Jackson Township Board of Zoning Appeals
October 8, 2026

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

Mr. Gosney served as Chairman due to the absence of Mr. Snyder and Mr. Singer.

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

5:00 PM Appeal # 20260874 - Linda and Kenneth Perez, property owner, 3305 Anglo Circle NW, Canton, Ohio 44708 requests a variance for a storage shed to be at a 5 ft. side (west) and rear (south) yard setback where 10 ft. is required per Art. IV Sect. 401.11 of the zoning resolution. Property located at 3305 Anglo Circle NW, Sect. 34NE Jackson Twp. Zoned R-1.

Mr. Gosney swore in those in favor of the variance.

Mr. Jason Bing, 4580 Stephen Circle NW, Canton, Ohio stated the shed has been there about 4 years. The main concern is the drainage. There is a county storm sewer on the southwest section of the shed that is along the properties. There is also a French drain on the front south corner of the shed. The concern is that if the shed is moved it could make the water worse. It is a nice shed and is not a determinant to the neighbors. Three of the neighbors wrote letters in favor of the variance. When they receive a letter from the township they immediately applied for the variance.

Mr. Alexander asked if they knew there was a water problem, and why they couldn't move it to the east.

Mr. Bing stated there are water problems to the east and it would direct water more towards the homes if moved to the east.

Mr. Alexander asked if the north end of the property is always wet.

Mr. Bing stated not always, but there has been some flooding.

Mr. Bing presents photos of the shed and flooding.

Mr. Bing stated the drainage is the main issue, and it would be expensive to move. The neighbors are okay with the variance per the letters that were issued. The variance is small and by granting the variance it will not affect the spirit and intent of the zoning resolution.

Mr. Balla, 3302 Hadrian Circle stated the corner of his yard is cattycorner to their house and he submitted a letter. The structure is pleasing to the eyes, and he has no issues with the structure and supports the variance.

Mr. Perez, 3305 Anglo Circle stated originally there were 3 pine trees in the yard and mounding. The pines trees died and he removed them. He needed something to store his outside items in. The location he chose was where the pine trees previously were, so he leveled the dirt and built a foundation. Nothing was done by malice and was done in good faith. The area was already mounded and raised so he thought it was the best location for the shed. The area gets wet in other areas of the yard. He apologized for not coming to the board previously.

Mr. Young asked if the French drains helped with the flooding.

Mr. Perez stated yes and explained how it worked.

No one else spoke in favor.

Mr. Gosney swore in those in opposition to the variance.

Mr. Wilson, 3320 Hadrian Circle stated he lives directly behind the property in question. The shed does flood but it floods on his side of the property line. The drain around the lot gets clogged due to items that are stored there.

When he wanted to build something for his pet he was told he couldn't build close to the property line. Mr. Perez made a complaint about his pig.

No one else spoke in opposition to the appeal.

Mr. Perez stated Mr. Wilson had a pig. He called zoning and zoning said he couldn't have it, so Mr. Wilson made a complaint about the shed. Mr. Perez stated the pig was in the back yard. He asked Mr. Wilson about the Pig and he said he is allowed to have it because it is nonconsumable. The pig smelled. For him to come after him because he had a pig is not right. Mr. Wilson is here out of spite.

Mr. Gosney closed the hearing to public input.

Mr. Alexander asked Ms. Poindexter if this recently happened.

Ms. Poindexter stated yes.

Mr. McArthur stated there are special conditions with the flooding and it won't change the character of the neighborhood.

Mr. Alexander stated that there have been people that came in before regarding a variance for a shed that has been there for a while and then there were issues with neighbors. There is flooding that is an issue.

Mr. McArthur stated there are letters that were submitted in support by the neighbors.

Mr. Alexander stated that some of the neighbors are here in favor that submitted a letter.

Mr. Alexander made a motion to approve appeal 20260874 as requested.

Mr. McArthur seconded the motion.

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

5:15 PM Appeal #20260903 – Brian Linc, 1731 Star St. NW, Uniontown, Ohio 44685 agent for Canton Broadcasting LLC, property owner, 7257 Fulton Dr NW, Suite 59-238, Canton, Ohio 44718 requests the following variances #1) a 14 ft. front west setback for existing building and 31 ft. front west setback for new building addition where 50 ft. is required, #2) A 10 ft. north side yard setback for existing and new building addition where 16 ft. is required, #3) A 62 ft. rear east existing and new building addition setback where 75 ft. is required per Art. IV Sect. 401.5 of the zoning resolution, and #4) A 12 ft. rear east existing parking setback where 20 ft. is required per Art. IV Sect. 401.5 of the zoning resolution and, #5) a zero ft. front west existing parking setback where 20 ft. is required per Art. IV Sect. 411.6 of the zoning resolution. Property is located at 7316 & 7304 Wales NW, Sect. 10NW Jackson Twp. Zoned B-3.

