

BOSTON TOWNSHIP ZONING

Zoning Commission – Tuesday, January 9, 2024

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

Also Present: Trustee Randy Bergdorf, Zoning Insp. Mike Anderson, and Mark Majewski of NorthStar Planning

Liebenauer called the meeting to order at 6:31pm.

Liebenauer asked Randy Bergdorf to take the minutes of the meeting.

Minutes from December 12, 2023, meeting were reviewed. **Motion** made by Littler to approve the minutes. Second by Mraz. All "aye."

Zoning Inspector's Report

- 1). A multi-purpose use has been proposed for 4985 Akron-Cleveland (winery and wedding venue).
- 2). Earth 'n Wood (5341 Akron-Cleveland) is at this meeting to discuss their hoop building.
- 3). The home at 200 Kendall Park is to be demolished and a new home built that will share the drive with 212.
- 4). Alpine Structures (5730 Akron-Cleveland) has mailed an application.
- 5). An inquiry came about 360 Keenan regarding any zoning violations.
- 6). Emails are being exchanged regarding the Village Market's gas station plans (5069 Akron-Cleveland).
- 7). An application was received from PMC Rocks (5772 Akron-Cleveland).

Liebenauer announced that the order of business would be altered to address New Business first.

New Business: Anderson discussed the history of the hoop building at Earth 'n Wood. There are two applications—one for an accessory building and one for a variance for being within one foot of the south line of the property. The owners are still maintaining that the hoop building is a temporary structure. **Motion** by Liebenauer that based on current regulations, the building does not meet lot line requirements and needs a variance. Second by Littler. All "aye."

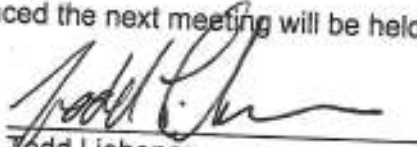
Anderson introduced representatives from PMC Rocks regarding 5772 Akron-Cleveland. An application for conditional use of outdoor storage, including but not limited to boats, RVs, landscaping supplies, firewood, logs, and compost. There is no structure proposed and no restrooms. They would like to be up and running by March. Liebenauer stated that the application is not complete, and the Commission would review a revised application at the February meeting.

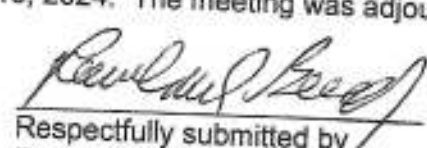
Anderson stated that the Alpine Structures application for 5730 Akron-Cleveland will be for review at the February meeting.

Old Business: Mark Majewski stated that he had not been able to work on the Home Occupation revision over the holidays. The Commission discussed other points from the "to-do" list that they would like Mark to review, including: regulation of marijuana sales (Anderson will also confer with the township solicitor), renewable energy (Mark highly recommended the Commission read the Copley language), restroom requirements for commercial structures, the definition of a temporary structure, the proposed winery application in light of the Seasons Road Business District regulations, and the regulation of fences in the residential district, especially materials that can be used for such fences.

It was announced the next meeting will be held February 13, 2024. The meeting was adjourned at 8:15pm.

Approvals:


Todd Liebenauer
Chairperson


Respectfully submitted by
Randy Bergdorf, acting as Secretary