

BOSTON TOWNSHIP ZONING

ZONING COMMISSION MEETING – July 8, 2025

Members present: Mike Mraz, Todd Liebenauer, Linda Littler, Matt Geul

Also present:

Trustee: Randy Bergdorf

Zoning Inspector: Mike Anderson

Zoning Secretary: Jerilyn McGuire

Carlton Moore – representing Village Market

Mike Mraz called the meeting to order at 6:30pm.

Carlton Moore – representing Village Market was in attendance with information pertaining to the gas station plans for Village Market, located at 5069 Akron Cleveland Rd.

- Carlton passed out drawings. The owner has a desire to bring 3 gas pumps to the location that also is a convenient store.
- Proposing a new canopy in the existing parking lot: 24 feet wide 86 feet long. Fueling on either side of pumps
- Plans show 75 feet from the road. Carlton's understanding is that the exact locations of tanks will be underground, at the rear of the canopy. There is a possibility of fueling tanks in the front to make it easier to refill the fueling tanks.
- Per existing drawings, the setback requirements of 7 feet will not be met. Mike M – seems tight. It was noted that the existing building is setting 7 feet off the property line now.
- Mike A informed Carlton that elevations will be required.
- Randy concerned with water near the store in the parking lot. Per Carlton, there will be downspouts from the canopy and will drain water appropriately into the street. Will have to meet state requirements so storm water runoff will be addressed. Mike A assumes BZA will want storm water runoff plans.
- Mike M – encourages him to go online and view the resolution.
- Carlton was informed that we need to see elevations and Topography. Applicant will most likely need variances.
- Todd suggested applicants review Seasons Rd district 7A which addresses setback requirements. Also, Chapter 10/11 for driveway/parking lots.
- Randy asked if they need 3 pumps. Per Carlton, yes due to gas pump perception; if people only see one or two pumps people don't stop because they think gas is bad.

- Per Carlton - Traffic on the road does not justify 4 pumps and 2 doesn't work very well. 3 seems to be correct fit.
- Todd suggested submitting sign application now. BZA might want specifics on signs.
- Next commission meeting Aug 12 and Carlton will review the resolution and gear up for that meeting.

Recommendations/follow up for Carlton: submit elevations, topography and storm water runoff plans. Review setback requirements and driveway/parking lot information. Follow up on sign. Variances will be needed based on existing plans.

Zoning Inspector Report:

- 1455 W Hines Hill - Frazier. Family member staying at house with camper
- 3832 Oak Hill – Jenkins. Denied water hook up, so no building permit from Summit County. Reviewing plans. Now looking at well or cistern. Plans to come back with something smaller. Currently living in a camper on the property and past the time limit.
- 4967 AC/Napa – meeting in July with Summit County for building permit. Also, need electric pole to be moved. The dirt pile – what are they doing with the dirt pile? Seems like a post permit change.
- 7100 Riverview. Art fest. Waiting on check. 276 vendors
- 5352 AC – Storage Rentals of America. Grove plumbing working on plumbing. Seems like they brought in dirt too. Had to change plans due to Summit County.
** Is it better to get summit county storm water and soil approval first?
- Henkels and McCoy – no need for permit. Required a letter for installation of fibre optic line in right-of-way
- 5772 AC – McShane. Have application in process
- Village market – Carlton Moore in attendance this evening.
- 5628 AC – Vizmeg. Storage facilities. Ready for BZA. Possibly plan for August hearing. Commission comments are needed.
Met all requirements.
- 5650 Direct Air Systems. New application. Size of building changing. 50x80 to 60x100. Setbacks same. The building got bigger. Starting over. Summit county soil and water should review.

** general consensus – get Summit County soil and water on board first. This will need additional discussion.

- 5649 AC Herman. Supposed to come tonight with finished application. Was cited.

- Senuta – cited for keeping trucks/trailers on prop but has been doing since before the creation of the Zoning Resolution. Previous approval from 1980s. Mike A unable to locate an approval. In 2007 Paul wrote a citation for semi-truck trailers. Al is working on it.

Old business

Suggestions:

- We should update to allow permits for one year instead of six months.
- Should have public speak at the podium.
- Mike M suggested having public speakers sign in at beginning of meeting. Applicants should do their homework before. Also – give them a time limit.
- Members of the board should acknowledge receipts of emails.

