales, Sect. 25SE Jackson Twp. Zoned B-3. [\(Approved\)](#)

BZA Meeting August 10, 2023

5:00 PM Appeal # 2023562 – Mark Haymaker, Haymaker Tree and Lawn Inc., property owner, 6854 Wales NW, North Canton, Ohio 44720 requests a variance for a 50 ft. south side yard setback for principal building where 75 ft. is required per Art. IV Sect. 411.5 of the zoning resolution. Property located at 7192 Wales NW, Sect. 10SW Jackson Twp. Zoned B-3. [\(Approved\)](#)

5:15 PM Appeal # 2023570 – Joseph & Kendra Carpenter, property owner, 2050 Darby Dr. NW, Massillon, Ohio 44646 requests a variance for a 2 ft. left side yard setback for accessory building where 5 ft. is required per Art. IV Sect. 401.11 of the zoning resolution. Property located at 2050 Darby NW, Sect. 32SE Jackson Twp. Zoned R-R. [\(Approved\)](#)

BZA Meeting 9/14/23

5:00 PM Appeal # 2023714 - Nicholas and Melodie Lare, 6415 El Mar Dr NW, North Canton OH 44720 requests a variance for a replacement accessory building in the front yard area where accessory buildings are only permitted in the rear or side yard per Art. IV Sect. 401.11 of the zoning resolution. Property located at 6415 El Mar Dr. NW, Sect. 15NW Jackson Twp. Zoned R-R. [\(Approved\)](#)