

Jackson Township Zoning Commission Meeting Minutes  
April 16, 2026

Members Present: Justin Gantz  
Dustin Wiggins  
Erin Domenico  
Joshua Taylor-Alternate  
Cody Lindeman-Alternate  
Zoning Inspector: Joni Poindexter  
Absent Members: Rich Cosgrove  
David Calveski

5:00 PM Amendment 20260173 – Joni Poindexter, Jackson Township Zoning Inspector, agent for the Jackson Township Trustees, 5735 Wales Ave. NW, Massillon, Ohio 44646 proposes misc. text amendments to the zoning resolution including but not limited to definitions, agricultural uses on lots or parcels two acres or less, attached townhouse on individual lots, temp. signs, application fees, and expiration of zoning applications.

The board postponed Chairman and Vice Chairman nominations for 2026 until the next meeting due to the absence of Mr. Cosgrove.

Mr. Wiggins was acting Chairman due to the absence of Mr. Cosgrove.

Mr. Wiggins read the application into the record.

Ms. Poindexter explained that she had several work sessions with the Trustees regarding the proposed text amendments. The main focus on the text amendments was within the R-3 district although there were other changes that needed to be made for clarification purposes and updates.

After several meetings and going back to the Trustees for a final draft, the trustees initiated the text amendments. A copy of the changes was emailed to the Commission members that were highlighted in blue. The only feedback received was from Mr. Cosgrove.

Based on the feedback received some proposed modifications are suggested that are highlighted in red. Everyone was given a revised copy for review.

Ms. Poindexter reviewed the proposed amendments and modifications to the original proposed were made as follows:

**Misc. Text & R-3 Amendments** Blue Highlight indicates proposed changes for Amendment. Red is modifications per ZC hearing.

## SECTION 201.2 DEFINITIONS

**Delete the definition** “Dwelling Unit, Single Family Attached: Dwelling units that are structurally attached to one another, side by side, and erected as a single building, each dwelling unit being separated from the adjoining unit or units by a party wall, without openings extending from the basement floor to the roof and each such building being separated from any other buildings by open space on all sides and including such elements as separate ground floor entrances and service and shall include permanently sited manufactured homes. A single family attached building shall contain no more than four (4) attached dwelling units and may include either condominium or apartment (rental) units.”

**REASON:** Leave the definition in the regulations as it addresses what is considered attached for all units. (NO CHANGE)

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**NOTES:** \_\_\_\_\_

**Add the definition of “Dwelling Unit, Single Family Attached Units on Fee Simple Individual Subdivided Lots** ~~Townhouse/Villa.~~ A townhouse/villa is a single family dwelling unit that extends from the foundation to the roof on an individual single family fee simple subdivided lot constructed in a group of two to four attached units that share one or more walls in which each dwelling unit owner holds title to both their unit and the underlying land in which the unit is located on, and includes a small yard.

**REASON:** To define what is considered a single family attached ~~townhouse/villa~~ units on Fee Simple Individual Subdivided Lots.

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**NOTES:** Any dwelling could be called a townhouse or villa so it is best to not spell out a name and just label them as attached units on fee simple individual subdivided lots.

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**Add the definition of “Dwelling Unit, Single Family Attached Condominium –** A single family dwelling unit that extends from the foundation to the roof of the unit and is constructed in a group of two to four attached units that share one or more walls in which each dwelling unit owner holds title to the unit but not the underlying land in which the unit is located.

Condominium-A form of real property ownership in which a declaration has been filed submitted the property to the condominium form of ownership pursuant to the Ohio Revised Code chapter 5311 and under which each owner has an individual ownership interest in a unit with the right to exclusive possession of the unit and an undivided ownership interest with other unit owners in the common elements of the condominium property.

Condominium Development – A condominium property in which two or more individual residential or water slip units, together with their undivided interests in the common elements of the property, are offered for sale pursuant to a common promotional plan.

**REASON:** To define what is considered a Single Family Attached Condominium.

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**NOTES:** Add a supplement to the definition as to what constitutes a condominium and Condominium development per the Ohio Revised Code definitions.

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**Change the definition “Dwelling, Two-Family:** One ~~A~~ building designed for two individual single family dwelling units and used exclusively by two families living independent of each other.

**REASON:** To clarify the building is designed for two individual single family dwelling units.

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**NOTES:** \_\_\_\_\_

**SECTION 401.17 OPEN SPACE REQUIREMENTS FOR PLANNED DEVELOPMENTS IN R-3 AND R-6 PUD DISTRICTS**

**SECTION 401.17 (B) (3) Delete** ~~“If single family attached and single family detached dwellings are incorporated into one overall R-3 PUD plan, the required open space and maximum density shall be in accordance with R-3 Single Family Detached requirements.”~~

**REASON:** Per section 401.12(A) Planned Unit Developments in R-3 Residential Planned Unit Development District , The R-3 Single Family Detached shall consist of single-family detached units only therefore 401.17 (B) (3) should be deleted because no attached units would be permitted.

**NOTES:** \_\_\_\_\_

Section 401.19 is totally being revamped so most of the regulations fall under one section as opposed to flipping back and forth to different sections to find the regulations. Most of the wording remains the same. The major change is allowing ~~Townhouse/Villa~~ attached single-family dwelling units on fee simple individual lots in the R-3 district in which the units are at a zero ft. setback at the point they are attached to allow ~~townhouse~~ owners to own the unit and the land under the unit.

**SECTION 401.19 REGULATIONS FOR R-3 RESIDENTIAL PLANNED UNIT DEVELOPMENT DISTRICT** ~~in addition to Section 401.15, 401.16 & 401.17~~

**The following regulations for an R-3 Residential Development shall apply in addition to Sections 401.15, 401.16 and 401.17.**

An application for a general development plan shall be submitted in addition to a map amendment application.