Fred's information:

From tonight's discussion. What is a canopy?

Discussion regarding Fred's suggestions. Fred created a document with Draft Amendments for Zoning Resolution Chapters 1 to 7.

Chapter to begin with 100 instead of 101 for consistency; Fred also put in tables when he could – instead of paragraphs

Chapter 1 proposed amendments

- Chapter 1 to begin with 100 instead of 101 for consistency.
- Second-tier headings are categorized as a, b, c, etc., instead of 100.1, 100.2, etc.
- Rewritten sections for clarity:
 - o 105 Non-Conforming Uses: Simplified language, clarified timeframes and changed "zoning permit" to "zoning certificate."
 - o 107 Environmental Performance Standards: Reformatted noise table and clarified noise measurement rules.
- Added Chapter 108 Multiple Principal Buildings: Allows multiple principal buildings on a single parcel with detailed requirements.

Additional Chapter 1 notes:

105c – Non-conforming Uses of Land - # 3. If the nonconforming use is discontinued or abandoned for more than two years, any future use of the land must comply with the

regulations in this Resolution: *update to one year (instead of two years) along with six-month extension.*

107 – Reworded Noise Section. 10pm is consistent with other communities. Reformatted the table.

108 – Multiple Principal Buildings – NEW SECTION. The consensus was that this information should refer to Seasons Rd and Business Corridor District only. Start in Seasons? Fred to work on.

Chapter 2 – Proposed Amendments

- Added numerous new definitions, including terms for short-term rentals, solar/wind power generation, impound lots and mini-storage units.
- Revised definitions for clarity and consistency. Please note that a new definition does not necessarily allow the defined use.
- Updated chapter headings for uniformity.

Additional Chapter 2 notes:

Definitions:

Defined Multiple Principal Buildings

Defined Distributor's Warehouse – added storage and mini warehouses in that definition;

Defined Mechanical Equipment, including HVAC – defined HVAC

Outdoor storage – Fred to work on Outdoor storage definition.

Off-Premise (Billboard sign) definition – wanted to be more specific

Defined Solar Power Generation with definitions for Small Scale Solar Installations and Large-Scale Solar Installations. Also added definition for Wind Electric Power Generation (Wind Turbine)

Added definition for Vehicle Storage/Impound Facilities – along with Short Term, Long Term and Salvage/Junk Yard

Added definition for Zoning Certificate

Chapter 3 proposed amendments

- Updated Chapter Headings for Code Consistency

Chapter 5 proposed amendments

- Alternative table provided for Lot, Yard, and Building Requirements (Sections 503, 504, 505).
- Increased front yard fence height to 4 feet for picket and ornamental fences.
- Reformatted Home Occupation by Type Table (Table 3). Section 512

- Added Section 516 Mechanical Equipment: Requires placement in a side or rear yard, at least 5 feet from property lines.

Additional Chapter 5 notes:

Section 508 – Supplemental Regulations for Non-Residential Uses- discussion regarding nonresidential buildings and their locations to the residential lot line. This to be moved out of Chapter 5 and moved to Chapter 7

Fred to review section 509 - Screening required for Non-Residential uses, also moving to Chapter 7

Fred to work on 513 – Fences in Residential Districts

Chapter 6 proposed amendments

- Provided an Alternative Table for Section 603 Lot Requirements, 604 Yard Requirements and 605 Building Requirements

Chapter 7 proposed amendments

- Expanded Permitted and Conditional Uses with new categories (e.g., bakeries, fitness centers, outdoor storage).
- Alternative tables provided for:
 - o Lot and Design Standards (Sections 703, 704).
 - o Setback Requirements (Section 705).
 - o Building Requirements (Section 707).
- Added Section 715 Accessory Uses and Structures: Defined allowed and prohibited accessory uses with setback requirements.

Additional Chapter 7 notes:

7A should be its own chapter and not 7A

No New Business

Linda Littler motioned to adjourn at 8:25pm. Next meeting to be held August 12, 2025.

Mike Mraz, Chairman

Jerilyn McGuire, Secretary

