

Jackson Township Zoning Commission Meeting Minutes  
January 19, 2023

Members Present: John Weston  
Rich Cosgrove  
Justin Gantz  
Dustin Wiggins-Alternate Participated in place of Matt Sutter  
David Calevski  
Zoning Inspector: Joni Poindexter  
Absent Member: Matt Sutter

**Nominations for Chairman for 2023**

Mr. Weston nominated Mr. Cosgrove for Chairman for 2023 and Mr. Gantz seconded the nomination.

There were no further nominations.

The vote was: Mr. Weston-yes, Mr. Cosgrove-yes, Mr. Gantz-yes, Mr. Calevski-yes, and Mr. Wiggins-yes.

**Nominations for Vice Chairman 2023**

Mr. Cosgrove nominated Mr. Weston for Vice Chairman for 2023 and Mr. Gantz seconded the nomination.

There were no further nominations.

The vote was: Mr. Weston-yes, Mr. Cosgrove-yes, Mr. Gantz-yes, Mr. Calevski-yes, and Mr. Wiggins-yes.

**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 # 10016305, from R-R Rural Residential District to B-3 Commercial Business District, Sect. 10SW, Jackson Twp.

Mr. Cosgrove read the file application into the record.

Those in favor of the amendment

Mr. Haymaker, 6919 Lake O'Springs NW stated he bought the property 7192 Wales. The front portion of the property is zoned B-3 and the back half is zoned R-R. He would like to have the property under one zoning classification to utilize his business on the entire property.

Mr. Gantz asked Ms. Poindexter how the property got split zoned.

Ms. Poindexter explained it has been that way for a long time. She is not sure when it happened but guessing it was when zoning was put into place. In that area along Wales properties were zoned B-3, 500 ft. east of Wales and then it was zoned R-R which split zoned a lot of properties.

Mr. Haymaker explained it is landlocked back there because of not having the whole property B-3.

Mr. Weston asked if Mr. Haymaker planned to use the property for his tree service.

Mr. Haymaker stated he is hoping to.

Mr. Weston asked if there are homes to the rear of the property.

Mr. Haymaker stated there are apartment condo's to the east of the property.

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

Mr. Cosgrove closed the amendment to public input.

Mr. Weston asked Ms. Poindexter if the B-3 has to be in place before they can get the conditional use permit.

Ms. Poindexter stated yes. There are also buffering requirements when a commercial property abuts a residential property as part of the permitting process.

Mr. Cosgrove asked if the conditional use permit is automatically approved.

Ms. Poindexter explained, when a conditional use permit is applied for as long as they meet the criteria for the conditional use permit there is really no reason for the BZA to deny it because it is conditionally permitted.

Mr. Gantz made a motion to approve amendment 2022834 as requested.

Mr. Weston seconded the motion.

The vote was: Mr. Weston-yes, Mr. Cosgrove-yes, Mr. Gantz-yes, Mr. Calevski-yes, and Mr. Wiggins-yes.

Ms. Poindexter explained this is a recommendation to the Trustees. They will have a public hearing regarding the amendment on February 14, 2023 for the final decision and notices will be mailed.

**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.

Mr. Cosgrove read the file application into the record.

Those in favor of the amendment.

Mark Smith, 641 W. Market Akron, Ohio stated his client would like to tear down the existing residence and construct a commercial building on the property with a mixed use of office and retail. His client owns an orthopedic shoes business that they would like to utilize on the property. He hopes it a no brainer due to the area and business uses in the area. If they get approved they can move forward.

Ms. Poindexter stated for the boards in formation the house that is currently on the property is a non-conforming use.

Mr. Houska, 1224 South Median Line Road, Wadsworth, Ohio stated the property and home is currently and an eye sore.

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

Mr. Cosgrove closed the amendment to public input.

Mr. Gantz made a motion to approve amendment 2022834 as requested.

Mr. Weston seconded the motion.

The vote was: Mr. Weston-yes, Mr. Cosgrove-yes, Mr. Gantz-yes, Mr. Calevski-yes, and Mr. Wiggins-yes.

Ms. Poindexter explained this is a recommendation to the Trustees. They will have a public hearing regarding the amendment on February 14, 2023 for the final decision and notices will be mailed.

Mr. Weston made a motion to approve the meeting minutes from 9/15/2022.

Mr. Gantz seconded the motion.

The vote was: Mr. Weston-yes, Mr. Cosgrove-yes, Mr. Gantz-yes, and Mr. Wiggins-yes.

Being no further business Mr. Cosgrove adjourned the meeting.

Sincerely,



Joni Poindexter  
Jackson Township Zoning Inspector