

## 2024 Zoning Hearings for ZC/BZA/Trustees

### BZA Meeting 1/11/24

**5:00 PM Appeal # 20231001**- Jeffrey Clark, agent for Deville Developments LLC, property owner, 3951 Convenience Cir NW, Canton, OH 44718 requests a variance for a 58 sq. ft. wall sign where 40 ft. is permitted per Art. V Sect. 502.5 of the zoning resolution. Property located at 5250 Dressler NW, Sect. 25Se Jackson Twp. Zoned B-3. (Denied)

**5:15 PM Appeal # 20231005** – Thunder Holding LLC, Eric Tack, 564 Southwood Dr., Uniontown, Ohio 44685 agent for Robert Clark TTEE, property owner, 5010 Brunnerdale NW, Canton, OH 44718 requests a variance for a 50 ft. minimum lot width at the 100 ft. setback where 100 ft. is required per Art. IV Sect. 401.5 of the zoning resolution. Property located at 5010 Brunnerdale NW, Sect. 23SW Jackson Twp. Zoned R-R. (Denied)

**5:30 PM Appeal # 2023983** – Donald & Rene Speight TTEES/Speight Living Trust, property owner, 6305 Fox Hollow Dr. NW, N. Canton, OH 44720 requests a variance to allow an accessory building in the front yard area at a 23 ft. front setback where accessory buildings are not permitted in the front yard area, an 8 ft. right (west) side yard setback where 10 ft. is required and 7.5 ft. from the principal dwelling where 15 ft. is required per Art. IV Sect. 401.11 of the zoning resolution. Property located at 6305 Fox Hollow Dr. NW, Sect. 14NE Jackson Twp. Zoned R-1A. (Denied)

### BZA Meeting 1/25/24

**5:00 PM Appeal # 20231039** – Michael Hoffman, property owner, 6092 Akron Ave. NW, Canal Fulton OH 44614 requests a variance to allow a 660 sq. ft. accessory building to remain on the property when a new pool house is constructed and to add an addition 320 sq. ft. porch addition to the pool house for a total of 3,966 sq. ft. of accessory buildings on the property where the maximum permitted is 3,000 sq. ft. or 3% of the lot, whichever, is less, per Art. IV Sect. 401.12(A)(3) of the zoning resolution. Property located at 6092 Akron Ave NW, Sect. 18SW Jackson Twp. Zoned R-R. (Approved)

### BZA Meeting 2/1/24

**5:00 PM Appeal # 20231000** – Keith Nutter, 3220 Miles NW, Canton, Ohio 44718 property owner, requests a conditional use permit for a Bed and Breakfast-Residential where a conditional use permit is required per Art. IV Sect. 401.3 of the zoning resolution. Property located at 3220 Miles NW, Sect. 25SE Jackson Twp. Zoned R-R. (Approved with condition that guests will only park in the driveway)

**5:15 PM Appeal # 2023966** – Keith Nutter, 3220 Miles NW, Canton, Ohio 44718, property owner, requests the following variances as labeled on site plan as follows. #1-Variance for a 2 ft. north (left) side yard setback for shed (labeled #6 on site plan) where 10 ft. is required, #2- Variance for a 25 ft. east (rear) and 42 ft. north (left) setback for chicken coop, (labeled as #8 on site plan) where 50 ft. is required, #3 a total of 1,557 sq. ft. of structures where 1,200 is permitted per Art. IV Sect. 401.12(A)(3) of the zoning resolution, #4 -Variance for a 7' south (right) side yard setback for above ground swimming pool,(labeled #12 on site plan) where 10 ft. is required, and #5-Variance for an 8 ft. south (right) side yard setback for a

pool deck (labeled as #12 on site plan) where 10 ft. is required. Property located at 3220 Miles NW, Sect. 25SE Jackson Twp. Zoned R-R. (Denied variance #1 and approved all other variances with condition the variances are only for the current size of the structures)

### **ZC Meeting 2/15/24**

**5:00 PM Amendment 20240019** – Lauran & Michael Montini, Trustees, property owner, 8795 Glenarden Cir. NW, Massillon, Ohio 44646 proposes to rezone B-3 Commercial Business District to R-R Rural Residential District, parcel # 1601637, consisting of 20 acres located on the west side of Crystal Lake Ave. approximately 3,312 ft. south of Lafayette Dr. Sect. 30 NW Jackson Twp. (Recommended for approval)

### **BZA Meeting 2/22/24**

**5:00 PM Appeal # 20240067** – Christopher Scala, agent/property owner for BNice LLC, 5561 Fox Tail Cir. NW, POB 36562 Canton, Ohio 44718 requests a variance for a 5 ft. right side yard setback where 10 ft. is required for stairs off deck of principal structure per Art. IV Sect. 401.6 of the zoning resolution. Property located at 5238 Pinedrive Cir. NW, Sect. 23NW Jackson Twp. Zoned R-1. (Approved)

