

Jackson Township Zoning Commission Meeting Minutes
April 13, 2023

Members Present: Rich Cosgrove
Mr. Weston
Justin Gantz
David Calevski
Zoning Inspector: Joni Poindexter
Absent Member: Matt Sutter
Dustin Wiggins

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.

Mr. Cosgrove stated this hearing was continued from March 16, 2023.

Mr. Cosgrove asked for those in favor of the amendment.

Mr. Mark Memmer, 7266 Portage NW, Massillon stated he is the owner of the land at Braucher and Wales. It was previously a mulch and landscaping business. He bought the property and built a building. He didn't realize it was split zoned with a small portion being R-R and the rest being B-3. He wants to convert it to B-3 for the entire property and would like to add about six more parking spaces for employees

No one else spoke in favor of the amendment.

Mr. Cosgrove asked for those in opposition to the amendment

Joe Laurenano 7242 Mears Gate Dr. explained during the last hearing they didn't know what the going to go on the property. They couldn't ask those questions before because Mr. Memmer wasn't at the previous meeting. Last time Mr. Memmer did improvements to the property they went through a lot of noise and light problems. He wants to know if the parking lot will be lit. They don't want that. If this is going to be lit he doesn't want it changed or additional problems because he wants to park six cars. There is plenty of space right now for the parking of the cars. He is opposed to approving any change outside of what he originally said he was going to do.

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

Mr. Cosgrove closed the public speaks portion of the meeting.

Mr. Memmer stated currently there are no light posts on the property. There is a light on the building but there are no plans for light posts because of the upkeep; although he thinks this is a moot point. The parking spaces do not affect anything.

Mr. Cosgrove stated the lighting has no bearing on the rezoning but asked Ms. Poindexter if there are lighting restrictions for residential and commercial.

Ms. Poindexter explained that there is no lighting restrictions for residential properties and some residents have spot lights on their homes. Any commercial lighting for parking lots is required to be a down type lighting not to shine on other properties.

Mr. Weston explained because of how the zoning is split at 500 ft. off Wales, this portion of the property is a small piece and in looking at the setbacks there is no building that could be built there. This is a low impact business use and the zoning makes sense in terms of having the parcel as one zoning.

Mr. Calveski stated they are only talking about 13 ft. that could have a structure.

Mr. Gantz stated there is a 75 ft. setback for any building.

Mr. Gantz made a motion to approve amendment 2023099 and Mr. Weston seconded.

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

5:15PM 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.

Reed Richins, 5189 Park Dr., Medina, Ohio gave a power point presentation and showed the proposed property per the Stark County GIS map, site plan and proposed general development plan. Mr. Richins explained they would not be asking for any variances with the zoning. The plan complies with the zoning resolution and R-3 PUD district. Mr. Richins addressed the comprehensive plan and stated the map in the comprehensive plan shows it is for residential as opposed to rural residential. The property abuts multi-family and rural residential. The zoning would complete the vision of the comprehensive plan.

Mr. Richins reviewed the purpose of the R-3 district and the review criteria for the PUD and stated the access along Bermuda is for emergency access only and will have a lock box. Mr. Richins presented a site distance for the access drive into the development and stated a trip generation analysis has been done and the interior streets will be to subdivision standard for a private residential street. There will be 46 to 52 trips per day respectfully. They will submit a final development plan that ensures everything will be met. Condo documents will be prepared within Ohio Law. They have a letter that it will be serviced by Sanitary Sewer and the drainage plan has been reviewed and is acceptable. There will not be any dumpsters and refuse will be handled the same way as any single family development.

Mr. Richins reviewed the changes that were made compared to the previous plan the last time they were before the board. Price of units will be in excess of \$300,000.

Mr. Richins showed an example of a unit and floor plan and stated that each unit would have a two car attached garage, two bedrooms and be a desirable patio home. The homes are geared toward 55 and older seniors. The R-3 allows 99 units and they are proposing 75. They have 36% building and paving coverage, they exceed the setbacks and will have a landscaped berms of three sides of the property. They have approx. 18% open space although it is not required. The streets are private so the township will not maintain them. There is an area in which the snow from the township road can be pushed onto this property abutting Bermuda. He thinks this is a smart zoning classification for this property and requests the recommendation.

No one else in favor of the amendment

Those in opposition.

Ms. Grace Smith, 7600 Stuhldreher stated last time she expressed her concern with the access road along her property. The plan has been revised to eliminate the drive so she likes that. She asked if the drawing shown is the actual drawing that will be constructed.

Mr. Gantz stated if approved, this is the plan they would have to build.

Ms. Amy Kunkel, 6356 Harbor Dr. NW explained she is concerned about a lot of R-R properties in the township but the ones getting rezoned are all in the same area, which is considered the slums of Jackson. If this was proposed on Strausser it wouldn't impact the schools as much. They are saying the clients are geared toward 55 and over and this would alleviate the concern about the schools. It is evident that a stop light will be required but she doesn't know if they have to pay into any future development for an impact to the community. She wanted to know if the units will be single story.

Mr. Troy Julian, 3110 Kennesaw, Canton, OH stated that he caught someone putting in a triplex when it was supposed to be a duplex in the development at Stuhldreher and Hills and Dales and Joni put a stop to it. Mr. Julian asked Ms. Poindexter if they could do one and two story units.

Ms. Poindexter stated they could do either because they are permitted up to 40 ft. in height for dwellings.

Mr. Julian discussed the property and stated he tried to previously get it rezoned but it was denied.

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

Mr. Richins stated Ms. Smith is correct that changes were made from the previous plan so she is not affected because the road was moved away from her and there is a buffer. To address Ms. Kunkles comment, they understand what is approved is what has to be built. This developer is not interested in two story houses and is only interested in single story patio type homes. The floor plans do not have stairs.

Mr. Calveski state this plan as opposed to what is permitted is compelling. He understands the concern about a multi-level but it is easier to sell to seniors if there is no stairs.

Mr. Richins explained the development is geared toward senior but limiting it to 55 plus is not an option due to financing but the plan leads to the market of seniors. He cannot address a stop light as mentioned by Ms. Kunkle.

Mr. Cosgrove asked why the small parcel is included in the rezone.

Mr. Richen stated it is in the land package and the parcel is cut off with a berm of landscaping.

Mr. Yoder stated the parcels will be combined into one parcel and it is part of the overall PUD.

Mr. Cosgrove stated if this is approved he would ask for some visitor parking because the streets are narrow.

Mr. Yoder stated there is a 16 ft. wide drive for each unit and there is visitor parking by the mailboxes. Each dwelling has four parking spaces with the garages.

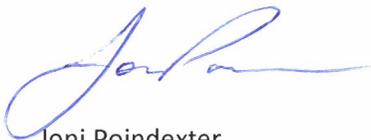
Mr. Gantz stated impact on schools and traffic, although valid concerns, are not part of the process. The presentation was straight forward and he believes the regulations and comprehensive plan are being followed.

Mr. Gantz made a motion to recommend approval of amendment 2023217 and Mr. Weston seconded the motion.

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

Being no further business the meeting was adjourned.

Respectfully submitted,



Joni Poindexter

Jackson Township Zoning Inspector