

BOSTON TOWNSHIP ZONING

ZONING COMMISSION MEETING – December 9, 2025

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

Also present:

Trustee - Randy Bergdorf

Zoning Secretary – Jerilyn McGuire

Absent: Mike Anderson – Zoning Inspector

Mike Mraz called the meeting to order at 6:30

Minutes from November 11, 2025, meeting were reviewed. Motion by Matt Geul to approve minutes. Motion was seconded by Tim Magestro. All voting “aye” approved

Randy thanked everyone for their service

Zoning Inspector Report:

Activities:

- James Orr, 226 Kendall, applying for a gas line easement
- AT&T 1921 Boston Mills, Equipment exchange no permit just a site plan review
- Mike Nicorely, 5353 AC, All in One Landscaping, asking about a hoop building
- Inquiries on short term rentals 5872 Main St.
- 2350 Boston Mills, Jeff Keils, accessory building will submit application
- Stillwell's business generating noise at night turns out to be the storage units, not him
- Complaint of Squatters on Goeppert
- Inquiries about short-term rental properties and also a used car lot (used car lot inquiry for 5130 Akron Cleveland Rd)

Boards

- 5772 AC, McShane Warehouse and business application on hold requested by applicant
- Village Market gas station per applicant, continued to Nov BZA hearing
- 5628 AC Vizmeg storage – continued hearing on Nov. 25th BZA
- 5650 Direct Air Systems conditionally approved by BZA
- 5649 AC Herman Towing and Equipment use application
- Senuta on AC Rd looking for a new application
- Text changes worksheet
- The list

Old business:

Working on resolution with Fred.

A letter for prospective applicants was passed out.

Discussion regarding meeting agenda.

- Considering giving time limits to speaker.
- Possibly 3 minutes for general public to address one issue or a resolution item.
- Suggestion for new business projects with plans, 15-minute limit. With no plans, 5-minute limit.

Continuing discussion with Fred:

Reviewed Chapter 9 of existing Resolution.

Chapter 9: Administrative and Enforcement Procedures

Requirements for a Zoning Certificate.

902.01 – Application for a Zoning Permit.

- Suggestion made to include site plan and time limit to the list of required information.
- Suggestion to also add verbiage of: After approval of site plan and prior to construction.

902.02 Approval of Zoning Permit

- Discussed that the county will not issue a building permit until a zoning certificate is issued

903.01 Occupancy permits -

- These are not handled here. County issues building permit. Fred is uncertain if we need this or not since we have nothing to do with it.

905.03. Penalties and fines

- Yard maintenance - how to handle tall grass?
- Under 905.03 Removal, Repairs, or Securance of Certain Buildings or Structures, Recovery of Costs - Limited to what can be done due to Ohio revised code.

Suggestion made to add responsibilities of the Zoning Inspector – section 901 currently titled Zoning Inspector. Responsibilities could be listed here.

Fred to add more details.

Plan to discuss Chapters 8, 9 and 10 next meeting.

Chapter 8: Conditional Zoning Permits

Chapter 9: Administration and Enforcement Procedures

Chapter 10: Administrative Procedures – Text and Zoning Amendments

Decide on how we want to make the changes: Make incremental changes or once/year?

Todd motioned to adjourn at 7:47pm. Motion was seconded by Tim.

Next meeting to be held on January 13, 2026

Mike Mraz, Chairman

Jerilyn McGuire, Secretary