

BOSTON TOWNSHIP ZONING

ZONING COMMISSION MEETING – June 10, 2025

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

Also present:

Trustee Randy Bergdorf

Zoning Inspector: Mike Anderson

Zoning Secretary: Jerilyn McGuire

Chris Brown: from Vizmeg

Mraz called the meeting to order at 6:30pm

Minutes from the May 13, 2025, meeting were reviewed. Motion by Todd to accept minutes as amended. Changed Matt Geul to absent and updated spelling of Todd's last name. Motion was seconded by Linda Littler. All voting "aye" approved

Zoning Inspector Report:

Activities:

- Vizmeg 5628 AC Rd. storage facilities application
 - Chris Brown in attendance to discuss plans. Chris works with George Vizmeg. Initial plans were for office buildings; since septic is unavailable, they are currently unable to proceed with office buildings. Current plans are to put up rectangle buildings and make storage facilities. As sewer is approved to come down State Road, they would then transform the facilities into office space. Seems to be in compliance with zoning.
 - Proposing 2 buildings. Back area with retention pond. Mike A shared plans with the group. They are looking for green, caution or red light from us.
 - George says it's more unconventional as far as storage buildings go. Wants to look like an office building.
 - Thoughts of moving his landscape business to the area. Close to 200 people in the office.
 - Mike M – we are discouraging storage businesses. Looking for businesses with onsite employees. Would be acceptable to have office buildings.
 - Per Randy –we need to make a decision based on the current application – which is storage units. The Health Department denied septic based on Health Department's plans to bring the sewer in.

- The application is for storage. Tonight is preliminary. Nothing to keep from going forward. Will have to go to BZA. Todd – only thing is to get specifics regarding the driveway. Put the details in the plans. The current plan is enter one way and exit another way. Mike A suggested to send to Fire Dept also.
 - Todd – right now – everything is consistent with book – it's outside storage if you access it from the outside
 - *Add to checklist – differentiate between indoor and outdoor storage.*
 - Per Mike M – this application seems to adhere to what is allowed. Since access is from the outside – this is outdoor storage. But if all access is from the inside, then that's a deviation.
 - No recommendations – just inform that access from the outside to a shell space which matches up with outdoor storage. Per Todd.
 - Per Chris - individual shells. Individual garage doors. Multiple rental spots and can access from the outside.
- 4967 AC Rd., NAPA Winery, Seumar Holding Group Winery/ Spa/event site working on Summit County compliance, Summit County Soil/Water compliance
Summit County soil and water and engineer's office going back and forth regarding the driveway. An electric pole was put in the driveway by the electric company. County relooking at where the driveway will go. Electric pole still there
 - Todd – they currently have a pile of dirt – Mike doesn't think the pile will stay there. It's graded and 20-30 ft high. Mike M – it's worth asking a question.
 - 3832 Oak Hill Permit, Jenkins permit issued application for building
 - 6762 Riverview Rd.- amendment to previous deck permit - adding 96 Sq Ft. (deck & handrails not complete)
 - 2198 Columbia Rd, fence in back of house in compliance. Also, applicant would like a 4 ft fence in front of house but would need a variance. Request that the Zoning Commission address front fence height in the zoning book, along with opacity.
 - 350 Kendall Pk. Residential house, Change in site plan per S.C.
 - 281 Keenan concrete slab/walkway
 - 5650 AC - Contractor looking at building changes
 - 7100 Riverview Rd - Tents for Art Fest
 - 5701 AC Citation issued, Senuta, no use for trailer storage. Senuta said he was issued a permit in the 80s: Mike to look in the file.
 - 5649 AC Citation issued, Herman Towing without use permit. He keeps saying he'll submit an application. Mike M – can we tell him to stop running the tow business? Would have to talk to Al.

Board

- 5772 Warehouse and business application
- Village Market gas station application is in. Mailed application fee. Don't have hard copies. App is change in use due to adding gas pumps
Todd – mixed use – with a residential property. Jedd regulations. Need to ask Al. Residential doesn't qualify but what about mixed use
- Working on Text changes

Mike M – Please review memo from Fred. It is important that everyone reviews this.

Ideas for conducting meetings:

- Mike M suggested we should have someone register ahead of time prior to speaking. Discourage people from asking us for advice. Applicants should have exact plans.
- Fred – suggestion to have an agenda. Mike M suggested a checklist. Also, review information before meetings.
- Suggestion from Todd to utilize Microsoft Teams to assist in meeting preparations.

Chris wants to know his next step. Per Mike M – come back with complete site plan and drawings. Once the Zoning Commission is satisfied, application will be forwarded to BZA.

Notes for the commission to move forward:

- Similar use wasn't addressed properly in the new book. Page 37 and 49
- Fred looked at 7A and asked if it should be its own chapter?
- Todd's suggestion: start in chap 7 and chap 8. 7 impacted because of chap 4 changes but didn't address info in chap 7
- Fred suggested reviewing individual chapters at a time.
- Mike A suggested we knock out what we know we want to change.

Mike A receiving calls about cell towers. Looking for places for new cell tower antennas to cover gaps. Cuyahoga Valley is a gap. Someone saying we can disguise the antennas and nobody would know it's a cell tower.

Chapter 1 – going with Zoning Certificate. Will change throughout the book.

Additional questions:

- Lot – indicates “a principal building.” What if you have multiple principal buildings?
- Billboards – is this considered two separate businesses on one parcel?

Linda asked Fred to come up with suggestions regarding the principle

Motion to adjourn at 8:18 by Mike Mraz. Chapter 1 was covered.

Mike M suggested reading the document from Fred to discuss at the next meeting. Fred will be back with the recommended changes in July.

Next meeting to be held July 8, 2025.

Mike Mraz, Chairman

Jerilyn McGuire, Secretary