

BOSTON TOWNSHIP ZONING

ZONING COMMISSION MEETING – August 13, 2024

Present: Don Beal, Marty Griffith, Mike Mraz, Todd Liebenauer and Linda Littler

Also present: Trustee Randy Bergdorf

Diana Quezada from Roderick, Linton and Belfance

Tim McShane – 5772 Akron Cleveland Rd

Ric Haury - Suncrest Gardens owner

Albert – representative from Sign Company being used by Suncrest Gardens

Nick Janigian – resident

Mark Majewski – North Star Planning

Zoning Secretary – Jerilyn McGuire

Absent: Mike Anderson

Liebenauer called the meeting to order at 6:30

Minutes from July 9, 2024, meeting were reviewed. Motion by Mike Mraz to approve minutes. Motion was seconded by Linda Littler. All voting "aye" approved

This was Don Beal's last meeting as a Zoning Commission member. Todd thanked Don for his time spent on the Zoning Commission and his work and input.

Zoning Inspector Report – presented by Randy and Todd

- Suncrest Gardens sign replacement (further discussion below)
- 200 Whaley Rd – proposing B&B – will renovate prior to moving in
- 4967 AC Rd. part of multi use facility/winery – at architect
- Public records requests/phone calls involving builders exchange
- Storm damage calls have been received
- Permits – Boston mills ski lodge replacement deck
- Suncrest Gardens sign – for zoning board review
- 5772 AC outdoor storage – for zoning board review

Todd suspending old business to discuss Suncrest Gardens sign replacement (which is first topic on Zoning Inspector Report)

New Business

Ric Haury – owner of Suncrest Gardens present and spoke to the group

Suncrest would like a new sign to replace existing sign. Existing sign is from 1997. They are proposing an active digital sign

Albert from the sign company spoke indicating there are many options with the new active sign including software that allows an administrator to disable features; can also set a minimum hold time

Per Ric – this should bring them into the 21st century

Recommendation from the Commission: Suncrest Gardens to process the application. The commission will discuss next meeting then send to BZA. Three take-aways from the presentation: 1) variance will be needed for the size, 2) set back (should be fine) and 3) active screen – an application will need to be submitted

5772 Akron Cleveland Rd – Timothy McShane present to explain his recent application. Property will be used outdoor storage. Stone surface lot, fenced with automatic gate. RV and Boat storage will occur. They have engaged summit soil and Summit County to clear the property.

Additional new business:

Don brought a copy of the Peninsula Community News with letters to the editor regarding short term rentals. Mraz to scan and send to the group.

Old Business –

Zoning Resolution – continued discussion:

Chapter 9 - discussion regarding 902.05. Add 4th paragraph – regarding Zoning Inspector and ability to approve an permit extension. After deliberations – the following verbiage was agreed upon by the commission:

The Zoning Inspector may approve a one-time six (6) month extension to a zoning permit if the request is made prior to its expiration. The approval is not granted unless a fee, as noted in the fee schedule, has been paid within fifteen (15) days of the request.

Mraz made a motion to accept Mark's latest proposals with slight changes:

Home Occupations:

512 Home Occupations. Section d ,3. Traffic Generation – remove period in second bullet point.

3. Traffic Generation.

- All parking shall be in the driveway. on the same lot as the home occupation use

After group discussion, change to:

- All parking shall be in the driveway on the same lot as the home occupation use.

Fences –

Section 508 Supplemental Regulations for non-residential uses

Nonresidential buildings or uses shall not be located nor conducted closer than thirty (30) feet to any residential lot line within this residential district.

After group discussion – change to:

Nonresidential buildings or uses shall not be located or conducted closer than thirty (30) feet to any residential lot line within this residential district.

Verify the table on page three of Mark's document includes the word "length." This appeared on page 4

way line, at least 15 feet from any other side line, and that the setback area is landscaped and maintained with at least 1 shrub or tree per 10 feet of fence

3

length.

Chapter 4:

Per Diana - Al suggested to clean up 1106 – DRIVEWAYS IN RESIDENTIAL DISTRICTS, b.

b. Drives for residential/dwelling use shall not exceed twelve (12) feet at road right of way line and shall not be less than fifteen (15) feet wide at the ditch, or curb, or culvert line.

After group discussion, change to:

b. Drives for residential/dwelling use shall not exceed twelve (12) feet at road right of way line or shall not be less than fifteen (15) feet wide at the ditch, or curb, or culvert line.

Last additional change/verification:

Section 702A

Letter h – Vehicle Wash to be removed; previous i and j will now be h and i

Before:

- f. Hotels and motels
- g. A building or buildings on a single lot having a total floor area greater than 10,000 square feet. Such building or buildings approved in a Planned Development shall not require a conditional use permit.
- ~~h. Vehicle wash~~
- i. Building exceeding 35 feet or three (3) stories in height, except where approved in a Planned Development
- j. Similar uses determined by the Board of Zoning Appeals as provided in this Resolution.

After:

- g. A building or buildings on a single lot having a total floor area greater than 10,000 square feet. Such building or buildings approved in a Planned Development shall not require a conditional use permit.
- h. Building exceeding 35 feet or three (3) stories in height, except where approved in a Planned Development
- i. Similar uses determined by the Board of Zoning Appeals as provided in this Resolution.

All were in favor of changes.

Changes need to be to Summit County for review.

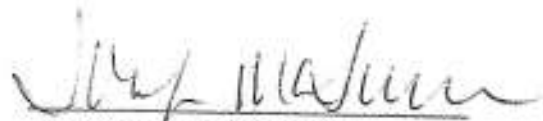
To be on September 19 agenda – changes need to be received by August 20

Don motioned to adjourn the meeting at 7:44.

Next meeting will be held on Sept 10, 2024



Todd Liebenauer, Chairperson



Jerilyn McGuire, Secretary