

BOSTON TOWNSHIP ZONING

ZONING COMMISSION MEETING – April 8, 2025

Present: Marty Griffith, Mike Mraz, Linda Littler, Matt Geul

Absent: Todd Liebenauer

Also present:

Trustee: Randy Bergdorf

Zoning Inspector: Mike Anderson

Zoning Secretary: Jerilyn McGuire

Fred Guerra

Mraz called the meeting to order at 6:30pm

Minutes from March 11, 2025, meetings were reviewed. Motion by Linda to approve minutes. Motion was seconded by Matt. All voting “aye” approved

Zoning Inspector Report:

- 5772 McShane – previous application not complete but has a plan now. Mike called him to remove piles of dirt. Mike to follow up. Got approval from summit soil. Plan to rent space to different businesses. Each business will have to get a permit
- 5578 AC Cell Tower Improvements/generator
- Cell tower behind Suncrest Gardens. They did not need a permit but wanted one, so Mike gave them one.
- Jenkins – working on site plan. Confirmed not going to be an Airbnb. He's going to be living there.
- 60 Kendall Park - Summit County wanted a zoning permit, but one is not necessary, so Mike issued a letter
- Stanford Road trailhead project is starting. Parking lot drop off area. Might have river access.
- Village Market – Wants to expand. Gas station moving forward. Have approvals. They should be at the next meeting to discuss gas pumps and island. Possible drive through, fast food restaurant. Also considering 2-3 apartments above the restaurant.
- Mike receiving more inquiries about storage units, landscaping, storage for equipment. Places with no employees. Place to park dumpsters. Mike A thinks we should shore up some language in the resolution.
- Bobby Pruitt - wants to submit an application for a business use permit. 6-8 ideas. Moving some stuff out. 3 parcels. Supposed to be moving a truck out of there today
- Senuta – supposed to move trailers out.
- 5649 AC - Change of use and sign application - Gabe Herman – Lease for Less
- 4967 AC – Napa Winery – Summit County Water and Soil put a stop work order for “clear cutting” the lot.

Mike also receiving calls complaining about the project from Cuyahoga Falls residents.

Driveway to be shifted to across from Hidden Lakes – per Summit County based on the traffic survey. Hidden Lakes residents are concerned about people parking on the street.

Randy – HB315 – does not include bed and breakfast. That is senate bill 104 and is still in the senate.

Old business:

Fred Guerra in attendance. Fred has a plan. Mike M. likes the plan, however indicated we might need some flexibility. Need to determine what to address – such as, solar panels, wind turbines, wind mills

Per Mike M – No need to further consider wind cubes on top of buildings

Per Fred – we probably won't see any wind turbines here. Should talk to AI to figure out how to word it properly. Do we need it in there? Rule of thumb – if it's not in there, it's not permitted. Fred will look more into it.

Moratoriums - Marijuana places and signage.

Subjects to revisit:

- Signage
- Solar panels
- windmills
- generators
- language about storage units
- landscaping
- what we want for permitted uses.

Additional subjects to discuss:

- decks – model set in the book. When is permit needed? Replacing 50% or more. Also consider point of attachment.
- Solar panels – additional discussion - ok on house/building, but not on ground. Aware of potential for glare. Don't want solar farm. Need to address solar panel end of life.
- Setbacks in the residential district.
- Temporary structures – hoop buildings, shipping containers. Nothing in resolution. Mike says to go with legal definition.
- Accessory buildings – currently two accessory buildings are allowed but must have a permanent building.

The township desired to have more attractive businesses in the Business Corridor District but that's what we are getting. Hoping Fred can help us limit the number of businesses we don't want.

Mike A is getting calls for mixed use – residential and business. Don El motel inquired about apartments. What is apartment – a business or residence?

How to approach the “one business per site” rule. One ownership with 3 businesses, such as Village Market.

Mike also getting phone calls for home occupations in the residential area but not in the BC. People want to live at their business.

Linda motioned to adjourn the meeting at 8:00.

Next meeting to be held May 13, 2025

Mike Mraz, Chairperson

Jerilyn McGuire, Secretary