

BOSTON TOWNSHIP ZONING

ZONING COMMISSION MEETING – March 11, 2025

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

Also present:

Trustee Randy Bergdorf

Zoning Inspector: Mike Anderson

Zoning Secretary: Jerilyn McGuire

Fred Guerra

Mraz called the meeting to order at 6:30

Minutes from February 11, 2025, meeting were reviewed. Motion by Linda Littler to approve minutes. Motion was seconded by Liebenauer. All voting “aye” approved.

Randy introduced Fred Guerra. Mark Majewski is retiring, and Fred is a possible replacement. Fred worked for Cuyahoga Falls zoning and was planning director for Cuyahoga Falls for 19 years. He also worked in Barberton. Fred is currently writing zoning code for New Franklin.

Fred has submitted a proposal to the trustees. He’s here to get to know the commission. Meeting with trustees tomorrow night – March 12.

Mike A and Cathy are working through some changes.

Todd – moratoriums for us to get done - Marijuana and signage.

We lost the billboard issue because ODOT has exclusive control over billboards. Randy – do they still need a permit? Mike A – yes. But is this more than one business on a property?

Mike working with Cathy to change simple stuff in the resolution. Some changes must come to the commission.

Mike A indicated he’s getting a lot of inquiries about storage and landscape businesses on Akron Cleveland Rd. Marty said they come to us because others don’t want them. We want new business types – like the winery.

Mike M to Fred – “Do you like doing this?” Fred said “Yes.”

Zoning Inspector Report

- 5772 AC: new plans for warehouse storage and retail/dirt piles. Plan is to have two 12,000 sq feet buildings rent the space to different businesses; app not complete. Potential to have warehouses housing multiple businesses. The app will be complete for next meeting. Question: will each business have to submit a use application?
- 1921 Boston Mills Rd Cell Tower Improvements
- 5040 AC Appraisal – property appraised but not sure what is happening there.
- Jenkins is still working on application for barndominium
- 181 Keenan Rd cleaning up. Moving stuff out
- 6554 Riverview Rd. Mike spoke to a realtor. House is for sale. No sign. Potential buyer would like to build a 900 sq ft accessory building for a possible woodworking business.
- Bob Pruitt – is “working on it”. He’d like to submit an application for something.
- 5649 AC - Gabe is supposed to finish his application. Supposed to do some landscaping out front.
- Village Market – gas station – still no application.
- Commission – working on text changes.
- BZA – hearing for winery on February 25, 2025. Conditionally approved on February 25, 2025. Commission received an update on new plans for 6,000 sq foot building.

Items that did not make the report:

- Mike has had several phone calls from storage and landscape companies.
- Mike got a call about dumpster storage – a semi-truck dumpster storage place. Suggested commission looks at section to see what’s permitted. Look over permitted and conditional permitted uses in the business corridor.
- Mike’s been fielding a lot of phone calls and emails from residents from Hidden Lakes
- Plans for Seasons Road. We vacated Wyoga Lake Rd. There will be two traffic lights.
- Mike A – last thing – Larry Smith – billboard at Kamper City. Al has it. Waiting on results from Senuta. His application was incomplete. Board previously told Mike not to accept it. Property also has an existing business on it. Per Todd – app was incomplete and needs to start over. We had a moratorium on accepting billboard applications.

Old business:

Waiting until Fred is on board.

Regarding Nov 8 document: Per Randy – we should say no to wind turbines. Mike M sees possible exception. There are industrial turbines that are cubes that sit on top of a building. Do we want to say no to those? Mike to bring photos.

Todd - Solar panel – concern with glare. Shingled roof with solar panels.

Mike A's concern with solar panels is you can't dispose of them.

4-5 places with solar panels. Right now - just a building permit requirement.

Considerations: We only want them on a roof. Must consider the structure where they're going to go. Must consider end of life and type of Battery. Fire department needs to be aware of type of batteries.

Fred thinks we need regulations -such as number of panels, type of roof, type of batteries.

Todd – Decks – when does it require a new permit? Repair vs replace. When it's structural, when do they need to see Mike?

Mike M thinks solar panels should not be a No. They have a right to be more economical.

Need to get something in the book. Interpretation is if it's not listed – it's not allowed.

New business:

None.

Motion to adjourn 7:38 by Todd. Next meeting to be held April 8, 2025.

Mike Mraz, Chairperson

Jerilyn McGuire, Secretary