

BOSTON TOWNSHIP ZONING

ZONING COMMISSION MEETING – April 9, 2024

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

Also present: Zoning Secretary Jerilyn McGuire, Trustee Amy Anderson, Trustee Randy Bergdorf, Zoning Inspector Mike Anderson, Mark Majewski of NorthStar Planning

Todd Liebenauer called the meeting to order at 6:30

Minutes from March 12, 2024 meeting were reviewed. Motion by Mike Mraz to approve minutes. Motion was seconded by Marty Griffith. All voting "aye" approved

Zoning Inspector Report

- Earth and Wood Hoop Building hearing complete – approved by BZA with conditions
- Alpine Structures, 5730 AC Rd. In BZA – Hearing set for April 23
- 200 Kendall Park Rd – demo permit for old home
- PMC Rocks – 5772 AC 0 withdrew application
- 5650 AC Rd – Direct Air. Building plans at SC Engineers Office – not approved
- Zoning Board working on new zoning regs. Home occupation, section 4, side setbacks and more
- Winery – parcel 0700013 – app coming soon
- Gas station at village market – moving forward
- Kamper City – replacement building permit approved by the BZA
 - Pertaining to Kamper City replacement permit: Todd Liebenauer would like on record that he agreed to issue the permit if everything remained the same, with same dimensions. But anything different than the original application, should go back through the process.

It's noted that the original permit for Kamper City never went through the Commission or BZA and it was improperly issued

Per Anderson: a new app was submitted and everything was the same

Old Business

Continued discussion regarding Zoning Resolution revisions

Home Occupancy:

Suggestion made to update the application to have the customer tell us about their business; make it a "guidance document." Customer would define their business based on questions asked on a new, revamped, application. Then the Type would be assigned based on how questions are answered.

With Type III – would like to limit extreme requests. Mark to add language to discourage variances.

Randy with suggestion to have Type III only in the business district and not apply to Residential. On the chart, Residential and Village Residential will be No's for Home Occupation Type III. There would be an opportunity to apply for a variance for other Type III

Suggestion by Mraz to define trailer on page 8 of the Memorandum regarding Home Occupations. This is listed under "outside storage of vehicles and equipment." Which lead to discussion regarding accessory buildings and shipping containers.

Chapter 4:

Chapter 4 revisions acceptable to Todd.

Suggestion to take 403 and put into Chapters 5 and 6

Additional notes:

404 Zoning certificate: should zoning permit come first? add possible verbiage of "only valid with other required approvals"

405.05 Mobile Homes – anything to add to the list? any additional No's?

405.06 Junk Yards – make a list of prohibited uses.

Todd with recommendation to eliminate car washes since they have no employees.

Todd and Mike A agree to change in Chap 7A and Seasons Rd – need to have a storefront.

Lots of interest in Seasons Rd Business District but Per Mike the hang ups are 1) water and sewer 2) lot sizes and 3) multi use – they want residential and business.

Fences discussion:

Fence height should be measured from natural ground level; want to prohibit altering the ground to make the fence higher.

Decorative language to be reviewed by Mark.

Discrepancies with fence heights between business district requirements and residential district requirements. Suggestion was that all fences should be maximum of six (6) feet tall.

Conditionally permitted uses need further review.

Mark to look at permitted uses to have more than 1-2 employees. Would like to have additional employees.

Anderson requested everyone review back side of zoning report.

New Business – None

Next meeting will occur on May 14, 2024. Marty Griffith adjourned the meeting at 8:20.

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

Todd Liebenauer, Chairperson

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

Jerilyn McGuire, Secretary