

Jackson Township Board of Zoning Appeals
April 10, 2025

Members Present: Patrick Snyder
Jared Singer
Randy Alexander
Steve Gosney-Alternate
Alex McArthur-Alternate

Zoning Inspector: Joni Poindexter

Absent Members: Edward McDonnell
Debbie Busby

5:00 PM Appeal # 20250145- 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.

Mr. Snyder was acting Chairman due to the absence of Mr. McDonnell.

Mr. Snyder read the file application and contents of the file into the record.

Mr. Snyder swore in those in favor of the appeal: Patrick Kasmar, 1540 Corporate Woods Pkwy, Uniontown, Ohio 44685, Matt Garra, 1154 East Turkey foot Rd. Akron, Ohio 44312 and Theresa Bahm, 1114 West Main St, Marblehead, Ohio.

Mr. Kasmar stated they are requesting a building addition on the northeast side of the property that will exceed the 25 ft. side yard setback. The reason for the addition is for maintenance and to store vehicles. In case there is an oil spill or something when doing vehicle maintenance, by having the vehicles in a building it would prevent any environmental impacts to the waterway. They cannot store a lot of items outside therefore they need to be inside due to environmental impacts. By having the addition it allows them to have vehicle storage because the rest of the building is used for manufacturing.

Mr. Snyder stated the variance is for a 10 ft. setback as opposed to the required 25 ft. and asked why the addition needed to be so large.

Mr. Garra stated they need the additional storage because they are using the rest of the building for manufacturing and are running out of storage.

Ms. Bahm stated they have had EPA issues with storing things outside. They have a current courtyard in the middle of the building. That is their storage right now so they will be losing some of their storage area they currently have. They would like to store things inside. The building at the northeast end is going to be more than just vehicle storage. It is going to be storage of items that are currently outside that the EPA wants them to put inside. They are looking for the additional square footage for storage of items that have nothing to do with the maintenance of the vehicles or maintenance. It is also for storage of inventory and scrap material. They aren't allow to store scrap material outside anymore because when the rain comes down the EPA doesn't want the overflow from the metal running onto the concrete. This will give them more interior storage of items that can't be put outside.

Mr. Snyder asked if the addition could go anywhere else on the property.

Mr. Kasmar stated due to the existing site the addition could not be put anywhere else on the property.

Mr. Alexander asked if the addition would will be near the loading dock.

Ms. Bahm stated currently there is a concrete pad that will be torn out and the 3,900 sq. ft. building addition would be at the northeast portion of the building.

Mr. McArthur stated there is a parking lot to the west and asked why the parking couldn't be moved.

Mr. Kasmar stated they need the parking spaces. If the building were moved they would have to ask for a variance of the parking spaces.

Mr. Singer asked why the addition couldn't go to the southwest portion of the property.

Mr. Kasmar explained there are existing loading docks in that area.

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

Mr. Snyder closed to hearing public input.

Mr. Snyder stated it seemed like a reasonable request. There is nothing to the north that it will encroach upon. It is a good use and will improve the property by keeping items inside. He is okay with the request.

Mr. Singer stated that he agreed with Mr. Snyder and thinks practical difficulties have been met except for no other place to put it. From an EPA standpoint, to store items inside, he thinks it is the best use and meets the spirit and intent of the resolution.

Mr. Gosney stated based on the location if they had to move the addition to the parking area they would need other variances so he has no problem with the request.

Mr. McArthur stated it is a reasonable request and he agreed with the other board members.

Mr. Alexander stated he didn't have any issues with the request.

Mr. Snyder motioned to approval of the variance.

Mr. Gosney seconded the motion.

The vote was: Mr. Snyder-yes, Mr. Singer-yes, Mr. Alexander-yes, Mr. Gosney-yes, and Mr. McArthur-yes.

Mr. Snyder made a motion to approve the meeting minutes from the January 23, 2025 meeting.

Mr. Gosney seconded the motion.

The vote was: Mr. Snyder-yes, Mr. Singer-yes, Mr. Alexander-yes, and Mr. McArthur-yes.

Being no further business the meeting was adjourned.



Joni Poindexter

Jackson Township Zoning inspector

JACKSON TOWNSHIP BOARD OF ZONING APPEALS
CONCLUSIONS OF FACT
APPEAL #20250145

Upon the hearing, the Board determined that the variance would allow 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.

Whereas, upon the Board determined:

The variance is in the spirit and intent of the zoning resolution. The property will be improved and resolve EPA issues by having storage inside the building.

Whereas, the Board further:

Denied _____

Approved X

The 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.

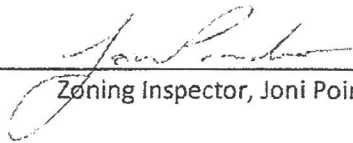
Mr. Snyder motioned to approve the variance as requested.

Mr. Gosney seconded the motion.

The vote was: Mr. Snyder-Yes
Mr. Alexander-Yes
Mr. Singer-Yes
Ms. McArthur-Yes
Mr. Gosney-Yes



Chairman



Zoning Inspector, Joni Poindexter