

Canton Township Zoning Department

BOARD OF ZONING APPEALS

MINUTES OF THE PUBLIC HEARING HELD MONDAY, JUNE 12, 2023

Board Members present: Chairman: Jim Haynes
Members: Melvin Miller, William Paulk, Matthew Hein, and
David Vanderwall

Also present: Zoning Director Michael Hanshaw and Assistant Zoning Director Laura Datkuliak

Meeting called to order by Chairman Jim Haynes at 7:00 p.m., and dispensed with reading formalities.

Applicant(s) and residents(s) were asked to stand and be sworn in if they are going to address the Board.

Appeal #1220-23 Debra Filliez

Parcel No. 1308124-Shepler Church Ave SW- B2 Neighborhood Business District
Applicant is seeking a 30-foot variance to the east side yard setback for a proposed commercial storage building in a B2- Neighborhood Business District. This property is located in the Southeast Quarter of Section 19 in Canton Township, Stark County, Ohio.

Mr. Filliez stated that a 30-foot variance to the east side yard in need to allow more space in the front of the building. This building will be an equipment storage building for GMC Heating & Cooling that has a building across the street.

Mr. Hoffner an employee for the business spoke in support of the variance.

No further testimony was given.

Mr. Miller made a motion to approve the variance. Motion was seconded by Mr. Paulk. Written votes read as follows:

Mr. Haynes	YES
Mr. Miller	YES
Mr. Vanderwall	YES
Mr. Hein	YES
Mr. Paulk	YES

5-0 Vote - Request Granted

Appeal #1221-23 Eric Neff

119 46th ST SW- RR – Rural Residential District

Applicant is seeking a 30-foot variance to the front yard setback for a porch roof in a RR- Rural Residential District. This property is located in the Southeast Quarter of Section 28 in Canton Township, Stark County, Ohio.

Mr. Neff stated that he owns a four-unit apartment building. When he purchased the building, he knew it needed repairs. He added the front patio roof to dress up the front of the building. He needs a 30-foot variance to the front yard setback variance. He also noted that the neighbor’s property is also as close to the road.

No further testimony was given.

Mr. Haynes made a motion to approve the variance. Motion was seconded by Mr. Vanderwall. Written votes read as follows:

Mr. Haynes	YES
Mr. Miller	YES
Mr. Vanderwall	YES
Mr. Hein	YES
Mr. Paulk	YES

5-0 Vote - Request Granted

Appeal #1222-23 Heather Ferencik

3002 Allenford Dr SE- RR – Rural Residential District

Applicant is seeking a variance to exceed the square footage of the primary use structure with unattached accessory buildings in a RR- Rural Residential District. This property is located in the Southeast Quarter of Section 21 in Canton Township, Stark County, Ohio.

Mr. O’Leary with ADT Solar represented Ms. Ferencik. He stated they plan to install a solar mount unit on the property. He explained the process for setting up the ground mount solar unit and how it will operate.

Q: Is there a maintenance program?

A: Depends on the contract.

No further testimony was given.

Mr. Vanderwall made a motion to approve the variance. Motion was seconded by Mr. Hein.
Written votes read as follows:

Mr. Haynes	YES
Mr. Miller	YES
Mr. Vanderwall	YES
Mr. Hein	YES
Mr. Paulk	YES

5-0 Vote - Request Granted

Mr. Haynes made a motion to adjourn the meeting at 7:47 pm. Motion was seconded by Mr. Vanderwall.

CANTON TOWNSHIP BOARD OF ZONING APPEALS

Jim Haynes, Chairman

Matthew Hein, Member

Melvin Miller, Member

William Paulk, Member

David Vanderwall, Member