**Change A to the following:**

- A. This district will provide for:
  - 1. Detached and attached planned housing developments ~~this will~~ that provide an alternative to apartment and single-family subdivisions with no compromise in beauty or livability ~~that may include the following:~~
    - a. Detached dwellings on fee simple individual single-family lots.
    - b. Attached ~~Townhouse/Villa~~ single family dwelling units at a zero ft. setback at point of attachment of a fee simple individual single-family lot.
    - c. Attached condominium single-family dwelling units
  - 2. Houses with traditional appearances and designs, adequate parking, and landscaping and designed for privacy as well as appearance.
  - 3. Promotion and protection of open space.

**REASON:** To specify the different type of units permitted.

**NOTES:** Any dwelling could be called a townhouse or villa so it is best to not spell out a name and just label them as attached units on fee simple individual subdivided lots.

**REPLACE B with the following:**

~~B. Requirements:~~

- ~~1. The maximum building and paving coverage shall be seventy (70%) for developments without fee simple lots.~~
- ~~2. Projects with more than one dwelling shall be considered as one (1) dwelling for the purpose of determining front, side and rear yard setback requirements, except individually subdivided~~

- ~~lots shall comply with Section 401.19(B)(6).~~
- ~~3. The minimum front yard setbacks shall be forty (40) feet measured from any existing public street right of ways. The minimum setback from the edge of any private street shall be twenty (20) feet. The minimum setback from any newly constructed public right of ways shall be twenty-five (25) feet.~~
  - ~~4. The minimum setback of units on the perimeter of the development shall be twenty-five (25) feet measured from adjacent property lines, except those that are located on individual subdivided single-family lots.~~
  - ~~5. Cement, block, or brick patios (open and unenclosed without a roof) may extend a maximum of ten (10) feet into the required yard area, except individually subdivided lots.~~
  - ~~6. The minimum distance between single-family detached dwellings, single-family attached dwellings, or single-family attached and detached dwellings shall be twenty (20) feet.~~
  - ~~7. Individually subdivided single-family lots may be included as part of an R-3 Residential PUD project and need not comply with the lot area, lot width, or yard requirements established in Section 401.5 to 401.6, except that the minimum lot size for any fee simple subdivided lot in an R-3 Single Family Detached PUD shall be 7,500 sq. ft. and the minimum rear and side yard building setback shall be 10 ft. for the principal building.~~
  - ~~8. No portion of common open space areas may be utilized to meet minimum building setbacks or required yard area or serve as part of the required separation between buildings.~~

B. Requirements:

**Detached dwelling on a fee simple individual single-family lot:**

1. One individual dwelling unit per fee simple individual single-family lot.
2. Fee simple lots must have a minimum street frontage of 25 ft.
3. The minimum front yard setback shall be forty (40) feet measured from an existing public street right of way. The minimum setback from the edge of any private street shall be twenty (20) feet. The minimum setback from any newly constructed public right of ways shall be twenty-five (25) feet.
4. The minimum lot size shall be 7,500 sq. ft.
5. The minimum side and rear setback for the principal building shall be 10 ft., except when abutting a secondary road right of way the minimum setback shall be 20 ft. from the edge of pavement of a private street, or 25 ft. from a newly constructed or existing public right of way.
6. No portion of the common open space area may be utilized to meet the minimum building setbacks or required yard area or serve as part of the required separation between buildings.
7. The foundation size of a single-family dwelling shall have an area of not less 750 sq. ft. or, the total floor area of a full two (2) story single family dwelling shall not be less than twelve-hundred (1,200) sq. ft.
8. Street Requirements:
  - a. All public streets and private streets shall be designed and constructed in accordance with Stark County Subdivision Regulations.
  - b. Written approval or conditional approval of street arrangement connections per access management requirements.
  - c. Permanent dead end streets shall not exceed seven-hundred fifty (750) feet in length.

**REASON:** To list the requirements for detached Dwelling on fee simple lots. Adding #1 & 2 for clarification. Street requirements are added to this section as opposed to a general section.

**NOTES:** \_\_\_\_\_

**Townhouse/Villa Attached single-family dwelling units on fee simple individual lots:**

1. One attached dwelling unit per fee simple individual lot.
2. Fee simple lots must have a minimum street frontage of 25 ft.
3. Shall not exceed four (4) units per attached building.
4. The minimum setback of units around the perimeter of the development property shall be twenty-five (25) feet measured from adjacent property lines.
5. A landscaped buffer shall be provided along the perimeter of the development where the rear of the units abuts an R-R, R-1, or R-1A District or an existing road right of way in compliance with the following:
  - a. A maintained, landscaped earthen-mound that is at least five (5) feet wide, that is not less than four (4) feet or more than six (6) feet in height and has ten (10) shrubs per every 100 linear feet in length.
6. The minimum front yard setback shall be forty (40) feet measured from an existing public street right of way. The minimum setback from the edge of any private street shall be twenty (20) feet. The minimum setback from any newly constructed public right of ways shall be twenty-five (25) feet.
7. Each attached ~~townhouse/villa~~ dwelling unit shall be at a zero ft. setback at point of attachment on a fee simple individual lot.
8. The minimum side and rear yard setback of ~~townhouse/villa~~ attached single family buildings shall be 10 ft., except as otherwise stated in these regulations. ~~those around the perimeter of the property from adjacent properties shall be 25 ft., or when abutting a secondary road right of way the minimum those around the perimeter of the property from adjacent properties shall be 25 ft., or when abutting a secondary road right of way the minimum setback shall be 20 ft. from the edge of pavement of a private street or 25 ft. from a newly constructed or existing public right of way.~~
9. A minimum 5-foot wide open space or easement shall be provided along the rear lot line of every ~~townhouse/villa~~ individual lot, and along the side lot line of all end units. This area must remain unobstructed to allow access to the rear yards of the interior units. Fences, walls, vegetation other than grass, and any other structures are not permitted within the required 5 foot open space or easement area.
10. The foundation size of a single-family dwelling unit shall have an area of not less 750 sq. ft. or, the total floor area of a full two (2) story single family dwelling shall not be less than twelve hundred (1,200) sq. ft.
11. The minimum lot size for an individual attached ~~townhouse/villa~~ unit shall be 1,400 sq. ft.
12. Street Requirements:
  - a. All public streets and private streets shall be designed and constructed in accordance with Stark County Subdivision Regulations.
  - b. Written approval or conditional approval of street arrangement connections per access management requirements.
  - c. Permanent dead end streets shall not exceed seven-hundred fifty (750) feet in length.