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

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

Mr. Brian Linc, 1731 Star St. NW, Uniontown, Ohio stated the existing building is a business. He would like to square up the building. The north building is built like a home but is utilized as a business. The other portion of the building is a business. They want to put a real estate business in one portion of the building and utilize the other portion of the building to store items used to stage a property that is for sale per the real estate business.

Mr. Alexander asked if the little bump out on the existing building was previously utilized by lady that did jewelry.

Mr. Linc stated yes. They are not going to demo the outside of the building but will remodel the inside and probably put in a slab to support 100 lbs. per square foot.

Mr. Alexander asked if the dark portions shown on the site plan are the new additions.

Mr. Linc stated yes.

Mr. Young asked what the intensions are for the outside.

Mr. Linc showed the board a copy of the elevations for the new additions.

Mr. Linc stated the intent is to flush out the building, and the house area will no longer look like a house. There is no work to the south of the building, and they will re-stripe the parking lot.

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

Mr. Gosney closed the hearing to public input.

Mr. Alexander stated in looking at the building they are coming into compliance per the variances and the two additions do not change the setbacks of what is currently there.

Mr. Young agreed and stated he thinks the structure will be more pleasing.

Mr. McArthur made a motion to approve the variance for appeal 20260903 as requested.

Mr. Alexander seconded the motion.

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

Ms. Poindexter stated the previous meeting minutes could not be voted on due to the fact that the members that participated in the previous hearings are not present for a quorum.

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 #20260874

Upon the hearing, the Board determined that the variance would allow for a storage shed to be at a 5 ft. side (west) and rear (south) yard setback where 10 ft. is required per Art. IV Sect. 401.11 of the zoning resolution. Property located at 3305 Anglo Circle NW, Sect. 34NE Jackson Twp. Zoned R-1.

Whereas, upon the Board determined:

The practical difficulty is the drainage on the property.

Whereas, the Board further:

Denied_____

Approved X

The variance for a storage shed to be at a 5 ft. side (west) and rear (south) yard setback where 10 ft. is required.

Mr. Alexander motioned to approve the variance as requested.

Mr. McArthur seconded the motion.

The vote was: Mr. Alexander-Yes
Mr. Gosney-Yes
Mr. McArthur-Yes
Mr. Young-Yes

Chairman

Zoning Inspector, Joni Poindexter

JACKSON TOWNSHIP BOARD OF ZONING APPEALS
CONCLUSIONS OF FACT
APPEAL #20260903

Upon the hearing, the Board determined that the variance would allow for the following variances #1) a 14 ft. front west setback for existing building and 31 ft. front west setback for new building addition where 50 ft. is required, #2) A 10 ft. north side yard setback for existing and new building addition where 16 ft. is required, #3) A 62 ft. rear east existing and new building addition setback where 75 ft. is required per Art. IV Sect. 401.5 of the zoning resolution, and #4) A 12 ft. rear east existing parking setback where 20 ft. is required per Art. IV Sect. 401.5 of the zoning resolution and, #5) a zero ft. front west existing parking setback where 20 ft. is required per Art. IV Sect. 411.6 of the zoning resolution. Property located at 7316 & 7304 Wales NW, Sect. 10NW Jackson Twp. Zoned B-3.

Whereas, upon the Board determined:

The practical difficulty is the structure and parking are existing, and the additions are going no closer to the property lines than the current structure and parking. By granting a variance for the existing setbacks as well as the additions it brings the property into conformance with the zoning per the variances.

Whereas, the Board further:

Denied_____

Approved_X___

The variances as follows: #1) a 14 ft. front west setback for existing building and 31 ft. front west setback for new building addition where 50 ft. is required, #2) A 10 ft. north side yard setback for existing and new building addition where 16 ft. is required, #3) A 62 ft. rear east existing and new building addition setback where 75 ft. is required per Art. IV Sect. 401.5 of the zoning resolution, and #4) A 12 ft. rear east existing parking setback where 20 ft. is required per Art. IV Sect. 401.5 of the zoning resolution and, #5) a zero ft. front west existing parking setback where 20 ft. is required per Art. IV Sect. 411.6 of the zoning resolution.

Mr. McArthur motioned to approve the variance as requested.

Mr. Alexander seconded the motion.

The vote was: Mr. Alexander-Yes
Mr. Gosney-Yes
Mr. McArthur-Yes
Mr. Young-Yes

Chairman

Zoning Inspector, Joni Poindexter