

BOSTON TOWNSHIP ZONING

ZONING COMMISSION MEETING – Feb 10, 2026

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

Absent: Tim Magestro

Also present:

Trustee Randy Bergdorf

Zoning Inspector: Ruben Miller

Zoning Secretary: Jerilyn McGuire

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

Minutes from January 13, 2026, meeting were reviewed. Motion by Maureen to approve minutes. Motion was seconded by Mraz. All voting “aye” approved.

No zoning inspector report. Nothing new to report.

Still talking to Hermann and McShane.

Thoughts from the commission are that McShane is in violation. Al figuring out what to do next for McShane and Herman.

McShane shouldn't change the land without our approval first. The commission members are a bit frustrated. McShane knocked trees down and brought in slabs of concrete. Calling it “fill.”

Ruben's stance is that for a Commercial property, we should be stricter and for personal property, we can be more lenient. A person running a business on commercial property should be playing by the rules.

Discussion about different zoning applications and desire to consolidate into one. The plan is to have one application with different boxes to check based on the application.

Will also be limiting the time an individual can talk.

Old business

Mike M. proposes we rewrite the process of the meeting and is working on it.

A letter for applicants is in process. Would like the letter to be part of the application process/package. Read and discuss at next meeting.

Zoning Resolution discussion:

Left off at outdoor storage.

The commission needs to decide whether we want outdoor storage. The area is saturated with storage units and/or outdoor storage.

Outdoor storage in chart on page 14 – references outdoor storage of businesses. Business of outdoor storage vs the business needing outdoor storage. Chart addresses business needing outdoor storage.

Discussion on how to limit additional storage businesses. Would have to make them non-conforming use. Concern: If too many things are non-conforming then there could be too many limitations. Don't want to create a case where people are not happy because their property is made less saleable.

Outdoor storage in chart is as an accessory. Running a business and need to store some stuff outside. Laydown lot - where you store materials for conducting your business.

- Area limit for outdoor storage is 25%. Concern that certain businesses can't meet the 25%.

Wind turbines. Review chapter 15. Probably won't see one but if we want to put regulations we can. Look at the section or we can take it out.

Solar. Can't keep people from having the option to lower their utility bills but could still have restrictions. If they want to put them on their roof, shouldn't prohibit. But there could be issues with glare and end of life disposal. Please review.

Next: site plans page 20

Need to determine number of copies of the application to be submitted.

New business: none

Motion to adjourn made by Matt at 7:35pm. Next meeting to be held March 10, 2026.

Mike Mraz, Chairman

Jerilyn McGuire, Secretary