

BOSTON TOWNSHIP ZONING COMMISSION

Tuesday, November 11, 2025

Present:	Maureen Downey	Absent:	Mike Anderson, Zoning Inspector
	Matt Geul		Todd Liebenauer, Commission Member
	Tim Magestro		Jerilyn McGuire, Secretary
	Mike Mraz		

Also Present: Trustee Randy Bergdorf, Consultant Fred Guerra, and Township Attorney Al Schrader.

Mraz called meeting to order at 6:32pm. Mraz asked Randy Bergdorf to take the minutes of the meeting.

Minutes from October 14, 2025, meeting were reviewed. Mraz stated that, upon his request, McGuire had made a minor correction. Motion by Downey to approve the minutes. Second by Geul. All "aye."

Due to a family emergency, Zoning Inspector Anderson was absent. Mraz suspended the reading of the inspector's report.

Mraz stated the necessity of having work sessions. The wild card for each meeting is the presentation of zoning applications for review which, many times, leaves no opportunity to continue to review and revise the ordinance. The suggestion was that for the hour prior to the public meeting the commission members gather in a work session to review the ordinance. Al Schrader, township attorney, stated that he only usually attends Zoning Commission meetings when there is a hearing to review ordinance changes or rezonings. Schrader stated that ultimately there will be public hearings on any zoning revisions. The Commission can have work sessions, but they must announce them, must allow the public to attend (although they do not have to allow the public to speak), and if the work session is cancelled, a notice can be placed on the door of the meeting room. Bergdorf offered that notice can be put in *Your Community News* to the effect: "Until further notice, the Zoning Commission will be having work sessions starting at 5:30pm on the same nights as their monthly meetings."

Old Business: Regarding the revisions to the ordinance under review, Mraz introduced the topic of the letter that was sent to the Commission members by township resident Nick Janigan. Mraz asked Janigan to come to the podium and briefly summarize the contents of his letter. Janigan focused on three areas: insincere home occupations, the threshold of 50% destruction of a property to rebuild, and deed restrictions to prevent the rental of ADUs in the future. Further discussion of the revisions was continued until the December 9 work session.

New Business: Mraz introduced the topic of data centers as something that might need to be addressed in a future revision of the ordinance. Mraz and Guerra initiated a discussion on mixed-use developments. Schrader stated that the goal is to avoid having residentially zoned or primarily residentially owned properties in the JEDD. A multi-story building with businesses on the ground floor and apartment rentals upstairs could be possible. Schrader stated that regulations have been changed that allow senior living centers to be considered commercial properties for the purposes of a JEDD. Guerra asked Schrader to explain the recent developments regarding billboards in the township which Schrader provided.

Motion to adjourn the meeting at 7:40pm by Downey. The meeting duly adjourned.

The next meeting will be Tuesday, December 9, 2025, with a work session at 5:30pm and the meeting at 6:30pm.

Approvals:

Mike Mraz
Chairperson

Respectfully submitted by
Randy Bergdorf, acting as secretary