

BOSTON TOWNSHIP ZONING

ZONING COMMISSION MEETING – August 12, 2025

Present: Mike Mraz, Todd Liebenauer, Linda Littler, Matt Geul

Also present:

Trustee: Randy Bergdorf

Zoning Inspector: Mike Anderson

Zoning Secretary: Jerilyn McGuire

Fred Guerra

Village Market representative: Carlton Moore

Mike Mraz called the meeting to order at 6:31pm.

Todd began the meeting by saying goodbye to Linda. He also noted that the Zoning Commission will miss her and thanked her for all of her years of service. Mike Mraz also thanked Linda for her time on the board.

Minutes from July 8, 2025, meeting were reviewed. Motion by Todd Liebenauer to approve minutes. Motion was seconded by Linda Littler. All voting “aye” approved

Zoning Inspector Report - skipping – so Carlton from Village Market can speak to the Board.

Village Market updates from Carlton:

- Change to canopy. New plans show pumps 31 feet from property lines. Four pumps. Allow cars to fuel on either side.
- Can drive around pumps to get to the store. Canopy 90 ft away from AC Rd.
- Site drainage. Incorporated a site drain to pick up water. Tie into storm sewer line.
- Height of canopy will be 15 feet and within code. Should not need variance.
- Fuel storage tank will most likely be underground at the front of the canopy. Easy for fuel tanks to access.
- Plans for store and gas to close at 10pm.
- No additional signage. Pricing will be on the canopy. One light will remain on once closing time.
- Mike Mraz concerned about tank trailer fitting but per Carlton the trucks shouldn't be too long and have ability to turn.
- Per Mike – BZA will want to know storm water run-off plan. Concern with existing puddles in front of store

- Putting signage on the canopy. Sign company will present. No additional sign needed.

Per Todd – suggestion for Carlton: if they are putting a sign on the canopy, they will need a variance. Suggestion was made to update the existing sign and go by what Chapter 12 allows – which is one sign per lot. The canopy will be considered a second sign. Can ask for a variance for the second sign on the canopy but may not need a variance if updating the existing sign.

Mr. Robert Jenkins – in attendance to discuss his property at 3832 Oakhill Rd:

- He's been in contact with Keim Lumber and should have a structural plan in two weeks.
- Cannot hook into water line. Existing well has a lot of iron in it and would need a treatment system. Or a new well or cistern?
- Motorhome on the property – an issue. Per Todd – RV is for guests of existing residents to stay in. RV can be on the lot but cannot be the principal structure.
- Mike M – how long once you get plans from the lumber company? Jenkins noted it should be by October. Will be on a slab. No basement.
- Mike A noted that we need a site plan
-

Zoning Inspector Report :

- Reminder - List still on back to work on.
- Stillwell property – storm water problem. Storm drainage didn't look right.
- 135 Kendall Park Rd – prop sold. (permitted nonconforming residential property for sale) Medical waiver had to be signed to enter the house. Plan A: tear it down. If they can't do that, they will renovate existing house. Need proper septic system.
- 45 Kendall Park Rd – Garage sale was held August 8-9
- Nick Janigan public record request
- 5772 AC – McShane Warehouse and business application – still waiting on. Drawings are "preliminary"
- Vizmeg storage facilities application is ready for BZA.

Vizmeg application for 5658 Akron Cleveland Rd: Todd motioned to send recommendation to the BZA; Linda seconded the motion. The application meets current requirements without any variances.

All in favor:

Mike Mraz - Yes

Todd Liebenauer - Yes

Linda Littler- yes

Matt Geul - Yes

- Village Market Gas Station application ready for BZA.

Linda Littler motioned to send recommendation to BZA for Village Market with presented revised application. Todd Liebenauer seconded the motion. The Zoning Commission found the application acceptable. Application is for property located at 5069 Akron Cleveland Rd for gas pumps and canopy. Application met our guidelines for setbacks with the pending additional approvals.

All in favor:

Mike Mraz - Yes

Todd Liebenauer - Yes

Linda Littler- yes

Matt Geul - Yes

- Direct Aire – application also ready for BZA.

Todd motioned to send recommendations to BZA for the Direct Aire application for building on property located at 5650 Akron Cleveland Rd. Matt Guel seconded the motion. Application meets requirements for setbacks without any need for a variance.

All in favor:

Mike Mraz - Yes

Todd Liebenauer - Yes

Linda Littler- yes

Matt Geul – Yes

Mike Mraz, Zoning Commission Chairman sent recommendation comments to the BZA Chairman, Paul Kaczmariski on August 14, 2025.

- Senuta – in violation
- Herman 5649 towing company – in violation. Been cited.

Randy – suggestions to help move meetings around.

Suggestion to have mid-month work session. Wednesday Aug 20 work session at 5:30 was agreed upon by the board members. Will wait until the Aug 20 meeting to go over Fred's updates.

Per Randy – Tim Magestro would be interested in this board

New Business – still need to update the rules

Randy thanked Linda and Jay for all years of service for serving on the two boards.

Matt Guel motioned to adjourn the meeting at 7:58pm. Next meeting to be held on September 9, 2025.

Mike Mraz, Chairman

Jerilyn McGuire, Secretary