

Jackson Township Zoning Commission Meeting Minutes
April 18, 2024

Members Present: Rich Cosgrove
Justin Gantz
David Calveski
Dustin Wiggins
Zoning Inspector: Joni Poindexter
Absent Member: John Weston
Joel Blue-Alternate

5:00 PM Amendment 20240221 – William J. Lemmon agent for McKinley Holdings LLC, property owner, 821 South Main Street, North Canton, OH 44720 proposes to rezone R-4 Multi-Family, B-1 Suburban Office & Limited Business District & B-3 Commercial Business District to R-4 Multi-Family Planned Unit Development District parcels 1702425, 1702423 & 1702424 consisting of a total of approx. 18.62 acres located on the East side of Woodlawn approx. 410 ft. south of Hills & Dales, Sect. 36NE Jackson Twp.

Mr. Cosgrove read the file application into the record.

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

Patrick Mackie, 821 S. Main St. NW, North Canton, Ohio 44720 stated he represents the applicant. In attendance with him is John Walsh (Civil Engineer of GBC Design), Tom Winkhart (Attorney), and Bob DeHoff (Co-Owner, McKinley Development/Holdings). The requests is for a map amendment to consolidate three parcels into one R-4 Multi-Family Planned Unit Development District. This is consistent with the existing zoning of surrounding properties and will enable them to create a multi-level retirement community that promotes aging in place.

The Reserve on Woodlawn aims to combine redevelopment and new construction to offer a range of living options with 42 Independent Living Villas, 24 Luxury Apartments, and a 142-unit Residential Care Facility with specialized units for memory care, assisted living, and independent living. The development will also feature amenities such as pickleball and bocce ball courts, a dog park, walking paths, and a fitness area. Such facilities that foster social interaction and community engagement in a secure environment.

Stark County is witnessing a significant demographic shift, with the senior population growing faster than any other. Our community needs to adapt to these changes by providing appropriate housing solutions that allow our seniors to thrive in place, reducing strain on local services and enriching our community fabric.

The properties are owned by McKinley Development Company and McKinley Holdings, which are led by industry veterans Bill Lemmon and Bob DeHoff, who bring decades of experience in developing high-quality living communities. Specifically, since 1997, they have been involved in the development of 23 senior living projects across Ohio, creating more than 2,300 units. Currently, their 24th senior living project is under construction in Lancaster, Ohio.

During the planning stage, they communicated with representatives from the adjacent properties, which consisted of Woodlawn Church and The Villas at London Square. Woodlawn Church has provided a letter supporting the rezoning and the project. The board members for The Villas at London Square

presented the plans at a recent board meeting and received a favorable response. Currently, they are working with the board and a few residents who live in the units at the Southeast corner of our property to provide a landscape buffer for increased privacy.

With an approval, they can take the next steps in creating a community that will ensure our senior residents receive the care and quality of life they deserve right here in Jackson Township.

Mr. Calveski asked if they intended to use the existing building for apartments.

Mr. Mackie stated yes. The apartments will be approximately 1700 to 1900 sq. ft. The villas will range from 2,800 to 3,000 sq. ft.

Mr. Calveski stated the board received a letter from John Liekar Jr., Attorney at Law and counsel to DDM, Hills & Dales, regarding privacy trees due to the business being next to the property. The concerns in the letter was that the occupants of the planned residences may object to any noise that may arise from the shopping plaza operations that could result in complaints to the township so a buffer may temper or reduce noise levels and be appreciated by the future residents of the development.

Mr. Mackie stated there will be a landscaped plan.

Mr. Gantz stated the businesses next door are looking out for the proposed development and are not in opposition to the amendment.

Mr. Tom Winkhart, 825 S. Main St. North Canton, Ohio stated buffering would be considered in the design.

Mr. Wiggins asked if they considered fire access.

Mr. John Walsh 565 White Pond Dr. Akron, Ohio stated it has been approved under access management.

Ms. Poindexter stated that the fire department has seen the plan and did not have any issues.

Mr. Walsh stated a secondary emergency access is located at the south of the property.

Mr. Gantz asked Ms. Poindexter, because this is an R-4 PUD, if the plan that is approved is what they need to build.

Ms. Poindexter stated yes. If they wanted to make changes after it was approved by the Trustees they would have to go back before the Trustees for an approval of the change.

Mr. Mackie stated the first part of the phase would be to start on the existing commercial building.

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

Mr. Cosgrove closed the hearing to public input.

Mr. Gantz stated it is great to see some revitalization in the township and with this property.

Mr. Cosgrove agreed with Mr. Gantz and thinks it is a good thing to see buildings repurposed.

Mr. Gantz made a motion to recommend approval of the amendment.

Mr. Calveski seconded the motion.

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

Ms. Poindexter stated the amendment would go before the Trustees at the May 14, 2024 meeting at 5:00 PM.

Ms. Poindexter asked for a motion to approve the meeting minutes from the February 15th meeting. All members were present except Mr. Wiggins.

Mr. Gantz motion for approval of the February 15, 2024 meeting minutes.

Mr. Cosgrove seconded the motion.

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

Ms. Poindexter stated the meeting minutes from the March 28th meeting could not be approved because there is only one member present that was in attendance for that meeting.

Being no further business the meeting was adjourned.

Respectfully submitted,



Joni Poindexter

Jackson Township Zoning Inspector