Jackson Township Board of Zoning Appeals
July 23, 2026

Members Present:	Patrick Snyder
	Alex McArthur
	Randy Alexander
	Steven Gosney-Alternate
	Nick Young-Alternate
Zoning Inspector:	Joni Poindexter
Absent Members:	Debbie Busby
	Jared Singer

5:00 PM Appeal # 20260495 – Jon Nottingham, 428 Royal Santana Run, Weatherford, TX 76087 agent for Deron & Patricia Millman, property owner, 7990 Mount Pleasant NW, North Canton, Ohio 44720 requests a variance for a 6560 sq. ft. addition to an existing 1,792 sq. ft. accessory building at a height of 33'10" for a total of a 8,352 sq. ft. building in addition to an existing 225 sq/ft. small chapel building for a total of 8,577 sq. ft. where a total of 5,000 sq. ft. at a height of 18 ft. is permitted per Art. IV Sect. 401.11 & 401.12(A) of the zoning resolution. Property located at 7990 Mount Pleasant NW, Sect. 4NW Jackson Twp. Zoned R-R.

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

Mr. Snyder swore in those is favor of the appeal.

Mr. Jon Notttingham, 428 Royal Santana Run, Weatherford, TX explained that he is a builder and developer. Mr. Nottingham is a surveyor and he was going to replat that land and put a separate structure on the replatted property but he thought it would be better to add to the existing accessory structure that is there and ask for a variance. If you look at the GIS this will not impede on any neighbors and can't be seen from the street. The property is about 56 acres They could separate the land and build another single family home for the structure. If he has to do that I guess he will. He is trying to do an addition to the barn to have a trophy room and there might be a gym in there and a bath room but it will pretty much be a hall to show his trophy's.

Mr. Snyder stated so they are adding 6527 to the existing building will a height of 33-1/2 ft. and currently the zoning allows for 5,000 sq. ft. with a height of 18 ft.

Mr. Nottingham stated there is currently a barn on the property and Mr. Millman is wanting to build a new section to have his awards and a trophy room to the current structure that is already there. It's going to kind of be a hall with high ceilings.

Previously he was using Wooster Custom Builders and he doesn't think the builder was present at the last hearing about 1-1/2 years ago.. He believes since that time there was an increase in the allotted square footage for accessory buildings.

Mr. Young stated since the previous appeal was denied and the Zoning Commission increased the allowance to 5,000 so it was reviewed and raised and that is the number the board came up with.

Mr. Nottingham stated with the nature of this specific property it is over 56 acres so it is unique.

Mr. Alexander stated if he is doing his math right and they are permitted 5,000 sq. ft. and they are asking for an addition 3,577 sq. ft. and the second one is 18 ft. in height is permitted and they are asking for 33-1/2 ft. so they are asking for an additional 15 ft. in height.

Mr. Nottingham stated that is correct.

Mr. Young asked Ms. Poindexter if the property could be parceled off in the future.

Ms. Poindexter stated it could. It has a large water course of the property but could be split.

Mr. Nottingham stated that the property could only be approved for one septic so there could only be one other residence.

Mr. Gosney stated for clarification no one would be living the accessory structure.

Mr. Nottingham stated the application is just for trophy's and a hang out. It's a really cool man cave.

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

Mr. Snyder stated they had a previous request that was denied but since then they have increase the amount but the height hasn't changed.

Mr. Alexander stated as far as the percentages the first variance 3,357 sq. ft. for the addition. One thing that was different is the height was 30 ft. and now it 33-1/2 so in 2024 that had a 3.357 sq. ft. variance and now they have 3,577 so there isn't much of a change there. The increase in height in about a 75% increase so it is almost double. The building size is almost a 50% increase.

Mr. Nottingham stated that he is happy to make an amendment if needed to get them close to their liking. If the board is willing to go 29 ft. in height as opposed to 33 he can do that but he is trying to keep the same roof pitch.

Mr. Snyder stated they could split the vote if Mr. Nottingham would like them to. Mr. Nottingham could make a modification or vote on it as is.

Mr. Nottingham stated he would love to leave it the same but if that's an issue he could lower it some but this is what the home owner request and he is trying to get it close to their liking.

Mr. Young stated as far as cubic feet as a whole its about 3 times what is allowed.

Ms. Poindexter asked if they removed some of the building from the last time this was in front of the board because the numbers are different.

Mr. Nottingham stated not from the current structure. He used the footprint that did not count the basement structure.

Mr. Nottingham asked if modified would that be a different meeting.

Ms. Poindexter explained the process of a modification and if the application were modified this evening then the board would vote on it at this hearing. Otherwise the board could continue the hearing the give him time to speak to the home owner regarding any modification.

Mr. Nottingham stated he would like to board to vote as is and if they need to modify later they could.

Mr. Snyder closed the hearing to public put.

Mr. Alexander stated they are asking for a substantial amount of a variance. Based on what he sees and looking at the previous variance and what they discussed, there is no practical difficulty. When the resolutions are made and the trustee sign off on them if there is a practically difficulty it is fine but to change this much square footage and the height they are making a big change. He is not in favor.

Mr. Snyder stated the percentages are about the same and even with the change of 3,000 to 5,000 is still a big change.

Mr. Snyder made a motion to approve appeal # 20260495 as requested.

Mr. Gosney seconded the motion.

The vote was: Mr. Snyder-no, Mr. Gosney-no, and Mr. McArthur-no. Mr. Alexander-no, and Mr. Young-no.

Being no further business the meeting was adjourned.

Respectfully submitted



Joni Poindexter

Jackson Township Zoning Inspector

JACKSON TOWNSHIP BOARD OF ZONING APPEALS
CONCLUSIONS OF FACT
APPEAL #20260495

Upon the hearing, the Board determined that the variance would allow for a 6,560 sq. ft. addition to an existing 1,792 sq. ft. accessory building at a height of 33'10" for a total of a 8,352 sq. ft. building in addition to an existing 225 sq/ft. small chapel building for a total of 8,577 sq. ft. where a total of 5,000 sq. ft. at a height of 18 ft. is permitted per Art. IV Sect. 401.11 & 401.12(A) of the zoning resolution. Property located at 7990 Mount Pleasant NW, Sect. 4NW Jackson Twp. Zoned R-R.

Whereas, upon the Board determined:

There is no practical difficulty and the request is substantial.

Whereas, the Board further:

Denied X

Approved _____

The variances allow for a 6,560 sq. ft. addition to an existing 1,792 sq. ft. accessory building at a height of 33'10" for a total of a 8,352 sq. ft. building in addition to an existing 225 sq/ft. small chapel building for a total of 8,577 sq. ft. where a total of 5,000 sq. ft. at a height of 18 ft. is permitted

Mr. Snyder motioned to approve the variance as requested.

Mr. Gosney seconded the motion.

The vote was: Mr. Snyder-No
Mr. McArthur-No
Mr. Gosney-No
Mr. Young-No
Mr. Alexander-No

Chairman

Zoning Inspector, Joni Poindexter