

BOSTON TOWNSHIP ZONING

ZONING COMMISSION MEETING – October 14, 2025

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

Also present:

Trustee: Randy Bergdorf

Zoning Inspector: Mike Anderson

Zoning Secretary: Jerilyn McGuire

Gabe Herman from Hermans Towing

Mike Mraz called the meeting to order at 6:32pm

Minutes from September 9, 2025, meeting were reviewed. Motion by Todd to approve minutes.

Motion was seconded by Matt Geul. All voting “aye” approved

Mike Mraz introduced and welcomed Maureen Downey to the Zoning Commission.

Gabe Herman in attendance to discuss his application for business use and new sign:

- Changing name from Lease for Less to Hermans Equipment
- He moves stuff for people from location to location.
- Change of use will go to the BZA.
- Business stores parts for machines. Nothing in resolution that says it can't be done.
- Todd – make sure dimensions are correct. Need accurate drawings. BZA won't consider it an appropriate application without proper drawings. Need better drawing with setbacks and dimensions.
- Mike A – Is this application acceptable to move to BZA? Need better drawings. Per Todd – written part looks OK. Todd – include anything pertinent to the lot.
- Gabe was informed that if he's using more than 25 sq feet as a junk yard – he is not in compliance
- Landscaping: Gabe is trying to make it more presentable.
- Business includes equipment rental and towing and transport of equipment/vehicles. Business name: Hermans Towing and Equipment.

- The change is to add towing to the leasing. The approved use for leasing also included moving equipment around. There technically is no change in use; the use includes moving equipment, which is towing. Is it multi use?
- He's applying to be a true towing company
- Don't want it to be an impound yard.
- Gabe was informed that he will need to be in full compliance with zoning resolution and meet the minimum guideline requirements per the Zoning Resolution.

Suggestion was made later in the meeting to have Gabe obtain a survey on the property.

Zoning Inspector Report

- McShane – 5772 AC – requested to put his project on hold. Has county approval to grade.
- Senuta – request to continue his hearing. Complying with our request to move stuff off property. Has a new plan and would like to push hearing back until new plans are reviewed
- Gabe Herman – in attendance
- 5157 AC generator for Cell Tower.
- Valley Fire approval for Village Market. Hearing to continue in October.
- Vizmeg – did not show up to September hearing
- Direct Air was approved
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Resolution discussion - continued:

- 715 Multiple Buildings for Mixed Used Developments. Look over page 50.
- Question about Retail and apartments on top? Mixed use with residential? JEDD concerns.
- Seasons Rd – put permitted and conditional uses into a table.
- 706A – application information put into a table.
 - Added assistance for applications. Since Mike wants to change the application – will take the application process out.
- Reviewed Table 17 page 57.
- Leaving off at Chapter 8

Process: once we get through the change with Fred, it goes to the county then comes back to us with a public hearing. Then move to trustees. Then trustees have a hearing.

Request from Mike M to come early next month to discuss changes to the resolution.

Mike A wants parking distributed to the proper section. Residential vs business.

Maureen motioned to adjourn at 8:00. Next meeting to be held November 11, 2025

Mike Mraz, Chairman

Jerilyn McGuire, Secretary