**REASON:** To list the requirements for attached ~~Townhouse/Villas~~ units on fee simple lots. Add #5-Landscaping requirement when abutting certain districts and existing road right of ways. Modify #8 so it is not repeating what is already in this section as listed under #6. Number 9 creates an easement or open space to get to the rear yards of the interior lots. Add street requirements to this section as opposed to a general section.

**NOTES:** \_\_\_\_\_

**Attached condominium dwelling units:**

1. Shall not exceed four (4) units per attached building.
2. The minimum setback of units around the perimeter of the development property shall be twenty-five (25) feet measured from the adjacent property lines.
3. A landscaped buffer shall be provided along the perimeter of the development where the rear of the units abuts an R-R, R-1, or R-1A District or an existing road right of way in compliance with the following:
  - a. A maintained, landscaped earthen-mound that is at least five (5) feet wide, that is not less than four (4) feet or more than six (6) feet in height and has ten (10) shrubs per every 100 linear feet in length.
4. The minimum front yard setback shall be forty (40) feet measured from an existing public street right of way. The minimum setback from the edge of any private street shall be twenty (20) feet. The minimum setback from any newly constructed public right of ways shall be twenty-five (25) feet.
5. The foundation size of a single-family dwelling shall have an area of not less 750 sq. ft. or, the total floor area of a full two (2) story single family dwelling shall not be less than twelve hundred (1,200) sq. ft.
6. Attached dwellings shall be restricted to units that share common walls but shall not be stacked with shared ceilings or floors.
7. The distance between two or more attached condo buildings, an attached condo building and an attached buildings on a ~~townhouse/villa~~ fee simple individual subdivided lot, an attached condo building and a detached single-family dwelling, or an attached condo building and a detached fee simple individual subdivided lot shall be twenty (20) feet.
8. Cement, block, or brick patios (open and unenclosed without a roof) may extend a maximum of ten (10) feet into the setback between buildings. All other constructed decks or porches (with or without a roof) must meet the 20 ft. setback between buildings.
9. The maximum building and paving coverage shall be seventy (70%) percent.
10. Street Requirements:
  - a. All public streets shall be designed and constructed in accordance with Stark County Subdivision Regulations.
  - b. Written approval or conditional approval of street arrangement connections per access management requirements.
  - c. Private streets shall be at least twenty-two (22) feet in width and cul-de-sac on private streets shall have a minimum radius of forty-four (44) feet, measured from the center of the cul-de-sac or in compliance per the Ohio Fire Code Appendix D for adequate movement of safety vehicles.
  - d. Permanent dead-end streets shall not exceed seven-hundred fifty (750) feet in length.
  - e. In the event of any intention of the developer to request future acceptance of private streets by the Township, such private streets shall be built according to Stark County Subdivision Regulations with sufficient land set aside to serve as the public right-of-way as required by County Regulations.

**REASON:** To list the requirements for attached condo units. Add #3 Landscaping requirement when abutting certain districts and existing road right of ways. #6 change words townhouse/villa to buildings. Add street requirements to this section as opposed to a general section.

**NOTES:** \_\_\_\_\_

- C. Height shall be regulated by Section 401.8.
- D. Accessory buildings shall be regulated by Section 401.11.
- E. Parking as required in Chapter 601.
- F. Signs as permitted in Chapters 501-502.
- G. **General Development Plan Submission Requirements:**
  - 1. An accurate legal description of the entire property prepared by or certified by a registered surveyor of the state.
  - 2. Written approval or conditional approval of street arrangement connections per access management requirements.
  - 3. The general location of existing structures and access points on adjacent parcels within 50 feet surrounding the site.
  - 4. The general layout of the proposed internal road system, indicating the proposed right of way of all proposed public streets, or the width of a private street.
  - 5. The general location of all single-family lots, including dimensions and acreage.
  - 6. The general location of all attached principal dwelling units and driveways, distance between other structures and/or setbacks from lot lines where there are individual subdivided lots, setbacks from a new or existing public right of way, the edge of pavement from a private street and the setbacks around the perimeter of the property measured from adjacent property lines.
  - 7. The general location and acreage of easements and/or common open space areas, if applicable.
  - 8. **Proposed landscaping buffer, as applicable.**
  - 9. Existing and proposed topography, major vegetation features, and wooded areas.
  - 10. A summary table showing the required zoning data and the proposed site date, including, but not limited to, total acres of the proposed development, the number of acres devoted to each type of use including streets and open space and the number of dwelling units by type.
  - 11. Proposed phases if the project is to be developed in stages indicating the phase(s) during which any common facilities are anticipated to be constructed.

**REASON:** To add to #6 “and/or setbacks from lot lines where there are individual subdivided lot”. Add to #7 “Required easements or common open space” so this is shown on the general development plan, and #8 Proposed landscaping buffer.

