

BOSTON TOWNSHIP ZONING

ZONING COMMISSION MEETING – April 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

Legal Counsel – Dave Randolph

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

Minutes from March 10, 2026, meeting were reviewed. Motion by Tim to approve minutes. Mraz seconded motion. All voting “aye” approved.

Zoning Inspector Report

Ruben passed out the Z.I. report. He will be keeping updates to the report within Microsoft Teams. All board members should have access and can review at any time. Highlights below were discussed.

- 5772 Akron Cleveland Rd, McShane. David discussed with Al. McShane should not have been able to break ground.
 - David suggested issuing a citation, which would be a zoning violation, since a formal citation starts the process. Citation goes to Mr. Andy Wright (property owner). Mr. Wright to bring in Mr. McShane then. Proper way is to start with a violation. Maureen suggested sending to both McShane and Mr. Wright. Randy said we keep focusing on McShane, but he doesn't own the property.
 - Equipment to bust concrete – is there a permit needed? Should have an obligation to contain the dust. EPA should have something in place.
 - County with soil and water approval to fill and grade but looks like a construction land fill.
 - He does not have anything from the township to change the property and the county allowed it.
 - Maureen suggested bringing the EPA out to test.
 - Plan for 5772 AC: Cite a Zoning Violation; Al to send letter; Consider involving the EPA.

- 6646 Riverview Rd. Replacing garage. Zoning Certificate issued on 4/9/2026.
- 5115 Akron Cleveland Road. Sign for fence company but previous use application indicates business is a landscape business. Need to determine the type of business.

Mike Mraz updates. Mike passed out Notice to Property owner, Proposed Order of Procedure Changes, Procedures for Public Hearing and Executive Session Form. Board members are to review and prepare for motion to be made at the next meeting.

Old business – would like to stay on chapter 9

Chapter 9, pg. 64 (901 #5): Application should be submitted 2 weeks prior to the next Zoning Commission meeting.

Table 29: Fred to review C – Site Plan Contents

Agreed upon 6 copies of Site Plan:

Site Plan and other Pertinent Documents: Six (6) paper copies and one (1) electronic copy. (OR-- Number of required copies as determined by the Zoning Inspector.)

When application goes to BZA and applicants submit a different set, new copies should be sent to the commission.

Discussion regarding site plan size. Can we specify size for site plan? 24x36. Or 22x34??
Commercial size D. Residential size B or larger. B=11x17

Pg 64 b. – Pre-Submission Conference.

- New projects without applications or plans have (5) five minutes to talk. (this is noted in the draft Order of Procedure dated 12/10/25) Commercial people should have a plan.

Fred to have a new version of table for next meeting.

No changes to 901 d.

Fred has put 903 Site Plan Review into a table. BZA wanted to see the process – this should help. Table 31 on pg. 67. Fred to work on the table a bit more.

Discussed section 904 Conformance with Approved Site Plans

Section 905. Changed to Site Plan Amendment – from Variance

905 Variance Site Plan Amendment Procedures

~~Variances from the provisions and specifications of an approved site plan shall be made only upon the approval by the Zoning Board of Appeals of revised plans and specifications submitted under the provisions of this Chapter.~~ Any material modification to an approved site plan shall require review and approval by the Board of Zoning Appeals in accordance with this Chapter. Minor administrative adjustments may be approved by the Zoning Inspector.

- Not a “variance” but a change
- David question regarding last sentence Section 905 – “minor administrative adjustments may be approved by the Zoning Inspector.” Can the Zoning Inspector determine if it’s minor? How to define minor or material? David suggested removing the last sentence – or define minor. Fred suggests taking the last sentence out. Maureen with suggestion to remove material.
- Suggestion: Any modification, Zoning Inspector to be notified and at the Zoning Inspector’s discretion may recommend a trip back to the BZA for approval.

Fred to make some changes and send a copy.

Chapter 10 to be reviewed next meeting.

Maureen motioned to adjourn at 7:35pm.

Michael Mraz, Chairman

Jerilyn McGuire, Secretary