Jackson Township Board of Zoning Appeals
October 22, 2026

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

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

5:00 PM Appeal #20260955 - Andrews Foreign Car Service LLC, Andrew Strzyzynski, property owner, 10547 Lincoln St. SE, East Canton, Ohio 44730 requests a variance for a 5' south, 12' east (front), and 17' north building setback where a 50 ft. East (front) and 25 ft. north and south building setback are required and a 0 ft. east (front) and north parking setback where a 20 ft. east (front) and a 5 ft. north parking setback is required per Art. IV Sect. 411.5 & 411.8 of the zoning resolution. Property located at 6817 Wise Ave. NW, Sect. 12SE Jackson Twp. Zoned I-1.

Ms. Poindexter gave a summary regarding the background of the property being that it was a previous non-conforming single-family home in an industrial district. With the property being only 64 ft. wide is practically impossible to be utilized for a use permitted in the industrial district without a variance due to the required 50 ft. front and 25 ft. side yard setbacks. The home is one of the last ones located in the area that is zoned I-1. There are several properties surrounding this one in which the building and/or parking are either up to the road right of way or very close to it. The fire department has no issues with the variance.

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

Mr. Michael Sibla, 6146 Cherry Blossom Cir. NW stated the building is an eye sore, and the lot is very small. He would like to help them put a nice building on the property. Mr. Strzyzynski purchased the property and when checking the zoning he found out that it was zoned industrial. They would like to tear the building down and build a nice building for his business.

Mr. Snyder stated it is a small lot, and the house is in bad shape. Mr. Snyder asked if basically, they are going to clear the lot and build a new building.

Mr. Sibila stated yes. With the help of Joni they came up with a 40 x 60 building. It will be a nice building and bring revenue to the township. The fire department had no issue with the site plan.

Ms. Busby stated it is pretty clear cut.

Mr. Andrew Strzyzynski, 10547 Lincoln St. SE, East Canton, Ohio 44730 stated this is a small family business that he has with his son, wife and stepson. He is looking to build a building for his business on his own property. He building will a nice and improve the area.

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

Mr. Snyder closed the appeal to public input.

Mr. Alexander stated there was a variance similar to this for a property located along Wales that was approved at the last meeting. With the size of the lot and the old building, it does not make sense to do nothing with the lot. There is an opportunity to develop the property, and he has no problem with the variances.

Mr. McArther stated the size of the lot creates a practical difficulty, and the property will be improved by redeveloping it.

Mr. Young and Ms. Busby agreed with the other board members.

Mr. Snyder motioned for approval of the variances.

Mr. Alexander seconded the motion.

The vote was: Mr. Snyder-yes, Mr. Alexander-yes, Mr. Young-yes, Mr. McArthur-yes, and Ms. Busby-yes.

Ms. Poindexter asked for approval of the meeting minutes from the September 10th meeting. Those that were in attendance that could vote are Ms. Busby, Mr. Alexander, and Mr. Young.

Mr. Alexander made a motion to approve the meeting minutes from the September 10th meeting.

Ms. Busby seconded the motion.

The vote was: Mr. Alexander-yes, Ms. Busby-yes, and Mr. Young-yes.

Ms. Poindexter asked for approval of the meeting minutes from the October 8th meeting. Those that were in attendance that could vote are Mr. Alexander, Mr. Young, and Mr. McArthur.

Mr. Alexander motioned for approval of the October 8th meeting minutes.

Mr. McArthur seconded the motion.

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

Being no further business Mr. Snyder motioned to adjourn, and Mr. Alexander seconded.

All was in favor of adjournment.

Respectfully submitted

Joni Poindexter

Jackson Township Zoning Inspector

JACKSON TOWNSHIP BOARD OF ZONING APPEALS
CONCLUSIONS OF FACT
APPEAL #20260955

Upon the hearing, the Board determined that the variance a 5' south, 12' east (front), and 17' north building setback where a 50 ft. East (front) and 25 ft. north and south building setback are required and a 0 ft. east (front) and north parking setback where a 20 ft. east (front) and a 5 ft. north parking setback is required per Art. IV Sect. 411.5 & 411.8 of the zoning resolution. Property located at 6817 Wise Ave. NW, Sect. 12SE Jackson Twp. Zoned I-1

Whereas, upon the Board determined:

The practical difficulty is the size of the property as it is very small and with the required setbacks for an I-1 district there is practically no way it could be redeveloped without variances

Whereas, the Board further:

Denied_____

Approved X

The variance a 5' south, 12' east (front), and 17' north building setback where a 50 ft. East (front) and 25 ft. north and south building setback are required and a 0 ft. east (front) and north parking setback where a 20 ft. east (front) and a 5 ft. north parking setback is required.

Mr. Snyder motioned to approve the variance as requested.

Mr. Alexander seconded the motion.

The vote was: Mr. Snyder-Yes
Ms. Busby-Yes
Mr. Alexander-Yes
Mr. McArthur-Yes
Mr. Young-Yes

Patrick Snyder
Chairman

Joni Poindexter
Zoning Inspector, Joni Poindexter