

Jackson Township Board of Zoning Appeals
Meeting Minutes
March 26, 2015

Members Present: Leon Vitale
Daniel Creighton
Edward McDonnell
Patrick Snyder
Charles Rohr
Zoning Inspector: Joni Poindexter

Absent member: Richard Lutz

Appeal #2294- Sol Harris Day Architects, 6677 Frank Ave. NW, North Canton, Ohio 44720 agent for GMO Center, LLC, property owner, 3122 Erie Ave. NW, Massillon, Ohio 44646 requests revision to a previously approved conditional use permit #387, appeal #2232 for a mini storage facility with revisions being to change bldg. #4 (60 x 190) & bldg. #5 (30 x 190) to (40.3 x 220) and eliminate bldg. #6.

Mr. Vitale read the file application and reason for the appeal. The file contained an aerial view of the property in question, an 11x17" site plan approved 9/13/12 and an 11x17" site plan proposed 3/10/15, a full size site plan dated 2/16/15, and the criteria from the original conditional use permit.

Mr. Vitale asked who wanted to speak in favor of the appeal.

Mr. Vitale swore in Bill Griffith, 5869 Weaver Rd.

Mr. Griffith stated three buildings have been built and per the original plan an additional three buildings were to be built. They want to change the configuration of two of the buildings and not build the third building. This would reduce the square footage on the property. They need approval from the Board of Zoning Appeals as a condition of Regional Planning.

Mr. Vitale stated the original application says they are reducing the square footage of the buildings.

Mr. Griffith stated yes.

Mr. Rohr asked what the amount of access is to the area at the north end of the property.

Mr. Griffiths stated they are only building #4 at this time and he is not sure about the last building due to a grading issue. There is 30 ft. access on the north side.

Mr. McDonnell asked what the grey area is on the site plan.

Mr. Griffith stated it is the new asphalt and paving area.

Mr. McDonnell reviewed the criteria for the conditional use permit.

Mr. Griffith stated the largest unit within the building is 250 sq. ft.

Mr. Vitale asked if all the conditions will remain the same.

Mr. Griffith stated yes.

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

Mr. Vitale closed the appeal to public input.

Mr. McDonnell asked Ms. Poindexter if the plan meets all other zoning requirements.

Ms. Poindexter stated yes.

Mr. Rohr stated he thinks it is fine.

Mr. McDonnell stated he concurred with Mr. Rohr. He has no problem with the appeal because the conditions are being met.

Mr. Vitale agreed with the other members and stated the square footage is being reduced.

Mr. Snyder made a motion to approve appeal #2294 as requested and Mr. McDonnell seconded the motion.

The vote was: Mr. Rohr-yes, Mr. Snyder-yes, Mr. McDonnell-yes, Mr. Creighton-yes, and Mr. Vitale-yes.

Mr. McDonnell was absent for the meetings of January 22nd and February 12, 2015. Mr. Vitale made a motion to approve the meeting minutes from the January 22, 2015 and the February 12, 2015 meeting. Mr. Creighton seconded the motion. The vote was: Mr. Rohr-yes, Mr. Snyder-yes, Mr. Creighton-yes, and Mr. Vitale-yes.

Mr. Vitale made a motion to adjourn the meeting and Mr. Snyder seconded the motion. The vote was: Mr. Rohr-yes, Mr. Snyder-yes, Mr. Creighton-yes, Mr. McDonnell-yes, and Mr. Vitale-yes.

Respectfully submitted,

Joni Poindexter
Jackson Township Zoning Inspector