

BOSTON TOWNSHIP ZONING

ZONING COMMISSION MEETING – January 14, 2025

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

Absent – Matt Geul

Also present:

Trustee Randy Bergdorf

Zoning Inspector: Mike Anderson

Zoning Secretary: Jerilyn McGuire

Liebenauer called the meeting to order at 6:32pm

Minutes from the December 10, 2024, meeting were reviewed. Motion by Todd to approve minutes as presented. Motion was seconded by Mike Mraz. All voting “aye” approved

First order of business:

Todd nominated Mike Mraz as chairman for 2025. Linda seconded.

Vote:

Linda – yes,

Marty - yes

Todd - yes

Mike M – Yes

All in favor.

Mike accepted the nomination for Chairman.

Linda nominated Todd as Vice Chair. Mike M seconded.

Linda – yes,

Marty - yes

Todd - yes

Mike M – Yes

All in favor.

Todd accepted nomination for Vice Chair.

The commission reviewed the text changes to the Zoning Resolution. The commission recognized Cathy Anson for her hard work in making updates to the Resolution. Her efforts are very much appreciated.

Zoning Inspector report

- 4967 AC/Winery – in process. Application submitted, recommendations sent to BZA
- Village Market – gas pumps, still in process
- R Jenkins – barn house? Might have to go in front of BZA because he's living in a mobile home. No application. Possibly need application with a start date. Marty suggested leaving a paper trail
- 2566 Major Rd. Agricultural permit. Renewal. Went to Amy,
- Deck at 6762 Riverview. Replaced deck. Supposed to have app in today 1/14/25. Mike needs to help him with proper application.

Old business:

Old business #1:

Billboard sign updates to the Zoning Resolution. Changes presented to Summit County on January 23. Trustees suggested we have a public hearing next meeting to review.

Todd motioned to have the public hearing during Feb 11, 2025, meeting, Mike seconded. All were in favor.

Linda – yes

Marty - yes

Todd - yes

Mike M – Yes

Conclusion: Public Hearing to held Feb 11 to discuss billboard text amendments to the Zoning Resolution.

Old Business #2:

Mark not here; need to review working draft copies dated November 8

Page 1, #1 Restrooms in BC. Agree with Mark's recommendations.

Page 1-2, #2 Permits and Certificates. Agree with Mark's recommendations.

Page 2, #3 Windmills, solar panels, power generators – a lot of discussion pertaining to these subjects. Need to determine what to do with windmills?

Pages 8-9 solar panels (from June10 document)

Pg 9 Section D – “Permits for Small Scale PV Systems” - not in agreement with zoning permit not required. Is it building or zoning? People think it's building

Todd suggests something should be added to address reflection

Section D – additional discussion:

- public safety should be considered.
- regarding permit – is one necessary or not? Todd thinks we need to know what's happening, not necessarily to regulate, but to know. Discuss with Mark.

- Mike A's opinion – if someone owns the property/roof – we don't need to know. Not sure why we'd need one. If an issue, then we can address when it happens

Section C – “Small-scale PV Systems”

#5 – Abandonment and removal: Todd suggested we say “when they reach end of life, they are replaced or removed.” Cannot just leave them there.

Suggestion to add #7 to prevent any light reflection – or add wording the lighting glare in new section 108

Further discussion needed regarding Section D.

Page 9 Wind turbine energy systems – consider in residential? Limitation on distance to a residence? Noise? Allow them or not?? If so, where? If allow – need a buffer.

Page 2, #4 (November document) Deck Repairs:

Repair vs new construction. What needs a permit?

Suggestion that a repair of 50% or more should be considered a replacement and would require a permit and would need to go through the Building Department.

Marty has asked Randy to find a replacement. Todd told Marty he's been an invaluable resource for zoning and thanked him for all his years of service.

Marty left at 7:35

Start back up on page 4 next meeting. Section 5 - Setbacks

New business:

Updates to resolution:

Discussed Home occupations. There's an expectation that permits will need to be issued since this is new.

Suggestion to have a public notice regarding the changes. Suggestion to waive fee if applications are received within a certain period of time. Need people to comply to the book.

Linda motioned to adjourn at 8:10

Todd Liebenauer, Chairperson

Jerilyn McGuire, Secretary

