

2025 Zoning Hearings for ZC/BZA/Trustees

BZA Meeting 1/23/25

5:00 PM Appeal # 20241109- Louie DeSarrp & Tiffany Lorenz, 7392 Strausser NW, North Canton, OH 44720 requests a variance for a 17.67 ft. south (rear) yard setback for dwelling addition where 25 ft. is required per Art. IV Sect. 401.6 of the zoning resolution. Property located at 7392 Strausser NW, Sect. 9NE Jackson Twp. Zoned R-R. [\(Denied\)](#)

ZC Meeting 4/3/25

5:00 PM Amendment 20250111 – Brian Kruszewski, agent for Always Stay Unlimited, LLC, property owner, 3673 Massillon Road, Uniontown, Ohio 44685 proposes to rezone R-2 Two-Family Residential District to B-2 Neighborhood Business District Parcel No. 10017148 Portage consisting of 1.21 Ac located on the south side of Portage approx. 288 ft. west of Frank Ave. NW, Sect. 11SE Jackson Twp. [\(Recommended Denial\)](#)

BZA Meeting 4/10/25

5:00 PM Appeal # 20251045- Patrick Kasmar, 1540 Corporate Woods Pkwy, Uniontown, Ohio 44685 agent for Orib Manufacturing LLC, 1114 W. Main St., Marblehead, Ohio 43440 requests a variance for a 10 ft. north side yard setback for building addition at the northeast portion of the property where a 25 ft. side yard setback is required per Schedule 411.5 of the zoning resolution. Property located at 6658 Promway NW, Sect. 12SE Jackson Twp. Zoned I-1. [\(Approved\)](#)

Trustee Meeting 4/22/25

5:00 PM Amendment 20250111 – Brian Kruszewski, agent for Always Stay Unlimited, LLC, property owner, 3673 Massillon Road, Uniontown, Ohio 44685 proposes to rezone R-2 Two-Family Residential District to B-2 Neighborhood Business District Parcel No. 10017148 Portage consisting of 1.21 Ac located on the south side of Portage approx. 288 ft. west of Frank Ave. NW, Sect. 11SE Jackson Twp. [\(Withdrawn by applicant\)](#)

ZC Meeting 5/15/25

5:00 PM Amendment 20250237 – Tim and Angela Betz, property owner, 7445 Braucher NW, North Canton, Ohio 44720 proposes to rezone B-3 Commercial Business District to R-R Rural Residential District, parcel # 1601229, consisting of 4.66 acres located on the east side of Erie Ave. NW, approx. 4,400 ft. south of Traphagen, Sect. 31SE Jackson Twp. [\(Recommended Denial\)](#)

5:15 PM Amendment 20250303 – Mike Kochovski, 8667 Serenity Dr. NW, Massillon, Ohio 44646 agent for Rafael Madrigal, property owner, 6362 Hollyridge St. NW, North Canton, Ohio 44720 proposes to rezone R-R Rural Residential District to R-2 Two-Family Residential District 6367 Portage NW, consisting of 0.54 acres located approx.. 316 ft. east of Elaine on the north side of Portage, parcel # 1614436, Sect. 10 SE Jackson Twp. [\(Recommended approval\)](#)

5:30 PM Amendment #20250262 – Joni Poindexter, Jackson Township Zoning Inspector, agent for the Jackson Township Trustees, 5735 Wales Ave. NW, Massillon, Ohio 44646 proposes misc. text amendments, including, but not limited to, revisions to the R-3 PUD District regarding density, open space and distance between principal dwelling units. [\(Recommended approval\)](#)

Trustee Meeting 6/10/25

5:00 PM Amendment 20250237 – Tim and Angela Betz, property owner, 7445 Braucher NW, North Canton, Ohio 44720 proposes to rezone B-3 Commercial Business District to R-R Rural Residential District, parcel # 1601229, consisting of 4.66 acres located on the east side of Erie Ave. NW, approx. 4,400 ft. south of Traphagen, Sect. 31SE Jackson Twp. [\(Denied the recommendation for denial by the Zoning Commission and approved the rezone\)](#)

5:15 PM Amendment 20250303 – Mike Kochovski, 8667 Serenity Dr. NW, Massillon, Ohio 44646 agent for Rafael Madrigal, property owner, 6362 Hollyridge St. NW, North Canton, Ohio 44720 proposes to rezone R-R Rural Residential District to R-2 Two-Family Residential District 6367 Portage NW, consisting of 0.54 acres located approx.. 316 ft. east of Elaine on the north side of Portage, parcel # 1614436, Sect. 10 SE Jackson Twp. [\(Approved the recommendation of the Zoning Commission for approval and approved the rezone\)](#)