- H. **Supplemental Requirements:**
  - 1. All development features, including the principal dwellings, open space, services roads, driveways, and parking areas are so located and related as to minimize the possibility of any adverse effects upon adjacent developments.
  - 2. Grading and surface drainage provisions to be prepared by a registered engineer or reviewed and approved by the Stark County Subdivision Engineer. Notice of Intent must be filed where applicable, with the Ohio EPA for storm water runoff.
  - 3. The site plan is so designed to permit adequate access by fire, police, and ambulance vehicles.
- I. **Final Development Plan Submission Requirements:**

A final development plan review shall be submitted to the zoning inspector in substantial compliance with the general development plan approved by the Trustees. Where, applicable, RPC final approval shall be obtained. The final plan shall disclose the location of the structures, lots with dimension and acreage, distance between buildings, dimension of buildings, driveways,

parking areas, curb cuts, recreational areas and other pertinent information as required that substantially conforms to the approved site plan.

~~J. Street Requirements:~~

- ~~1. All public streets shall be designed and constructed in accordance with Stark County Subdivision Regulations.~~
- ~~2. Written approval or conditional approval of street arrangement connections per access management requirements.~~
- ~~3. Private streets shall be at least twenty-two (22) feet in width and cul-de-sac on private streets shall have a minimum radius of forty-four (44) feet, measured from the center of the cul-de-sac.~~
- ~~4. Permanent dead end streets shall not exceed seven hundred fifty (750) feet in length.~~
- ~~5. In the event of any intention of the developer to request future acceptance of private streets by the Township, such private streets shall be built according to Stark County Subdivision Regulations with sufficient land set aside to serve as the public right-of-way as required by County Regulations.~~

**REASON:** Street arrangement is listed in each section of the Detached dwelling on a fee simple individual single family lot, attached single-family dwelling units on fee simple individual lots, and Attached condo dwelling units as opposed to a general section

**NOTES:** \_\_\_\_\_

## CHAPTER 801 ZONING CERTIFICATES

### SECTION 801.10 GENERAL DEVELOPMENT PLAN SUBMISSION REQUIREMENTS

Change 1<sup>st</sup> sentence in the first paragraph to “An application for general development plan review shall include a plan for the entire area, drawn to scale of a proposed ~~R-3 PUD or R-6~~ PUD district, or the entire development site for all other developments. -See section 401.19 for an R-3 PUD, and section 401.20 for R-4 and R-5 PUD general development plan submission requirements.

**REASON:** General development plan submission requirements are listed in each section of the PUD regulations.

**NOTES:** \_\_\_\_\_

### CHAPTER 805 Amendment Procedures for R-3 Residential PUD, R-4 and R-4 Multi-Family Residential PUD, R-6 PUD and Mixed use Campus PUD Districts.

#### SECTION 805.3 SUBMISSION REQUIREMENTS

Change items (C) to “A general development plan that includes all of the items set forth in [Section 401.19 \(G\)](#) for an R-3 PUD.

Add (D) [A general development plan that includes all items set forth in Section 801.10](#) for an R-6 PUD.

Re-letter (D) to (E) - [A general development plan that includes all items set forth in Section 401.20 \(H\)](#) for an R-4 or R-5 PUD.

Re-letter (E) to (F) – [A general development that includes all items set forth in Section 416.28](#) for a Mixed Use Campus PUD.

**REASON:** General development submission requirements are now in section 401.19(G)

**NOTES:** \_\_\_\_\_

## SECTION 805.8 APPLICATION FOR MODIFICATION OF PUD

If the Zoning Inspector determines that the final development plan is not in substantial compliance with the approved general development plan an application for a modification of any approved PUD will be required to be reviewed ~~be heard~~ by the Trustees at a public hearing set not less twenty (20) days or more than forty (40) days from receipt of the complete application.

In the case of a modification to an approved planned unit development plan that requires submission to the Township Trustees, the applicant must submit the following:

- A. An application for Revision to a previously approved general development plan along with the fee established by the Jackson Township Trustees.
- B. Names, addresses, and parcel numbers of adjoining property owners.
- C. A general development plan that includes all of the items set forth in Section ~~801.10~~ 401.19 (G) for an R-3 PUD, ~~or~~ Section 801.10 for an R-6 PUD or Section 401.20 (H) for an R-4 or R-5 PUD.
- D. A general development plan that includes all of the items set forth in Section 416.28 for a Mixed Use Campus District.

**REASON:** The Zoning Inspector will review the final development plan for substantial compliance with the approved general development plan. If the Zoning Inspector finds the final plan is not in substantial compliance, the applicant will be informed the plan must go back to the Trustees for review and approval. Section 401.19 (G) lists the items set for the general development plan not section 801.10 per other changes.

**NOTES:** \_\_\_\_\_

## SECTION 805.12 FINAL DEVELOPMENT PLAN APPROVAL

Change to “After a parcel ~~had~~ has been rezoned to an R-3 Residential PUD, R-4 Multi-Family Residential PUD, R-5 Multi-Family Residential PUD, R-6 PUD Planned Business Residential Development PUD District or a Mixed Use Campus PUD District a general development plan for the parcel or parcels has been approved by the Trustees, the applicant shall submit a final development plan for review and approval to the Zoning Inspector. An application for a final development plan shall include all of the requirements, as applicable, set forth in Section ~~801.11~~ 401.19 (J) for an R-3 Residential PUD, Section 801.11 for an R-6 PUD, Section 401.20 (I) for an R-4 Multi-Family Residential District and R-5 Multi-Family Residential PUD, and Section 416.29 for a Mixed Use Campus PUD District.”

**REASON:** Applications for a final development plan for the R-3 shall include requirements listed in section 401.19 per other changes.

**NOTES:** \_\_\_\_\_

## SECTION 805.12

**Change 805.12 (A) No Changes to General Development Plan-Review by the Site Plan Review Committee** to “When the final development plan substantially conforms with the approved general development plan, the Site Plan Review Committee shall review the final development plan according to the development plan review procedures set forth in Section ~~801.12~~ 401.19(I) for an R-3 PUD, Section 801.12 for an R-6 PUD, Section 401.20(I) for an R-4 or R-5 PUD, and Section 416.29 for a Mixed Use Campus PUD.”

