

BOSTON TOWNSHIP ZONING

ZONING COMMISSION MEETING – June 11, 2024

Members Present: Don Beal, Marty Griffith, Mike Mraz, Jay Littler (subbed for Linda Littler who was absent)

Todd Liebenauer - absent

Also present: Trustee Randy Bergdorf, Zoning Inspector Mike Anderson

Zoning Secretary – Jerilyn McGuire

Solicitor – Al Schrader

Mark Majewski

Community members present: Pat Coy – introduced by Randy as a possible alternate to the commission

Since Todd not in attendance – Don motioned for Mike Mraz to be acting chairperson; this was seconded by Marty. All voted "aye" – approved for Mraz to act as chairperson.

Mraz called the meeting to order at 6:33pm.

Minutes from May 14, 2024, meeting were reviewed. Motion by Mraz to approve minutes. Motion was seconded by Beal. All voting "aye" approved

A card addressed to Todd and the commission was opened and read. The card was from Amy Anderson and thanked the commission for all their hard work

Zoning Regulations:

Randy asked if the commission was OK with Home Occupations. Per Mark – Todd said it looks OK. Don motioned to accept the Home Occupation.

Mike Mraz made motion to accept the amendments regarding Home Occupancy. Don added that he would like to see it in finished form to review – since it would be easier to read. Mark agreed to do that. Marty motioned to approve and Don seconded the motion.

Fences:

Discussion held regarding 3 ft fences in front yard. Mraz inquired if there is any distinction with a fence that can be seen through vs another. Al noted - if solid front yard fence, max of 4 ft but if light-visibly can be higher

Mark with suggestion of fences in front yard 3 ft and gates up to 6 ft. If fences are taller, set back a certain distance

Suggestion to review verbiage of retaining walls "decorative wall systems" under miscellaneous, b, ii

Suggestion made to allow certain exceptions without needing a variance.

Discussion regarding cost of variance applications – and the process. Charges from both boards are excessive. BZA fee should be only fee

Anderson suggested a change to the fee schedule

Anderson suggested to get to a spot regarding fences so people don't need to get a variance.

Trustees can consider a fee change

Amendments to 711 and 800:

Permitted uses – does it need to go to BZA?

Mark doesn't think permitted uses need a hearing

Mike A – with suggestion from Amy Anderson – green book – pg 42 – remove vehicle wash

Al suggested to also eliminate storage facilities; best to have businesses with payroll

Randy with recommendation to look at lists on Seasons Rd and Business Corridor to remove

Mraz made a motion to remove Vehicle Wash (pg 42, h) – Don Beal seconded the motion. All voted "aye"

Important to review permitted and conditional permitted uses

Randy – asked if there should be work sessions to move this along

Medical Marijuana – state recommends existing places also have recreational

Chapter 4

Pg 5 – move those into the chapters. Specifics moved to appropriate chapter

Mike Mraz moved to accept Chapter 4 draft amendment as written and move forward. Marty seconded.

Mark to cross out 714

Wind turbines and Solar panels - look at and be prepared to discuss at next session

Mark to be back in July

Zoning Inspector Report

- 5130 AC – Dollar General – not moving forward due to left turn lane
- 200 Kendal Park -house down -occupy by end of July
- Alpine Structures in process of entering 1 employee into the JEDD
- 350-356 Kendal Pd Rd – lot split – application meets requirements
- 5079 AC inquired about Hoop building.
- 5910 Main St – garage addition waiting on NPS approval
- 170 Kendal Park – pending sale, foundation issues, doesn't meet set back requirements
- 5057 AC Billboard – denied permit
- 2241 Everett Rd – Church in Valley – existing sign replacement
- 174 Whaley – fence – 6 ft wood
- Demo 4967 Akron Cleveland/multi-use facility/winery purchased this land
- Sign application for Brownstown Storage – 5374 AC Rd
- Boston Mills Art Fest – working on permits
- 5352 AC – storage place. Variance for loading and unloading zone. N and S sides of the building. Three entrances for people to access the building. Tear down office building and build a new one. Todd wanted to see lighting because it borders residential. .

**** Need recommendations for 5352 AC forwarded to BZA**

New Business – do homework

Randy thanked Don Beal for all his years of service.

Mraz motioned to adjourn at 8:45

The next meeting to be held on July 9, 2024



~~Todd Liebenauer~~, Chairperson
MIKE MRAC ACTING



Jerilyn McGuire, Secretary