

## **BOSTON TOWNSHIP ZONING**

### **ZONING COMMISSION MEETING – May 12, 2026**

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

Absent: Mike Mraz

Also present:

Trustee Randy Bergdorf

Zoning Inspector: Ruben Miller

Zoning Secretary: Jerilyn McGuire

Mike Anderson

Amy Anderson

Todd called the meeting to order at 6:30.

Todd requested a nomination for chair this evening. Maureen nominated Todd. Tim seconded.

All voting “aye” in favor of Todd being chairman for tonight.

Minutes from the April 28, 2026, meeting were reviewed. Motion by Maureen to approve minutes. Motion was seconded by Tim. All voting “aye” approved

#### **Zoning Inspector Report**

- Cell tower inspections.
- 5115 Akron Cleveland Rd - Still waiting on All In One Landscaping. Property has changed hands. Sign application for a fence company. Conditional use application needs to be completed.
- McShane. In Al's hands. Spoke with property owner. Property owner encouraged McShane to comply.

Summit county soil and water is supposed to be monitoring change in water flow.

It was noted that the resolution states a sole proprietor is not required to register a business with the State of Ohio. Otherwise, must be a state registered business.

- Al suggests specific language to be added to the resolution to provide credentials.

Old business.

Fred's updates to the resolution:

**Table 28:**

Removed Auto filling stations section and Gasoline Pump Canopies. These are incorporated into Gas Station and Convenient Store section.

- Canopies (within Gas Station and Convenience store section): made this less restrictive. More power for the business to make a nice canopy.

Distribution operations: want an office attached to a storage facility.

Bed and breakfast: added "or adjacent lot."

Automotive rec sales and rentals: Suggestion to add construction equipment. Fred did not add but will add it.

Outdoor Storage - added verbiage:

Shipping containers, intermodal freight containers, cargo containers, and similar portable storage units shall not be used as permanent outdoor storage facilities, except temporary construction storage containers associated with an active zoning permit or building permit

Suggestion made to include language that addresses property ownership changes and requires new owners to comply with current standards. Can address different situations with conditions.

In commercial situations, continuation is acceptable provided the business remains unchanged after the move.

Self Service-Mini Storage – removed: Storage buildings shall be located to the rear of the principal structure and shall not have unit doors facing the roadway.

**Section 901**

#3. Changed Zoning Permit to Zoning Certificate.

#6. Pre-submission conference. Made changes to the pre-submission conference. Made it clearer. Noted that applicants can meet with the Zoning Inspector.

McShane lot is split. Back 100 ft is residential. Might have 2-3 others like his. Outdoor storage an issue. It was noted that he would need to apply for a variance to change to commercial.

**Table 29:**

Under site plan and other pertinent documents – added verbiage: Any changes to the submitted site plan and documents shall be submitted to the Zoning Commission.

Under Site Plan Scale and Size – added verbiage: Commercial site plans shall be Size D plans or larger (minimum 22’ by 34’) and residential site plans shall be Size B or larger (minimum 11” by 17”)

**Table 30.** site plan guidelines. Pedestrian circulations – changed some wording

**Section 905:** Site plan amendment procedures – made some changes. Added some requirements.

Go through Chapter 10.

Items to note:

Director of transportation-who is this?

Certificate of occupancy.

Fred tried to clean it up. Maybe get BZA input also.

Application process – trying to simplify. Check box for what you’re applying for.

Tim motioned to adjourn at 7:30.

Next meeting to be held on June 9, 2026 at 6:30pm

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Todd Liebenauer, Acting Chairman

Jerilyn McGuire, Secretary