5:30 PM Amendment #20250262 – Joni Poindexter, Jackson Township Zoning Inspector, agent for the Jackson Township Trustees, 5735 Wales Ave. NW, Massillon, Ohio 44646 proposes misc. text amendments, including, but not limited to, revisions to the R-3 PUD District regarding density, open space and distance between principal dwelling units. [\(Approved the recommendation for approval as modified by the Trustees\)](#)

ZC Meeting 6/26/25

5:00 PM Amendment 20250421 – Vail Capital Group LLC, 7266 Portage NW, Massillon, Ohio 44646 agent for 2820 Farm LLC, property owner, 6472 Amblerwood NW, Canton, Ohio 44718 proposes to rezone R-R Rural Residential District to R-3 Planned Unit Development District, approx. 25 Acres, Parcel # 1612828 located on the northwest corner of Perry and Brunnerdale, Sect. 34 SE Jackson Twp. [\(Recommended denial\)](#)

Trustee Meeting 7/16/25

5:00 PM Amendment 20250421 – Vail Capital Group LLC, 7266 Portage NW, Massillon, Ohio 44646 agent for 2820 Farm LLC, property owner, 6472 Amblerwood NW, Canton, Ohio 44718 proposes to rezone R-R Rural Residential District to R-3 Planned Unit Development District, approx. 25 Acres, Parcel # 1612828 located on the northwest corner of Perry and Brunnerdale, Sect. 34 SE Jackson Twp. [\(Withdrawn\)](#)

BZA Meeting 9/11/25

5:00 PM Appeal 20250695 - Mike Kochovski, 8667 Serenity Dr. NW, Massillon, Ohio 44646 agent for Rafael Madrigal, property owner, 6362 Hollyridge St. NW, North Canton, Ohio 44720 requests a variance for a 20 ft. east and west side yard setback where 35 ft. is required per Art. IV Sect. 401.6 of the zoning resolution. Property located at 6367 Portage NW, Sect. 10SE Jackson Twp. Zoned R-2. [\(Approved\)](#)

5:15 PM Appeal 20250709 – John Elsey, 565 White Pond Dr. Akron, Ohio 44320 agent for Yona Group, 5264 Fulton NW, Canton, Ohio 44718 requests a variance to allow 3 back up waiting space where 5 spaces are required for a pick up window per Art. VI Sect. 601.5 (B) of the zoning resolution. Property located at 5264 Fulton NW, Sect. 23SE Jackson Twp. Zoned B-3. [\(Approved\)](#)

ZC Meeting 9/18/25

5:00 PM Amendment 20250685 – Vail Capital Group LLC, 7266 Portage NW, Massillon, Ohio 44646 agent for 2820 Farm LLC, property owner, 6472 Amblerwood NW, Canton, Ohio 44718 proposes to rezone R-R Rural Residential District to R-3 Planned Unit Development District, approx. 25 Acres, Parcel # 1612828 located on the northwest corner of Perry and Brunnerdale, Sect. 34SE Jackson Twp. [\(Recommended denial\)](#)

Trustee Meeting 10/14/25

5:00 PM Amendment 20250685 – Vail Capital Group LLC, 7266 Portage NW, Massillon, Ohio 44646 agent for 2820 Farm LLC, property owner, 6472 Amblerwood NW, Canton, Ohio 44718 proposes to rezone R-R Rural Residential District to R-3 Planned Unit Development District, approx. 25 Acres, Parcel # 1612828 located on the northwest corner of Perry and Brunnerdale, Sect. 34SE Jackson Twp. [\(Denied the recommendation for denial by the Zoning Commission therefore approved the rezone\)](#)

ZC Meeting 11/20/25

5:00 PM Amendment 20250898 - Leecrest Holdings LLC, PO Box 604 Massillon, OH 44648, property owner, proposes to rezone R-R Rural Residential District to R-1 Single Family Low Density Residential District, Parcel 10019129 located on the south side of Portage approx. 420 ft. east of Blendon Ave., and Parcels 10019167, 10019168, 10019169, 10019170, 10019171, 10019172, 10019173, 10019174, 10019175 located on the north side of Walbridge, total acreage consisting of approx. 25.54 AC, Sect. 14NE Jackson Twp.

BZA Meeting 12/4/25

5:00 PM Appeal 20250900 – McKinley Development Co. LTD, property owner, 8230 Pittsburg NW, North Canton, Ohio 44720 requests a conditional use permit for a 32-unit apartment building where a conditional use permit is required per Section 401.3 of the zoning code effective prior to 6/11/2015 for an existing R-4 zoned property. Property located at 7439 Hills and Dales, Sect. 33SE Jackson Twp.