

Jackson Township Zoning Commission Meeting Minutes

February 18, 2016

Members Present: Scott Sandrock
Larry Everhard
David Thiel
John Weston
Fredrick Monsell-Alternate
Chylece Head-Alternate

Zoning Inspector: Joni Poindexter

Absent Member-James Conley

5:00 PM Amendment 624-16 – The Jackson Township Zoning Commission propose misc. text amendments to the zoning resolution, including but not limited to, requiring a permit for a residential fence, adding definitions for restaurant (A) and (B), restaurant with drive thru and Shopping Center/Plaza, setbacks for freestanding decks and boat docks, and a modification to the parking regulations table.

Mr. Sandrock noted that no one was in the audience to speak in favor of or in opposition to the amendment. Therefore all the commission members agreed that they had read the recommendation from Stark County Regional Planning Commission for approval of a modification so he did not read it into the record but it is in the record for reference.

Ms. Poindexter stated that the text amendments were initiated by the Commission on January 21, 2016 after a work session was held. Per the Stark County Regional Planning recommendation of approval of a modification a few minor changes were made to the original amendment. The original text amendments are highlighted in purple and the modification per the RPC recommendation are highlighted in red.

Ms. Poindexter stated that the first change is in section 201.2 for Restaurant Type A, which is adding the words “that is primarily engaged in the preparation and serving of meals” as opposed to “which is located in a building for the preparation of meals” This matches the wording that is for a Restaurant Type B.

Restaurant, Drive Thru has been modified to remove “to be consumed off premises by customers” because it is not needed due to stating that “no seating inside or outside the establishment for customers and meals or beverages are served at a drive up window only”. If there is no seating there is nowhere for them to consume the food on premises, except sitting in their car, which doesn’t really come into play because it is a drive thru.

Shopping Center/Plaza has been modified to Shopping Center/Complex because this is consistent with other definitions in the zoning resolution. An example is Planned Business Complex.

In Schedule 401.11 remove footnote (B) and change (C) to (B) throughout the table because the existing (B) is no longer needed.

In Section 401.12(F)(4) has been modified to include the words “in the front yard area” so it reads “Fences located in the front yard area parallel to the front property line shall not exceed a maximum height of 4 ft.” This is because the rear property line is parallel to the front property line also; however, fencing in the rear yard is permitted to be greater than 4 ft. in height.

Mr. Monsell asked if the word “area” should be removed. After discussions the board agreed to leave the word “area” in the sentence.

Ms. Poindexter stated that Section 601.2 is modifying 4(a) and (b) so it reads “Retail or Shopping center/complex as opposed to “Retail or Shopping center/plaza” for consistency in the regulations. Section 601.3(B) is modifying the sentence so it adds “therefore if the use of the building changes the parking requirements for that use must be met”. This gives a better clarification.

Section 601.3(F) remove the wording that says “that has specific parking requirements for different components of the use” because this isn’t needed because it is more or less saying the same thing as “Parking spaces required for each use considered separately”.

The board agreed to the modifications.

Mr. Thiel made a motion to approve the text amendments as modified.

Mr. Everhard seconded the motion.

The vote was: Mr. Monsell-yes. Mr. Weston-yes, Mr. Thiel-yes, Mr. Everhard-yes, and Mr. Sandrock-yes.

Ms. Poindexter asked for approval of the meeting minutes from the January 21, 2016 work session.

Mr. Thiel made a motion to approve the meeting minutes from the January 21, 2016 meeting and Mr. Everhard seconded the motion.

The vote was: Mr. Weston-yes, Mr. Everhard-yes, Mr. Thiel-yes, and Mr. Sandrock-yes.

Mr. Sandrock adjourned the meeting.

Respectfully submitted,

Joni Poindexter
Zoning Inspector