Change 805.12 (B) Changes to General Development Plan. If the Zoning Inspector determines that any proposed modifications to the approved general development plan does not substantially conform to the approved existing plan, then the Zoning Inspector shall, within five (5) days of said determination, ~~submit the matter to the Board of Trustees for their review and determination~~ notify the applicant that a modification to previously approved PUD application must be submitted for a hearing before the Trustees

for review and approval of the modified plan.. The Board of Trustees shall review the matter within 30 days of its submission and shall render their determination within 20 days of the conclusion of the public hearing.

**REASON:** (A) The correct section number for R-3 is 401.19(J) due to other changes in sections. (B) clarification if the plan is found to not be in substantial compliance that an application must be submitted by the applicant for the modifications to be reviewed and approved by the Trustees.

**NOTES:** \_\_\_\_\_

**Amendment #20260173 Recommended for approval as modified by ZC 4-16-26**

**MISC. TEXT AMENDMENTS.** Blue highlight indicates proposed changes for Amendment. Red modification #22 and #23 per ZC hearing

**CHAPTER 302 SUPPLEMENTARY REGULATIONS**

**1) SECTION 302.6 AGRICULTURAL USES**

As provided in ORC 519.21, the following provisions are established to regulate agricultural uses on lots less than five (5) acres:

Add (A) “Agricultural animals are prohibited on lots or parcels that are two (2) acres or less in all zoning districts within Jackson Township.”

~~(A)~~ Re-letter as (B) and change to “On lots or parcels greater than two acres but less than five, ~~of five (5) acres or less~~ all buildings, structures, fencing, and pasture/feeding areas for agricultural animals and storing areas incidental to the use of land for agricultural purposes, including apiary (Bee Keeping) shall be located in the rear or side yard at a minimum setback of 50 ft., except when abutting a secondary road right of way the minimum setback shall be 25 ft. Buildings and structures must comply with the setbacks from all other buildings, building height and size regulations for an accessory building or structure applicable to the district in which it is located. Animals and pasture/feeding areas shall be contained in a fenced area at all times. ~~Fencing for agricultural animals shall be located in the rear or side yard and shall be a minimum of 50 ft. from front, side and rear property lines, except when abutting a secondary road right of way the minimum setback shall be 25 ft.~~”The maximum height of fencing for agricultural animals shall not exceed 8 ft.

~~(B)~~ Delete existing (B) “A pasture/feeding area that is provided for agricultural animals shall be completely surrounding by a fence that is adequate to contain the animal(s).”

(C) For the purpose of this Section, an agricultural animal is a domestic animal, including, but not limited to, a horse, cow, llama, goat, hog, mink, and fowl, but does not include an animal commonly kept indoors as a household pet, such as a dog or cat.

(D) Permits and fees shall apply to agricultural uses for buildings, structures, and fences on properties five acres or less.

**REASON:** To eliminate agricultural animals on properties that are two acres or less and fencing requirements have been combined in the paragraph that is now (B).

**NOTES:** \_\_\_\_\_

## 2) SECTION 302.7 AGRITOURISM

An activity may be considered agritourism if the following apply:

A. It is a "Farm"

- Land that is engaged in commercial agricultural production;
- And is at least ten (10) acres or if under ten (10) acres, has twenty-five hundred (\$2,500) dollars annual gross income from agricultural production.
- It's an agriculturally related educational, entertainment, historical, cultural, or recreational activity that members of the public observe, participate in or enjoy.

As provided in ORC 519.21, the following provisions are established to regulate certain factors pertaining to agritourism.

Add (A) and re-letter others - "Agritourism is prohibited on lots or parcels that are two (2) acres or less in all zoning districts within Jackson Township".

(B) ~~(A)~~ Change to "On lots or parcels greater than two acres or less than five of five (5) acres or less, all buildings and structures primarily utilized for agritourism shall be a minimum setback of fifty (50) feet from all property lines, except when abutting a secondary road right of way the minimum setback shall be twenty-five (25) feet. Buildings and structures for agritourism must comply with the setback from other buildings, structures, building height and size regulations for an accessory building or structure applicable to the district in which it is located."

(C) ~~(B)~~ A zoning permit and fee shall apply to buildings or structures utilized for agritourism on properties five (5) acres or less.

(D) ~~(C)~~ Sufficient off street parking areas shall be provided and need not be improved in any manner, including requirements governing drainage, parking area base, parking area paving, or any other improvement.

**REASON:** To eliminate agritourism use on properties that are one acre or less. Existing (B) has been added to (A)

**NOTES:** \_\_\_\_\_

## CHAPTER 401 RESIDENTIAL DISTRICTS

### 3) SECTION 401.1 PURPOSE

Change (F) 2<sup>nd</sup> paragraph to "This type of development may occur ~~1)~~ between any residential zoning classifications and multi-family zoning classifications, or ~~2)~~ between residential and commercial zoning classifications. For the purpose of this regulation residential classifications shall include the Mixed Use Campus District. This type of development shall not occur between two commercial zoning classifications, between two industrial zoning classifications or between commercial and industrial zoning classifications. This development and ~~3)~~ shall have access onto an arterial, collector or local street according to the Stark County Area Transportation Study street classification, and ~~4)~~ as determined to be compatible with surrounding land uses and appropriate for the area when considered within the context of an integrated development plan consistent with the Planned Unit Development concept.

**REASON:** To clarify where the R-3 residential developments are permitted and are not permitted.

**NOTES:** \_\_\_\_\_

**4) SECTION 401.2 USE REGULATIONS**

**Add (E) PROHIBITED USES AS LIVING QUARTERS:** All accessory buildings and structures, motor vehicles, boats, recreational vehicles (Class A, B or C), campers, and tents shall not be utilized as living quarters.

