

BOSTON TOWNSHIP ZONING

ZONING COMMISSION MEETING – September 10, 2024

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

Also present:

Trustee: Randy Bergdorf

Zoning Inspector: Mike Anderson

Zoning Secretary: Jerilyn McGuire

Al Schrader from Roderick, Linton and Belfance

Mark Majewski from Northstar Planning

Liebenauer called the meeting to order at 6:30

It was announced that new member Matt Geul was appointed to the Zoning Commission. Todd explained what the commission does and thanked Matt for joining.

Randy explained the process for updating the zoning resolution. Summit County Commission looks at proposals and makes recommendations. We can ignore or accept recommendations.

Minutes from August 13, 2024 meeting were reviewed. Motion by Marty to approve minutes. Motion was seconded by Linda Littler. All voting "aye" approved

Zoning Inspector Report

- Lease for Less – changed owner and use. Filling out app for use.
- Commission working on updates with Mark M
- Permits:
 - Boston Mills ski lodge replacement deck
 - 2125 Stine Rd – residential addition
 - 2350 Boston Mills Rd new deck – approved
- Board and BZA:
 - 5352 AC – Storage Zone Ent – moving forward
 - Suncrest Gardens – new sign – will need a variance
 - 5772 AC – outdoor storage plans – wants to move forward
 - 4697 AC – Winery – at architects, will be submitting app soon, multi use property
- Working on zoning regulations

Old Business:

Suncrest Gardens – turned in application last month; supporting structure for sign will be outside of regulations. Sign will be an “active” sign also.

Recommendations to the BZA regarding Suncrest Gardens sign application: 1) A variance will be needed for the overall size of the sign. Follow the book for digital sign changes. 2) Review right of way with permit allowed by the county and 3) Our zoning requirements will need to be followed for proper illumination times of day.

Linda motioned to approve the recommendations and Marty seconded. All voted yes.

**Recommendations were sent to the BZA members on 9/23/24

5772 Akron Cleveland/McShane – hoping for BZA hearing for October.

Randy expressed concerned about security. Application says ‘will provide video surveillance.’ Todd with issues with site plan since it was done by hand and not a surveyor. After further discussion – it was determined that a better application is needed.

Questions/concerns from the commission: Will the old septic tank be removed? Was property surveyed? Any security plans? Requesting a new site plan with driveway, parking and storage areas; set back and wells; applicant to review section 7 and 8 of the regulations. Mike A sent an email to Mr McShane requesting the information. Additional discussion held regarding the possibility of an employee on site without a bathroom.

Additional text amendments discussion:

- Bathrooms in BC – Mark suggests this be referred to the County Building Dept.
- Certificate of Appropriateness – Commission to decide which term to use: Certificate of Appropriateness or Zoning Conformance Certificate. Occupancy permit to be eliminated.
- Windmill/Solar power generation – a lot to review.

Windmill suggestions – put a minimum acreage requirement. Windmills are currently not in the resolution, so they currently are not allowed. Solar – light reflection could be an issue with solar.

Solar and generators – touch on permanent generators could be an issue with commercial buildings. A decision would have to be made on whether or not to regulate generators.

- Repairs or replacement of decks – currently a zoning permit is required for a new deck; also if replacing and increasing size – need a new permit. Need to determine how to proceed if no change in structure but everything is replaced - is a new permit necessary? New permit if more than 50% is replaced?
- Temporary Structure – need a definition for temporary structures. Discussion - 200 sq feet over 45 days is not temporary
- Marijuana establishments: will need to determine if we will allow them and where?
- Multi use – various types. Discussed possibility of residence above business.

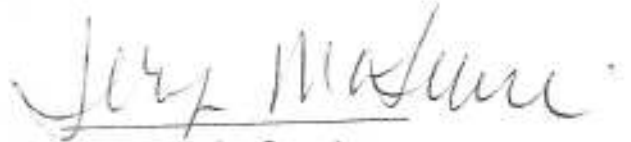
New Business

Randy requested everyone complete their fraud training.

The motion to adjourn was made by Matt Geul at 8:09; the meeting was adjourned at 8:09pm

A handwritten signature in cursive script, appearing to read "Todd Liebenauer", written over a horizontal line.

Todd Liebenauer, Chairperson

A handwritten signature in cursive script, appearing to read "Jerilyn McGuire", written over a horizontal line.

Jerilyn McGuire, Secretary