

BOSTON TOWNSHIP Zoning Commission Meeting – Tuesday, January 10, 2023

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

Zoning Administrator: Laura Brock Zoning Inspector: Mike Anderson

Trustee: Randy Bergdorf

Todd called the meeting to order at 6:30pm.

Motion by Don, seconded by Linda to approve minutes of December 13, 2022, Voting: All Yes .

Old Business

The work with Mark Majewski on the updated Zoning Resolution book is being wrapped up and Al's part of it looks good.

Zoning Inspector Report-See Attached.

Mike Anderson spoke on every bullet in length. He mentioned how Bob Pruitt does not want to sell anything; he has five semi-truck trailers on the lot, a load of tires and the "place looks like it is in violation of a health code and claiming he is doing what he can but is short on money".

5649 Akron Cleveland Rd. Mike saw the unauthorized signs up again on the Rt. 8 side. left a message for Al.

The Earth'n Wood variance was denied, and Mike is working with them to correct. A continuation was asked on the Nick Janigian property at Hines Hill for January 24th.

Pending issue with All-in-One Landscaping, the company wants to build on a 95-foot lot, leaving not much room to spare. The company has had problems with break-ins, and this is where equipment has been stored. This prompted many thoughts on what to do when a lot is too small to fit a properly sized building. Do you make a 34x60 building? Randy says it might not fit. Todd mentions do you ask for a variance?

Mike put a section on questions for the Zoning Commission to think on, like moving structures on the same property and issuing permits. He pointed out a typo on page 20 (by) and there must be more clarification in the Resolution Book for page 27 for a different offset than on page 26 (residential). Page 54 he calls out (#4) for format.

Todd mentions access buildings, says over 200 Square ft. needs approval from county. Are Pods considered a temporary shelter? Define temporary Structures....Do they move? Linda questioned Farms and their equipment? Randy suggests we check with Park Zoning and surrounding townships on their methods. Don mentioned about properties that are built on stilts.

New Business

Motion from Linda to review the changes to the Zoning Resolution book in a public hearing, Mike Mraz seconded it. All in favor.

Todd states deadline time for advertising and Randy mentions how Laura will be working with Al to publish.

Randy gave out new updated personnel sheets and hands out the proposed meeting schedule for more serious consideration and conclusion.

He would also like the boards to review chapter 8 in the Resolution book, thinks we all need to be reminded of some key factors, with just going through a couple recent hearings, highlighting 800.04 where it states within forty-five days and 800.06 within (30) days after public hearing; noting you can take more time to consider the case if needed.

Randy stated that before COVID, the Zoning Commission had planned to review the Home Occupation sections in the Resolution for any updates or revisions. Over the last few years “working from home” has changed considerably. Randy asked the Board to undertake a review at this time. Home Occupations are to be registered with the township. Mike Anderson may need to develop an application form along with a fee associated with a schedule.

Motion to adjourn by Linda, Todd seconded it at 7:37 pm. All in favor.

Minutes taken and prepared by Laura Brock.

Approvals: _____

Todd Liebenauer

Chairperson

Laura Brock

Zoning Administrator

BOSTON TOWNSHIP

Zoning Inspector's Report

January 2023

Activities:

- 12/19 Inspected Pruitt property 5086 Akron Cleve. Followed up with a long phone conversation on 12/22
- 12/19 Drove by Lease for Less, 5649 Akron Cleve.
- 12/20 Worked with Baypointe on Computers
- 12/20 4th quarter Cell Tower Inspections completed.
- 12/20 Inspected 105 Kendall, new addition not started.
- 12/20 Inspected 212 Kendall, new construction underway.
- 12/20 Inspected 2350 Boston Mills, new construction underway.
- 12/22 More computer/printer work with Baypointe
- 12/22 Long conversation with Bob Pruitt "He is doing what he can, but is short on money."
- 12/27 Long BZA meeting, Earth and wood variance denied, Church on Hines Hill continued to January meeting.
- 12/28 Spoke with Brilliant Electric about the Earth and Wood Sign, back to the drawing board
- Emails about the Hines Hill Church proposal concern
- 1/3 Earth and Wood Sign conversation possible 2nd variance
- 1/6 Email about Earth and wood sign
- 1/6 Senuta prep and Lease 4 Less sign
- 1/9 Met with Mike Nigrelli All in one landscaping Akron Cleveland Rd.
- 1/12 Called Dan, 5130 Akron Cleveland Rd. he wants a mixed use residential retail development.
- 1/12 another long conversation with Bob Pruitt/ he will try to move something by next week.
- 1/12 Call to Gabe H. at Lease for Less. He will take the sign down. Made an appointment for inspection next week. Followed up on 1/19, The signs are all down, area is cleaned up in front and around building and the equipment is off the right of ways. There is some scrap metal that needs to be taken to the scrap yard.
- Pruitt "trying to do something."
- Marc Benedict 105 Kendall Park dr. moving forward.
- Many phone calls about business proposals on Akron Cleveland Rd. A banquet hall/residential building in SRB. Retail/residential in the BC and Used car sale business in the BC. Signs and more signs.

Permits:

- 212 Kendal new house permit was issued.
- 2350 Boston Mills Rd. new house permit was issued.
- 1455 W. Hines Hill Rd. porch permit issued

Pending Issues:

- Brown-Pruitt property
- All in One Landscaping looking to build on 95 ft wide lot

Zoning Commission:

Questions for Zoning Commission:

Is a shed an accessory building for purposes of a zoning permit?

What would be the minimum size for a zoning permit?

If you move the shed from one side of your yard to the other, would you need a demolition permit and then a new permit for the new location?

What about a dog or playhouse? Define Temporary building?

Summit county does not require a permit for less than 200 sq. Ft.

A few minor type errors in the book.

#405.02 pg 20 “shall not by encroached”, #508 pg 27 About 30 ft? Need clarification, #802 (#4) format.

Board of Zoning Appeals:

Continued to 1/24 meeting Nick Janigian at 1460 Hines Hill