**REASON:** To clarify that these type of uses are not permitted to be utilized as living quarters.

**NOTES:** \_\_\_\_\_

**5) SECTION 401.3 SCHEDULE OF PERMITTED USES**

**Add to (#1) Single-Family Attached on fee simple individual subdivided lots as a PR use in the R-3 district.**

**REASON:** This is being added to the R-3 District.

Delete (1) (j) **Bed and Breakfast Residential as a PR use in the R-3 district.**

**REASON:** This should not be a permitted use in the R-3 district. It is a conditionally permitted use in the R-R district.

**NOTES:** \_\_\_\_\_

**6) SECTION 401.14 PARKING OF CERTAIN VEHICLES IN RESIDENTIAL DISTRICTS**

**Add (C) NON COMMERCIAL AND COMMERCIAL VEHICLES**

Non-commercial or commercial vehicles, boats, recreational vehicles (class A, B or C), and campers parked in a residential district as permitted per this section, and tents, shall not be utilized as living quarters.

**REASON:** To clarify that these uses are not permitted to be utilized as living quarters.

**NOTES:** \_\_\_\_\_

**7) SECTION 401.14 PARKING OF CERTAIN VEHICLES IN RESIDENTIAL DISTRICTS.**

Change (A) (3) from ~~“The parking and/or storing of boats and boat trailers, recreational vehicles, recreational camping trailers, slide-in-camper, and utility trailers, shall not extend more than twenty four (24) feet into the front yard area and must be parked and/or stored on a hard surface.”~~to **“The parking and/or storing of boats and boat trailers, recreational vehicles, recreational camping trailers, slide-in-camper, and utility trailers shall comply with the following:**

- a. **Any boat, boat trailer, recreational vehicle, recreation camping trailer, slide-in-camper or utility trailer 24 ft. in length or less shall be permitted to be parked or stored in the rear, side or front yard area on a hard surface.**
- b. **Any boat, boat trailer, recreational vehicle, recreation camping trailer, slide-in-camper or utility trailer greater than 24 ft. in length shall be permitted to be parked or stored in the rear yard area on a hard surface. They may also be parked or stored in the side yard area on a hard surface as long as they do not extend more than 24 ft into the front yard area”.**

**REASON:** To clarify the parking difference between one that is 24 ft. or less or 24 ft. or greater.

**NOTES:** \_\_\_\_\_

## **CHAPTER 411 COMMERCIAL AND INDUSTRIAL DISTRICTS**

### **8) SECTION 411.9 (C) (1) WIDTH OF BUFFERYARD**

Change (C) (1) to "Width of Bufferyard . ~~"The area within the parking setback between the Residential District and a non-residential district specified in Schedule 411.8 shall be established and maintained as the bufferyard."~~ The width of the bufferyard shall be considered as 20 ft. in width around the perimeter of the entire length of the common boundary where a B-1, B-2, B-3, and a commercial use in the C-P district abuts a residential district or a residential use in the C-P district, and 25 ft. in width around the perimeter of the entire length of the common boundary where an I-I district abuts a residential district.

**REASON:** Better clarification of the width of the bufferyard.

**NOTES:** \_\_\_\_\_

## **CHAPTER 412 RESEARCH AND TECHNOLOGY CAMPUS DISTRICT**

### **9) SCHEDULE 412.4 MINIMUM LOT AREA, WIDTH AND FRONTAGE REQUIREMENTS**

Change (b) Minimum Lot or Project Area from "~~2 acres to 5 acres~~".

**REASON:** To increase the required acreage for the R-T District Permitted Uses.

**NOTES:** \_\_\_\_\_

### **10) SECTION 412.10 PARKING SETBACK REQUIREMENTS**

Change (b) to "~~If two (2) or more adjacent properties are developed under a common site plan the Board of Zoning Appeals may grant a variance to the side and/or rear parking setback when it is determined that the waiver enhances traffic flow."~~ "The side and/or rear parking setback may be waived if two (2) or more adjacent properties are developed under a common site plan and/or owned by the same individual and the waiver enhances traffic flow."

Add (e) "For areas where there is no parking, the minimum parking setback per Section 412.10 shall apply."

**REASON:** To be consistent throughout the regulations.

**NOTES:** \_\_\_\_\_

### **11) SECTION 412.11 LANDSCAPING AND SCREENING**

(A) Landscaping Along the Street Frontage -Change the first sentence in (A) (1) to "~~Five (5) Three (3)~~ shade trees and twelve (12) shrubs for every 100 linear feet of lot frontage or fraction thereof not including drive entrances."

**REASON:** To be consistent throughout the regulations. This was missed when previous text changes were done for other commercial/industrial regulations.

**NOTES:** \_\_\_\_\_

## **CHAPTER 502 SIGN REGULATIONS**

### **12) SECTION 502.2 TABLE FOR ON PREMISES SIGNS PERMITTED IN RESIDENTIAL DISTRICTS**

Change Column "A" (1) to "~~Freestanding~~ Unlighted Home Occupation Sign".

Change "C" to "4 sq. ft. ~~4 ft. in height~~".

**REASON:** A freestanding sign is not permitted for a home occupation per the home occupation regulations in section 401.13. This was an oversight per the previous text amendment to home occupation signs.

**NOTES:** \_\_\_\_\_

**13) SECTION 502.3 TEMPORARY SIGNS ~~PERMITTED~~-IN RESIDENTIA DISTRICTS**

Change 1<sup>st</sup>. sentence to “Temporary signs [permitted in a residential district](#) per section 502.3 shall ~~be permitted~~ comply with the following.

#2 Temporary signs shall be located a minimum of 10 ft. from the edge of pavement [or curb](#), or road right of way.

Change #3 to “A maximum of seven temporary sign permits are permitted per calendar year [for temporary signs located on the parcel or lot in which the business is located](#) for all nonresidential uses displaying a commercial message. [A home occupation is not considered a nonresidential use therefore temporary signs are not permitted.](#)”

Change #4 to “Off-premises signage ~~where~~ [permitted per this section that is posted on a lot or parcel](#) without permission of property owner ~~in which sign is located~~ may be subject to removal by ~~the~~ property owner.

