

BOSTON TOWNSHIP ZONING

ZONING COMMISSION MEETING – March 10, 2026

Members Present: Mike Mraz, Maureen Downey, Tim Magestro

Members Absent: Matt Geul and Todd Liebenauer

Also present:

Trustee Randy Bergdorf

Acting Zoning Inspector: Ruben Miller

Zoning Secretary: Jerilyn McGuire

Fred Guerra

Angela Wanhainen – presenting application for accessory building

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

Minutes from February 10, 2026, meeting were reviewed. Correction made to report Tim as absent. Motion by Tim to approve minutes. Motion was seconded by Maureen. All voting “aye” approved

Zoning Inspector Report:

Initial discussion regarding three current projects:

1. Accessory Building Application – 6554 Riverview Road
Angela Wanhainen in attendance to discuss her application.
 - The applicant submitted drawings, descriptions, a site map, and elevations for a proposed three-tier bank barn on the property.
 - The existing small house will remain. No demolition is planned.
 - The new structure will be used for yoga, art, entertainment, and storage.
 - No commercial use is proposed.
 - No living quarters or overnight accommodations are being considered.
 - A full ADA-compliant bathroom is planned. No bedrooms. Summit County advised that a new separate septic system is not necessary.
 - The building height and configuration account for the site’s slope. The structure is divided into sections to accommodate grade changes.
 - The project appears to meet all accessory building requirements, including:
 - 1200 sq. ft. accessory structure guideline
 - Maximum 10% non-permeable coverage, including all buildings and concrete

- No variances appear necessary. If none are required, approval may be issued administratively.
- The board expressed no objections.
- Door design will use double doors, consistent with existing structures on the property.

2. Application for Permanent Sign – 5115 Akron Cleveland Rd

- Applicant submitted a request for a permanent, non-illuminated sign, set back 10.5 feet from the road and approximately 4 feet tall.
- Landscaping will be required as part of the installation.
- The board identified a discrepancy regarding business use:
 - Previous approval for the property was for landscape equipment storage associated with a lawn and landscape business.
 - A 2024 permit for a 1500 sq. ft. building (applicant: Mike Jones) is on record.
 - Current indications suggest a different business may now be operating.
- Follow-up is needed to confirm the current business type, as the applicant now reports storing fence supplies.
- No immediate zoning issues were noted with the sign itself.

2. Fence application for 342 Kendall Park Rd.

- Permit has been issued and project is currently in process. Fence permit issued on 2/6/26 to Avery Enterprise Construction LLC.

Remainder of Zoning Inspector Report:

- James Orr, 226 Kendall, applying for gas line easement
- AT&T 1921 Boston Mills, Equipment exchange, no permit, just a site plan review
- 5548 AC, Cell tower equipment update no permit, just a site plan review
- Mike Nicorely, 5353 AC, All in One Landscaping, asking about a hoop building
- 5772 AC McShane Property
 - Summit County is aware and documentation was issued. It was noted that the applicant does not own the property.
 - It was also noted that the land is under contract from a neighboring property owner, but this has not been filed with the county.
 - Site currently resembles a construction landfill.
 - McShane's other property was also noted as being in poor condition.
 - Recommendation: Send a formal letter to the actual property owner.

- 79 Geoppert, Empty house, neighbors concerned about short term residents. Peninsula PD is monitoring.
- 3832 Oak Hill, Jenkins, Building permit for new house
- 135 Kendall Park, building permit for renovations, furnace, electrical and building
- Correspondence on 2/16 via email with Chris Brown regarding Vizmeg project. An email sent outlining the items requested by the BZA.
- NAPA project on hold pending Summit County sewer line.
- 5649 AC, Herman Towing and Equipment. Use application, working on completing
- Senuta on AC Rd. "A new application is coming"
- VM Property (Mr. Shin)
 - Property is in the process of being sold to Mr. Patel, with closing expected in April.
 - The property well is believed to be located in the front section.

Meeting Procedure Updates

- Updates to meeting procedures are ongoing.
- Time clocks will be installed at the podium.
- Individuals without formal plans or applications will be limited to three minutes of speaking time.

Additional Old Business:

Code/Table 28 Updates

- Updates were made to Table 28 (pages 60–61):
 - Gas stations and convenience stores were added.
 - Removed auto filling stations and gas pump canopies that were in that table.
 - New items are shown in bold in the updated table.
 - Change made to Bed and Breakfasts
- Noted updates to self-storage units and mini-warehouses. The board needs to determine how to proceed with self-storage units and mini-warehouses.
- Conditional Use Activity of Tool and Equipment Rental: Requirement/Standard "No display in required front yard." Need clarification of what required front yard means.
- Various site plan requirements were reviewed and clarified.
- Number of copies of applications etc needs to be determined

Additional notes from Fred:

- Large-scale solar removed. Residential-scale solar uses remain permitted; large installations are not.
- Review Table 28: This table is important because these uses require a Conditional Use Permit.
- Application requirements: Should be fully listed and clearly defined. Applications will not be accepted unless all required materials are submitted. Once complete, the application can be placed on the next meeting agenda.
- Page 66 – Table 30: Provides the site plan guidelines that must be followed.
- Section 905 (Variance Procedures): Updated to Site Plan Amendment Procedure. Suggestion to add language stating that any change to an approved plan must return to the Commission for review.

Mike Mraz indicated that he will be submitting a fence application.

Mike Mraz, Chairman

Jerilyn McGuire, Secretary