

BOSTON TOWNSHIP ZONING

ZONING COMMISSION MEETING – February 11, 2025

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

Also present:

Trustee Randy Bergdorf

Zoning Inspector: Mike Anderson

Zoning Secretary – Jerilyn McGuire

Al Schrader – Roderick Linton Belfance LLP

Trustee - Amy Anderson

Community members – Tim Magestro and Robert Jenkins

Anthony Vacanti from Tucker Ellis LLP

Mike Mraz called the meeting to order at 6:29pm

Minutes from January 14, 2025 meeting were reviewed. Motion by Linda Littler to approve minutes. Motion was seconded by Todd Liebenauer. All voting “aye” approved.

Zoning Inspector Report was suspended to proceed with hearing.

Mraz called hearing to order. Hearing pertains to text amendments to Chap 12 – Sign Regulations - of the Boston Township Zoning Resolution.

Jerilyn McGuire indicated a notice was placed in the West Side Leader on January 30, 2025

Al Schrader spoke and stated that the changes to the Zoning Resolution are prospective – not retrospective.

Al noted that the state of Ohio regulates billboards, including those on state highways. Townships can also regulate billboards but cannot ban them.

Al suggested moving forward with the changes in the document provided by Al and Mark and suggested taking out 1207. The proposed changes are to Chapter 2 and Chapter 12. This document is titled “Sign Code Suggestions” and was received by all members of the Zoning Commission.

Al’s recommendation for tonight: put the Zoning Resolution in compliance with 9th District Court of Appeals.

Noted: per Ohio revised code 519.20 outdoor advertising cannot be banned.

Opened hearing to the public:

Tony Vacanti from Tucker Ellis spoke.

Tony noted that he submitted a letter today and most of his objections are addressed.

Tony suggested that in 1205 .01 add clarity to confirm that any signs regulated by ODOT are not subject to guidelines in the chapter.

Mraz closed public portion.

Board discussion:

Mike M suggested reading our assigned purpose. He does not want to lose sight of our purpose.

Al – suggested the Zoning Commission approve the suggested changes under Chapter 2 and Chapter 12. Al also recommended studying 1207 further with Mark.

Linda Littler motioned to proceed with recommending the suggested changes for Chapter 2 and Chapter 12 to the trustees, and to study 1207 further before making any recommendations. Marty seconded the motion.

Voting results:

Marty – yes

Todd – yes

Linda – yes

Matt – yes

Mike M - yes

Al in favor.

(In summary: moving forward with suggested changes to Chap 2 and Chap 12. Discussion pertaining to 1207 is currently on hold)

Mraz opened regular meeting.

Zoning Inspector Report.

- 2133 Don El Motel inquired about change of use.
- R. Jenkins – in attendance - Barn dominium – 1800 sq feet of log cabin will cost approx 600k. Lots were split and made them equal.
- Solar panels at Appalachian Outfitters - going on the roof. No application since no new structure but need to discuss what we want to do in the future for solar panels.
- 3886 Oakhill. Plane runway.
- 5650 AC - Direct Aire made changes – storm water runoff.
- Plans to vacate Wyoga Lake Rd – nothing for zoning.
- Lease for Less – updating application.
- McShane application – 5772 AC. The owner of the property needs to sign. 2 buildings. What are they for? It appears as though he's looking for suggestions.
- Hearing for winery – this month. Started tree clearing.

Old business:

Left off reviewing Mark's changes.

Mike A with suggestion to remove 12 completely and move information where it needs to go.

Linda brought up dispensaries. There currently is a moratorium on these.

Nov 8 document:

Decks: continued discussion regarding decks and level of replacement. 50% replacement?

Todd inquired about replacing foundation or structural support.

Questions: is 50% ok as long as it isn't structural? Do we define how high off the ground?

Mike A – suggestion: More than 50% need a new application. Under 50% just a repair – no application needed. More than 50% is considered a replacement.

Suggestion made regarding the attachment point to the primary structure. If this needs replacement this supersedes the 50% rule. 50% at the determination of the zoning inspector.

Structural component of the deck involves the structure or 50% of the area of the deck will need a zoning application.

Need to add verbiage for existing non-conforming decks.

Solar panels and windmills: Will wait for Mark to discuss.

New business:

Spoke with Cathy about resolution.

Randy – mentioned reviewing chart for Mark, which is chart from section 513 in the new fence section (Fences in Residential Districts)

Linda motioned to adjourn at 7:55. Next meeting to be held March 11, 2025.

Mike Mraz, Chairperson

Jerilyn McGuire, Secretary