Change #5 to “Temporary signs ~~requiring a permit, which are posted without a permit,~~ posted in violation of this section are subject to removal by the township.”

#6 Whoever displays a temporary sign without a permit, if required, may be charged a penalty fee of \$100.00. An additional fee of \$25.00 per day may be charged for any temporary sign displayed beyond the seven (7) days without a permit.

#7. Temporary signs shall not be placed on the roof of any building, except those signs which appear to be a continuation of the face of the building or a mansard roof, so long as the sign does not extend above the upper edge of the mansard roof line.

**REASON:** For clarification purposes. A home occupation is not a nonresidential use and is secondary to the residential use of the property.

**NOTES:** \_\_\_\_\_

**CHAPTER 802 CONDITONAL USE PERMITS**

**14) SECTION 802.3 (B) (1) REVIEW BY THE BOARD OF ZONING APPEALS**

(B) (1) Change sentence-“Notification of public hearing shall be given ~~in at least one (1) publication in a newspaper of general circulation in the Township~~ at least ten (10) days prior to the date of the hearing [per the Ohio Revised Code 519.15.](#)”

**REASON:** Due to changes in the Ohio Revised Code.

**NOTES:** \_\_\_\_\_

**CHAPTER 803 PROCEDURES FOR APPEALS AND VARIANCES**

**15) SECTION 803.3 (A) NOTICE OF HEARINGS**

Change sentence in paragraph (A)-“[Notification of such hearing shall be advertised by one \(1\) publication in one \(1\) or more newspapers of general circulation in the Township](#) given at least ten (10) days before the date of such hearing [per the Ohio Revised Code 519.15.](#)”

**REASON:** Due to changes in the Ohio Revised Code.

**NOTES:** \_\_\_\_\_

**16) SECTION 803.5(6) VARIANCE AS A TYPE OF APPEAL**

Change #6 to "Site plans, ~~floor plans, elevations~~ and other pertinent drawings ~~at a reasonable scale to~~ conveying the-need for the variance."

REASON: Plans are submitted through Iworq and may not always be at a scale. As long as required dimensions are on the plans, it is accepted. Zoning administratively determines if the floor plans and elevations meet the zoning requirements.

**CHAPTER 804 ZONING AMENDMENT PROCEDURE**

**17) SECTION 804.4(C) (F) PROCESSING OF AMENDMENT REQUESTS**

(C) Delete "~~Notice of such hearing shall be given by the Zoning Commission by publication in a newspaper of general circulation in the Township at least ten (10) days before the date of such hearing.~~" and replace with "Notifications of public hearings shall be given at least ten (10) days before the date of such hearing per the Ohio Revised Code 519.12."

(F) Change to "~~Published and mailed~~ All notices shall include the time date, and place of the public hearing and all other required information per the Ohio Revised Code 519.12."

REASON: Due to changes in the Ohio Revised Code.

NOTES: \_\_\_\_\_

**18) SECTION 804.7(C) (D) Processing of Amendment by Township Trustees**

(C) Delete "~~Notice of public hearing shall be given by the Trustees by at least one publication in one or more newspapers of general circulation in the Township at least ten (10) days before the date of the required hearing.~~" and replace with "Notifications of public hearings shall be given at least ten (10) days before the date of such hearing per the Ohio Revised Code 519.12."

(D) Change to "~~The published and mailed notices~~ All notices shall set forth the time, date and place of the public hearing, and all other information per Ohio Revised Code 519.12."

REASON: Due to changes in the Ohio Revised Code.

NOTES: \_\_\_\_\_

**CHAPTER 805 AMENDMENT PROCEDURES FOR R-3 RESIDENTIAL PUD, 4-4 AND R-5 MULTI-FAMILY RESIDENTIAL PUD, R-6 PUD AND MIXED USE CAMPUS PUD DISTRICTS**

**19) SECTION 805.4 (C)(E)(G) PROCESSING OF AMENDMENT BY ZONING COMMISSION**

(C) Delete "~~Notices of such hearing shall be given by the Zoning Commission by publication in a newspaper of general circulation in the Township at least ten (10) days before the date of such hearing.~~" and replace with "Notifications of public hearing shall be given at least ten (10) days before the date of such hearing per the Ohio Revised Code 519.12."

(E) Delete "~~Notice of the hearing shall be served personally or by certified mail to the applicant and to the submit property owner. If any certified mail receipt is returned refused or unclaimed, notice shall be sent by regular mail.~~" and replace with "Notifications of public hearings shall be given per the Ohio Revised Code 519.12."

(G) Change to ~~“Published and mailed All~~ notices shall include the time, date, and place of the public hearing and all other required information per the Ohio Revised Code 519.12.”

**REASON:** Due to changes in the Ohio Revised Code.

**NOTES:** \_\_\_\_\_

**20) SECTION 805.7(A) (B) (C) (D) Processing of Amendment by Township Trustees**

- (A) Delete ~~“Notice of hearing shall be served personally or by certified mail to the applicant and to the subject property owner.”~~ and replace with “Notice of hearing shall be mailed regular mail to the applicant and the property owner.”
- (B) Delete last sentence ~~“If any certified mail receipt is returned, refused or unclaimed, notice shall be sent by regular mail.”~~
- (C) Delete ~~“Notice of public hearing shall be given by the Trustees by at least one publication in one or more newspapers of general circulation in the Township at least 10 days before the date of the required hearing.”~~ and replace with “Notifications of public hearings shall be given per the Ohio Revised Code 519.12.
- (D) Change to “The ~~published and mailed All~~ notices shall set forth the time, date, and place of the public hearing, and all other information per Ohio Revised Code 519.12.

