

## **BOSTON TOWNSHIP ZONING**

### **ZONING COMMISSION MEETING – July 14, 2026**

Present: Mike Mraz, Todd Liebenauer, Matt Geul, Maureen Downey, Tim Magestro

Also present:

Trustee Randy Bergdorf

Zoning Inspector: Ruben Miller

Zoning Secretary: Jerilyn McGuire

Consultant: Fred Guerra

Trustee: Amy Anderson

George Winkelman – representing McShane and property at 5772 Akron Cleveland Rd

Mike Mraz called the meeting to order at 6:30pm.

Minutes from June 9, 2026, meeting were reviewed. Motion by Todd to approve minutes.

Motion was seconded by Tim. All voting “aye” approved.

#### **Zoning Inspector**

- New format for the Zoning Inspector Report. Will be set to print the 1<sup>st</sup> of every month.
- Zoning application updates
  - New applications should include a timeline and instructions to contact Ruben when done.
  - Ruben crunched applications into two – commercial app and residential app. Will bring next time.
  - Will update the applications based on the new resolution.
- Went over new format of zoning inspector report
  - Ruben wanted to have a record of the complaints
  - Giving application numbers to assist with the financial side.
  - Everything submitted to see the history of a person, parcel or business
  - Additional discussion on how to present zoning report going forward. Name or property address?
  - The board indicated they'd like to receive updates on current projects.
  - Can print an update if needed but will print on the 1<sup>st</sup> of the month and go back 45 days.
  - New report will track any certificates that have been revoked.
- Ruben building out a database

- Query with county to see if ownership or type of business have changed – to be in the new database
- Parcel history report. Passed around parcel history report of McShane's property. Would like to get a solid 24-month history (and maybe more)

Ruben discussed 5772 Akron Cleveland Rd:

- We have an application and storm water prevention plan. We also have site plans. These were submitted by Architect George Winkelman.
- Applicant wants outdoor storage.
- Zoning is split. 2/3 commercial and 1/3 residential.
- Will have to look at 6 ft or 8ft – fencing. Site plan says 8ft but will need to change to 6 ft or request a variance.
- Not ready for a retail sales building.
- He didn't get a conditional use permit but submitted application now.
- Commercial sales for concrete material is a future consideration.
- Ruben sent a cease work notice of violation.

George Winkelman in attendance. He is here to answer questions.

Tim McShane contacted George. George is here to represent Tim.

Per Geoge: Mr. McShane would like to store the materials that it takes to make cement. Outdoor storage. George can clarify what he wants to store. He needs to tell us exactly what materials he'll store there

Discussion:

- What will he do after he makes it?
- The Board needs to know exactly what his business is and what does he want to do on his property
- Dust issues that will need to be addressed.
- Will have more questions when we know what he wants to do.
- It appears as many items are currently stored on the property including railroad tires and concrete. Also culvert pipes and filling material. Dump trucks are often there.
  - If he is accepting fees for people to dump there – he's running a business.
  - Pg 15 of the book – defines a junk yard. The property currently meets the definition of a junk yard, per the current resolution.
- He needs to put together a true business plan. Will tell us what he intends.

Takeaways: The board needs a completed 1) business plan, 2) grading plan, 3) signed application – signed by the current landowners. Clock starts ticking once we receive a complete application

Additional possible issue:

Section 704 - Design Standards, a) Lot Coverage shall not be more than 25%. Is the 25% based on the entire parcel or the portion that is zoned commercial? One parcel is in question, but part of the parcel is zoned residential. A variance may be needed to use more than 25%

Chapter 10. Fred to make some changes.

Additional material from Fred:

- Everyone to take another look at chapter 10 and a final look at chapter 9.
- Fred will separate BZA into its own chapter
- Intent to change the definition for outdoor storage, and have one for land fill

#### New business

Randy passed out two documents. 1) An article regarding Granger Township noise regulations – to see if there's something for Boston Township to explore. And 2) a letter from AI addressing data centers and a moratorium on them. Two more things to think about.

Additional discussion take place regarding data centers. Fred to share what they did in New Franklin.

Tim motioned to adjourn at 8:03pm. Next meeting to be held on August 11, 2026 at 6:30pm.

---

---

Mike Mraz, Chairman

Jerilyn McGuire, Secretary