**5:15 PM Appeal # 20240071** – John Walsh, 565 White Pond Dr., Akron, Ohio 44320 agent for McKinley Development Co. LTD, property owner, 811 S. Main St. North Canton, Ohio 44720 requests a variance for a building height of 45 ft. for principal building where 40 ft. is the maximum permitted in the R-4 and 35 ft. is the maximum permitted in B-1 per Art. IV Sect. 401.8 and 411.7 of the zoning resolution. Property located at parcel # 1702424 and 1702423 Woodlawn NW, Sect. 36NE Jackson Twp. Zoned B-1 and R-4. (Approved)

### **Trustee Meeting 3/12/24**

**5:00 PM Amendment 20240106** - Dwight Yoder, agent for Reserve at Jackson Meadows LLC property owner, PO Box 250, Uniontown, Ohio 44685 proposes a modification to a previously approved R-3 Development Plan to allow for 5 triplexes and 27 duplexes (69 total units) where previously approved for 11 triplexes and 18 duplexes (69 total units) per amendment 2023217 on 6/13/23. Property is 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 as requested)

**5:15 PM Amendment 20240019** – Lauran & Michael Montini, Trustees, property owner, 8795 Glenarden Cir. NW, Massillon, Ohio 44646 proposes to rezone B-3 Commercial Business District to R-R Rural Residential District, parcel # 1601637, consisting of 20 acres located on the west side of Crystal Lake Ave. approximately 3,312 ft. south of Lafayette Dr. Sect. 30 NW Jackson Twp. (Approved the recommendation for approval by the zoning commission therefore the rezone was approved.)

### **ZC Meeting 3/28/24**

**5:00 PM Amendment 20240137** – Partner Land Company, LLC/David Hayes, 5060 Navarre Rd. SW, Canton, Ohio 44706 agent for IRAR Trust FBO Steven Williamson Acct 35-37933, property owner, 1000 Broadway St. Suite 350, Oakland, CA 94607 proposes to B-1 Suburban Office and Limited Business

District to R-3 PUD Residential Planned Unit Development District, parcel # 1702617 Dressler, consisting of 9.52 acres, located on the southeast corner of Dressler and Montgomery, Sect. 25SW/25SE Jackson Twp. ([Recommended approval](#))

#### **ZC Meeting 4/18/24**

**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. ([Recommended approval](#))

#### **Trustees Meeting 4/23/24**

**5:00 PM Amendment 20240137** – Partner Land Company, LLC/David Hayes, 5060 Navarre Rd. SW, Canton, Ohio 44706 agent for IRAR Trust FBO Steven Williamson Acct 35-37933, property owner, 1000 Broadway St. Suite 350, Oakland, CA 94607 proposes to B-1 Suburban Office and Limited Business District to R-3 PUD Residential Planned Unit Development District, parcel # 1702617 Dressler, consisting of 9.52 acres, located on the southeast corner of Dressler and Montgomery, Sect. 25SW/25SE Jackson Twp. ([Adopted the recommendation of the Zoning Commission for approval therefore the rezone was approved](#))

#### **BZA Meeting 5/9/24**

**5:00 PM Appeal 20240193** - Timothy Franta, Canton Sign Co. 4307- 2<sup>nd</sup> St. NW, Canton, Ohio 44708 agent for ABC Lot 15 LLC, property owner, 3955 Center Rd, PO Box 836, Brunswick, Ohio 44212 requests a variance to allow a directional sign within the interior of the property to be 7 sq. ft./8 ft. in height where 6 sq. ft./3 ft. in height is permitted per Art. V Sect. 502.4 of the zoning resolution. Property located at 4996 Fulton Rd. NW, Parcel # 10015344, Sect. 26NE Jackson Twp. Zoned B-3. ([Approved](#))

**5:15 PM Appeal # 20240239** – Rod Moore Esq. 4505 Stephen Cir. NW, Ste. 200, Canton, Ohio 44718 agent for Employers Health Purchasing Corporation, property owner, 4771 Fulton Dr. NW, Canton, Ohio 44718 requests a variance for a 10 ft. rear yard setback where 75 ft. is required for an accessory building over 200 sq. ft. when abutting a residential district per Art. IV Sect. 411.10 of the zoning resolution. Property located at 4771 Fulton NW, Sect. 25NW Jackson Twp. Zoned B-3. ([Approved](#))

**5:30 PM Appeal # 20240292** – Richard and Kimberly Marino, Trustees/Kimberly Marino Trust, property owner, 2065 Crosshaven NW, Canton, Ohio 44708 requests a variance for a for a detached accessory building at a 7 ft. south side yard setback where 10 ft. is required and 12 ft. from the principal structure where 15 ft. is required per Art. IV Sect. 401.11 of the zoning resolution. Property located at 2065 Crosshaven NW, Sect. 36SW Jackson Twp. Zoned R-R. ([Approved](#))