**REASON:** Due to changes in the Ohio Revised Code.

**NOTES:** \_\_\_\_\_

**CHAPTER 801 ZONING CERTIFICATES**

**21) SECTION 801.2 APPLICATION FEES AND REQUIREMENTS**

**A. Application Fees:**

An application fee, as determined by the Trustees, shall be paid at the time the application is submitted in order for the application to be accepted for processing. Upon approval of the application, the application fee shall be credited toward the total permit fee. An invoice will then be issued to the applicant for the remaining balance of the permit fee. The remaining permit fee balance must be paid in full within six (6) months of the approval date of the permit. If the remaining balance is not paid within six months of the approval date no permit shall be issued and the approval shall become null and void.

Application fees are non-refundable and are required to cover administrative and review costs associated with processing the application. Fees will not be refunded regardless of whether the application is approved, denied, withdrawn by the applicant, or determined during review to be noncompliant with the zoning regulations. For this reason, applicants are strongly encouraged to carefully review all applicable zoning requirements and, when necessary, consult with the Zoning Department prior to submitting an application. Applications deemed incomplete due to missing information or determined to be noncompliant with the zoning regulations due to a minor issue may be modified by the applicant to achieve compliance with the zoning regulations.

- B. All applications for zoning certificates shall be submitted to the Zoning Inspector, who shall issue zoning certificates when the request is in compliance with all applicable provisions of this resolution.
- C. Zoning Certificates for Single Family and Two-Family Dwellings  
An application for construction or alteration of a single-family dwelling, or two-family dwelling shall include one set of the following:

1. A plot plan drawn to scale showing the following:
    - a) Dimensions and area of the lot to be built upon.
    - b) Location, dimensions, height, bulk, and intended use of structure(s) to be erected (construction plans)
    - c) Dimensions of yards, open areas, and parking spaces.
  2. Conformance with Section 801.7, including a Septic Tank Permit from the Stark County Board of Health, or a Sanitary Sewer Permit from the County Sanitary Engineer's Office for new construction, which shall be obtained BEFORE making application for a Zoning Certificate.
  3. Any other pertinent data as may be necessary to determine and provide for the enforcement of this Resolution.
- D. Zoning Certificates for Uses as an Accessory to a Residential Use.
1. Plot plan showing lot dimensions, proposed structure and existing structures.
  2. Location, dimensions, height, and intended use of structure(s) to be erected.
  3. Setbacks from property lines, other structure(s) and road right of way, where applicable.
- E. Zoning Certificates for R-3, R-4, R-5, and R-6 Districts. Applications for zoning certificates for uses not described in subsection "C" "A" above shall be in compliance with the approved development plan.
- F. Zoning Certificates for Commercial Uses: Applications for zoning certificates for commercial uses shall include, but is not limited to, the following:
1. ~~Two~~ A full set of construction plans drawn to scale. ~~as required by the Zoning Department.~~
  2. ~~Two~~ A site plan drawn to scale, if applicable.
  3. Landscaping plan drawn to scale.
  4. House numbering slip, if applicable.
  5. Sewer guarantee, if applicable.

**REASON:** (A) Adding an application fee and the requirements regarding the fee and time frame in which the permit must be obtained. (E) Subsection number has changed. (F) Two sets are not required as plans are uploaded into the system so only one set is required and zoning does not specifically have a scale requirement.

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## 22) SECTION 801.4 APPROVAL OF ZONING CERTIFICATES

Change (A) to "Within thirty (30) days after the receipt of a complete application, the Zoning Inspector shall ~~issue~~ **approve** a zoning certificate **for issuance** if the application complies with the requirements of this resolution. However, where approval of the Stark County Regional Planning Commission shall be required in compliance with the Subdivision Regulations, no permit shall be ~~deemed approved for issuance~~ **issued** until such approval is obtained **by the Stark County Regional Planning Commission**.

**REASON:** This currently states the zoning inspector "shall issue" within 30 days. If someone doesn't pay for a permit within the 30 days of a complete application that has been approved it cannot be issued. People don't always obtain the permit within 30 days therefore it should be reworded to state "Within 30 days after the receipt of a complete application, the zoning inspector shall **approve** a zoning certificate **for issuance** if the application complies with the requirements of this resolution."

**NOTES:** \_\_\_\_\_

Change (C) to “Approved zoning certificates processed per a submitted application that have not been paid in full by the applicant or their designee within six months ~~two (2) years~~ of the approval application date shall become null and void and no certificate shall be issued unless resubmitted per section 801.2 of the zoning resolution. Applications that become null and void shall be discarded per the records retention schedule.”

**REASON:** Currently someone has two years from the approval date to obtain and pay for the permit. This would change to one year as two years seems excessive once all approvals are received.

**NOTES:** \_\_\_\_\_

It was noted that There was no one in the audience to speak in favor of or in opposition to the amendment.

The board agreed that the proposed changes as modified should be approved.

Ms. Domenico made a motion to approve the text amendments as modified.

Mr. Gantz seconded the motion.

The vote was: Mr. Wiggins-yes, Mr. Gantz-yes, Mr. Taylor-yes, Ms. Dominico-yes, and Mr. Lindeman-yes,

Ms. Poindexter stated a motion was needed to approve the Transcript from the 9/18/25 meeting for amendment 20250685.

Mr. Wiggins motioned for approval.

Mr. Taylor seconded the motion.

The vote was: Mr. Wiggins-yes, Mr. Taylor-yes, and Ms. Dominico-yes.

Ms. Poindexter stated a motion was needed to approve the Transcript from the 11/20/25 meeting for amendment 20250898.

Ms. Domenico motioned for approval.

Mr. Wiggins seconded the motion.

The vote was: Mr. Wiggins-yes, Mr. Taylor-yes, and Ms. Dominico-yes.

Ms. Poindexter stated the text amendment will go before the Trustees at the April 28<sup>th</sup> meeting at 5:00 PM.

Being no further business the meeting was adjourned.

Respectfully submitted,

Joni Poindexter

Jackson Township Zoning Inspector