

## **BOSTON TOWNSHIP ZONING**

### **ZONING COMMISSION MEETING – January 13, 2026**

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

Also present:

Trustee: Randy Bergdorf

Acting Zoning Inspector: Mike Anderson

Zoning Secretary: Jerilyn McGuire

Legal Counsel: David Randolph

Fred Guerra

Mike Mraz called the meeting to order at 6:30

Minutes from the December 9, 2025, meeting were reviewed. Motion by Todd to approve minutes. Motion was seconded by Magestro. All voting “aye” approved.

Motion made by Todd to nominate Mike Mraz for Zoning Commission Chair for 2026. Maureen seconded the motion.

Voting:

Matt Geul - yes

Todd Liebenauer - yes

Tim Magestro - yes

Maureen Downey - yes

Mike Mraz - yes

All voting yes. Mike Mraz to be Zoning Commission Chair for 2026

### **Zoning Inspector Report**

- James Orr, 226 Kendall, is applying for gas line easement.
- AT&T 1921 Boston Mills Rd, Equipment exchange no permit just a site plan review.
- 5548 AC, Cell tower equipment update
- Mike Nicorely, 5353 AC, All in One Landscaping, asking about a hoop building.
- Inquiries about short term rental 5872 Main St - prop has been sold.
- Stillwell's business reportedly generating noise at night, turns out to be the storage units, not him.
- Inquiries about short-term rental properties and a used car lot
- 5772 AC, McShane, Summit County is aware and inspecting monthly.  
Question posed: Why doesn't 902a apply to McShane? – he's changing the land. David checking.

*902 a: No building or other structure shall be erected, moved, added to, structurally altered, nor shall any building, structure or land be established or changed in use without a permit therefore, issued by the Zoning Inspector.*

- 79 Goeppert, Empty house, neighbors concerned about short term residents, Peninsula Police Department is monitoring.
- 3832 Oak Hill, Jenkins, Building permit for new house.
- 135 Kendall Pk, building permit for new renovations, furnace, electrical and building.
- 342 Kendall Pk, fence application

#### Boards

- 5772 AC McShane, Warehouse and business application on hold, requested by applicant.
- Village Market gas station per applicant, continued to November BZA hearing. Continued until January 2026
- 5628 AC Vizmeg storage tabled to November BZA. Application approved at November BZA meeting but certificate will not be issued until certain information is received by the Zoning Inspector
- 5650 Direct Air – conditionally approved by BZA
- 5649 AC Herman Towing and Equipment – use application still in process
- Senuta on AC Rd. Looking for new application
- Commission working on updates to the zoning resolution

#### Additional information – not listed on Mike's report:

- Napa is coming back to us with phase 2, which will be a spa. They are unable to move forward until new septic comes through. Existing sewer system is at maximum capacity, per Cuyahoga Falls. Building permit won't be issued until sewer is available. New Sewer line from the County goes behind Napa. Napa is not approved to use existing sewer line in front.
- Al looking into Herman. Showing as Hermans Towing on google maps.
- Billboards. Are they a business and do they pay into the JEDD? Dave checking into. Existing billboards are not registered with the JEDD.

Randy – Mike is currently doing double duty. The trustees are interviewing someone for Zoning Inspector position tomorrow (Wed night Jan 14, 2026).

Commission would still like Mike's input in the interim.

#### Old business

Mike M is introducing an amendment to the existing rules of procedure. Mike will send it to everyone to review. He plans to replace the existing rules of procedure.

Mike M also developed a letter to give to property owners/applicants. Would like to have this letter as part of a packet that's given to applicants. Al has reviewed it. An updated letter will be sent out once Al has approved.

Suggestion made to have two applications. One residential and one commercial

### New business.

The list (on back on ZI report):

Marijuana dispensaries need to be discussed. Do we want them prohibited? State is impacting revenue.

Mixed use and JEDD? Need to figure that out.

Resolution discussion – continued:

New Chapter 9 (old/existing Chapter 8) conditional use – Fred is converting existing info into tables. Everyone is ok with that.

Existing Chapter 9:

Application requirements: request to add email address and parcel number. Owner's name required too and proxy letter attached, if applicable.

Suggestion for when Zoning Inspector waives certain requirements: waived requirements should be in writing.

Fred added new duties to Zoning Inspector, which will be in new chap 10.

Permit or certificate? Need to standardize.

Zoning Clerk referenced in 904. Need to determine who/what zoning clerk is.

902.03 Director of Transportation. Zoning Inspector will work with the Director of Transportation.

902.05 Permit does not have the expiration date on it. It has the issue date. Will be changing to one year with a 6 month extension. Should it have the expiration date? Mike thinks as long as they are working on it – the permit doesn't expire. Deadline is to start the project. Once they stop and don't move forward then this applies.

Fred – once they meet our standards we issue our certificate. Not sure about time limit.

Suggestion to have expiration date in case resolution has updated. Also have one year with 6 month extension verbiage on the certificate

904 application fee. Suggestion to update fees for zoning staff to collect fees

905.03 penalties and fines. Should amounts be re-evaluated? Daily fines. Should they be explained better?

Yard maintenance – height of grass. Why are we enforcing this? For the betterment of the community, per David. Most communities have a nuisance section that also addresses additional – trash, debris. Suggestion to add nuisance property to the yard maintenance section.

Stopped at 906: Responsibilities of the BZA. Will pick up here next meeting.

Todd motioned to adjourn at 8:20pm. Maureen seconded.

Next meeting to be held on February 10, 2026.

---

Mike Mraz, Chairman

---

Jerilyn McGuire, Secretary