

BOSTON TOWNSHIP Zoning Commission Meeting – Tuesday, February 14, 2023

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

Zoning Administrator: Laura Brock Zoning Inspector: Mike Anderson

Trustee: Randy Bergdorf

Legal Council: Al Schrader and Court Recorder: Michael Rennillo

Others: Mark Majewski, Shawn Frazier

Todd called the Public Meeting to order at 6:31pm.

Laura Brock read the approved text from the Summit County planning Commission and the date when the Legal Ad was posted in the Westside Leader.

Mike Anderson read the summary of the changes.

There were no comments from the Audience and Board Members.

Attorney Al Shrader read over the minor changes that were made and are to be included.

Don makes Motion to Vote, Mike Mraz seconds the motion, Voting: All Yes

Public Meeting Closed at 6:37

Laura will follow up with the recommendation letter to the Trustees; Thank you to Mark Majewski, job well done and look to continue this at the Trustees Hearing on March 8, 2023.

Motion by Linda, seconded by Don to approve minutes of January 10, 2023, Voting: All Yes

Zoning Inspector Report-See Attached.

Mike Anderson's only comments were Nick Janigian is turning 1460 Hines Hill Rd. building into a residence. Mike has additional thoughts on 5391 Akron Cleveland (Boston Car Service) with gas tanks being able to be removed; no application on that yet. Shawn Frazier turned in 3 applications for RV Camping, approved two. Questions on ORC code and if grandfathered under old code.

Old Business

Last meeting discussion was started on owner occupancy and Chapter 8, Mike Mraz commented on 801 C. on pg.53 that the use of the word disturbing is too vague. Linda is concerned for future residents and how to define it. Todd has an issue with limiting the use of an accessory building 802 A 6. On pg.54; Randy suggests that we look at how other townships structure their Home Occupancies maybe even reach out to Stephen Knittel; County of Summit Department of Community and Economic Development. Todd suggests we do more homework on this.

New Business

Shawn Frazier would like to know more about the “definition of Conforming” according to the Township; he feels that they should be Grandfathered under the 2019 Zoning Resolution book.

Attorney Al Schrader distributes a letter he sent to Mr. Frazier back on July 22, 2022, which Shawn states he never received. The letter points out that the use of his property was never established as a nonconforming use. Randy Bergdorf states that he saw their listing on a B&B listing and that he signed Affidavits. Shawn doesn't understand how they could be conforming then and now not.

Al Schrader reminds him of the letter he wrote him and that his use has only been periodic and now he is permitted two permits per year but can certainly try to persuade them for another one. Mike Anderson reads the old regulation versus the new one.

Motion to adjourn by Linda Littler, Todd seconds it: Voting: All Yes

Minutes taken and prepared by Laura Brock.

Approvals: _____

Todd Liebenauer

Chairperson

Laura Brock

Zoning Administrator

BOSTON TOWNSHIP
Zoning Inspector's Report
February 2023

Activities:

- 1/26 Sent permit for the Earth and Wood Sign
- 1/26 Nick Janigian withdrew his application for 1460 Hines Hill Rd.
- Conversation about 105 Kendall Park Rd. about expired permit
- Approved Site plan for 212 Kendall Park for SC building
- Revise "Occupancy Permit" and other forms
- Talk with Bob Pruitt "working on it, but"
- Review of 5374 Akron Cleveland Mini Storage
- 5391 Akron Cleveland (Boston Car Service) Car lot
- Frazier RV camping

Permits:

- 105 Kendall Park Rd.
- Earth and Wood Sign
- Frazier 2 of 3 Camping permits

- **Pending Issues:**

- Brown-Pruitt property
- All in One Landscaping looking to build on 95 ft wide lot
- The Valt Complex banquet hall Akron Cleveland Rd.
- Boston Mills Art Fest

Zoning Commission:

"Occupancy Permit"

Frazier camping "grandfathered in"

Board of Zoning Appeals:

Mini Storage 5374 Needs clarified what BZA approved

All in One Landscaping looking to build on 95 ft wide lot