### **Trustee Meeting 5/14/24**

**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. (Approved the recommendation for approval of the zoning commission therefore the rezone was approved)

### **BZA Meeting 6/27/24**

**5:00 PM Appeal 20240499** – Joni Hostetler, 8384 S. Applecreek Rd. Fredericksburg, Ohio 44627 agent for Deron & Patricia Millman, property owner, 7990 Mount Pleasant NW, North Canton, Ohio 44720 requests a variance to add an additional 6,357 sq. ft. of accessory building where 2,449 sq. ft. of accessory buildings current exist for a total of 8,806 sq. ft. where 3,000 sq. ft. is permitted per Art. IV Section 401.12(a)(3)(b) of the zoning resolution. Property located at 7990 Mount Pleasant NW, Sect. 4NW Jackson Twp. Zoned R-R. (Denied)

### **BZA Meeting 7/25/24**

**5:00 PM Appeal 20240568** - Greg Seifert, Sgt. Clean Jackson Twp. Holdings LLC, property owner, 3673 Massillon Road, Union Town Oh. 44685 requests a variance to extend permit # 2023868, issued 10/13/23, until 4/3/26 where permit is due to expire on 10/13/24 due to zoning certificates become null and void if construction has not begun within 12 months of issuance of permit per Art. VIII Sect. 801.5 of the zoning resolution. Property located at 5122 Fulton NW, Sect. 23SE Jackson Twp. Zoned B-3. (Denied)

### **Trustee Meeting 8/13/24**

**5:00 PM Amendment 20240693** – Partner Land Company, LLC/David Hayes, 5060 Navarre Rd. SW, Canton, Ohio 44706 agent for IRAR Trust FBO Steven Williamson Acct 35-37933, property owner, 1000 Broadway St. Suite 350, Oakland, CA 94607 proposes revisions to previously approved amendment 20240137, R-3 PUD general development plan to reduce the total number of dwelling units from 38 units to 34 units. Property located at parcel # 1702617 Dressler, consisting of 9.52 acres, located on the southeast corner of Dressler and Montgomery, Sect. 25SW/25SE Jackson Twp. Zoned R-3 PUD. (Approved)

### **ZC Meeting -8/22/24**

**5:00 PM Amendment 20240586** - RG2, LLC property owner, 7656 Lutz Ave., NW, Massillon, OH 44646 proposes to rezone R-R Rural Residential District to R-1 Single Family Low Density Residential District, 7656 Lutz consisting of approx. 36.78 acres located at the southeast corner of Strausser and Lutz, parcel #10007977, Sect. 8NW Jackson Twp. (Recommended for approval)

### **BZA Meeting 8/29/24**

**5:00 PM Appeal # 20240725** - Sharee Vannostran, property owner, 6401 Hillfield St NW North Canton, Ohio 44720, property owner, requests a variance for a 20 ft. front yard setback for a deck addition where a 25 ft. front setback is required per Art. IV Sect. 401.7 of the zoning resolution. Property located at 5941 Freitag NW, Canton, Ohio 44718, Sect. 14NW Jackson Twp. Zoned R-1A.

### **Trustee Meeting 9/10/24**

**5:00 PM Amendment 20240586** - RG2, LLC property owner, 7656 Lutz Ave., NW, Massillon, OH 44646 proposes to rezone R-R Rural Residential District to R-1 Single Family Low Density Residential District, 7656 Lutz consisting of approx. 36.78 acres located at the southeast corner of Strausser and Lutz, parcel #10007977, Sect. 8NW Jackson Twp.

### **BZA Meeting 9/12/24**

**5:00 PM Appeal # 20240578** - John Fiala, 17279 Old Lincoln Way, Dalton, Ohio 44618 agent for Christian Children's Home of Ohio, property owner, 2685 Armstrong Rd. Wooster, Ohio 44691 requests a variance for a 33.5 ft. west side yard setback for principal building where 50 ft. is required and a 5 ft. west side yard parking setback where 20 ft. is required when abutting a residential district per Sect. 411.5 of the zoning resolution. Property located at 7317 Portage NW, Sect. 9SE Jackson Twp. Zoned B-1.

**5:15 PM Appeal # 20240803** –North Coast Sign and Lighting Services Inc, 310 N. Broadway St, Medina, OH 44256 agent for GGPA Banksville I 1999 LP & GGPa Beaver Falls 1998 LP & GGPA Cricket Field 1999, 500 Grant St., Suite 2000, Pittsburg, PA 15219 property owner, requests a variance for 310.60 sq. ft. of wall signage on the north elevation where 235.8 sq. ft. is permitted per Sect. 502.5 of the zoning resolution for a total of 75 sq. ft. over the permitted square footage. Property located at 4844 Everhard NW, Sect. 24SW zoned B-3.