

BOSTON TOWNSHIP Zoning Commission Meeting – Tuesday, December 13, 2022

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

Zoning Administrator: Laura Brock Zoning Inspectors: Pat Ryan and Mike Anderson

Trustee: Randy Bergdorf, Amy Anderson, Bill Clifton Legal Counsel: Al Schrader

Others: Jerry Ritch (BZA Member), Nick Janigian: 5831 Stanford Rd., Jessica Nagy (Nick's Mother), Susie Lipchek: 1409 Boston Mills Rd., Ric Haury (Suncrest Gardens), Aaron McHenry: 1509 W. Boston Mills Rd.

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

Motion to suspend Old Business by Todd, until after, Ric Haury's presentation, all in favor.

Motion by Linda, seconded by Don to approve the minutes of the November 08, 2022, meeting, all in favor.

New Business:

Marty, who's in the commercial real estate business, is happy to introduce Ric Haury, president of Suncrest Gardens; speaks of his professionalism, said he is a "good retailer and his business reminds him of an old-time experience". He said there is "much charm in Suncrest Gardens" and works with the JEDD.

Ric thanks Marty. Says even though he is a resident of Stow, his business in Boston Township feels like his home "his baby". He said the design building and the retail gardens, which is about 9.25 acres, the JEDD was critical in the installation of the water and septic at that time. With business growing, he shows everyone a plan for a new operations building, sign, and expansion. He stressed the need and desire for development and that it would not be in their best interest to redesign a new septic system. He then spoke how he would be working with the township in multiple permits. Their old sign from 1996 made from cedar will be replaced with a new bigger (extra foot) digital one, which he showed plans for and said they would do it right and follow all the rules of the township. Jerry asked if there was feedback from the community for the sewer expansion and it was 62% positive and Summit County needs it to be 80% to help. Marty asked what it would like if nothing was done and Ric's opinion was we would remain the same and there would be a lack of development. Ric expressed the desire for infrastructure. Cuyahoga Falls put money in for the waterline and Bill mentioned that the streetlights in Cuyahoga Falls were going to be redone too. Don said "Bring it on" for improvements. Randy and Todd both thanked Ric for coming and the future business.

Nick Janigian presents his case for variance; stated it's all laid out in the letter he wrote and application listing all details. He recognizes this doesn't comply with the townships policy as he requests to live off property (roughly 1000 feet away) and to restore the original historic sign. He made note of a change in current application after speaking with Ohio EPA, the new septic he plans on doing will work. Everyone complimented him and said it was very well written. Don asked about it being a religious institute and number of guests, Nick mentioned there could be overnight retreats and that there would be a controlled number of guests at any time. Jessica Nagy mentioned the parking lot and zoning about the same time I asked about the direction of how cars would be parked, being the extra car headlights and traffic could be disruptive. Nick thinks he will probably have headlights face either toward his building/Hines Hill or towards the park/Boston Mills, not yet decided. Mike Mraz wondered about high business season and cost on fixing up the old clad building. Nick feels August-September would be the busiest times and has lots of work to do to restore the old building up to its true potential. Linda asked about the permanent/primary

bedroom and who would be overseeing the operations. Nick explained that would be his private bedroom for himself and there is a kitchen much like a hotel room with a refrigerator and a “warming station”, no oven, so fumes don’t ruin anything. Then he answered that the “art gallery would be open on occasion, and it was on the first floor, no public would be accessing the attic. Todd asked if Nick would be a resident and no, he lives caddy corner to the building and has cameras on his and the Frazier’s property, said he would always be watching. Linda doesn’t have a problem with it unless it was a B&B. Randy said “not being on the premise is setting a precedence.” Todd stated that the Zoning Resolution does not give any clearance or “feet distance” for owner to live any distance outside the actual residence. Mike Mraz agreed you need to be on property. Conclusion of the board was it doesn’t match what current book says but all agreed it was a very good presentation and would benefit the township. Don brings up the second variance, the sign, asked how it was going to be classified, and it will be historical. Susie Lipchek asked how it will read; it will be called “Boston School”.

Linda makes motion to send comments to the BZA, Mike Mraz seconded the motion and Todd ends and moves on to second variance.

Mike Anderson presents request for Laura Higgins-Woyma, Brilliant Electric Sign Company seeking a variance for section 1201.04: 2’ 7” sign higher than the allotted 6’ 0”. Todd points out that the plan does not show lot dimension. Linda states she is glad the BZA must make these decisions. Randy points out that it will be a digital sign but no flashing lights. The board wants the BZA to look at the placement of the sign with the lack of dimensions on the drawing. Randy doesn’t know how this will conflict with the recent changes to resolution. Todd states this to doesn’t comply with our books.

Linda moves that this does not fit with our requirements, Mike Mraz seconds it.

Zoning Inspector Report: See Attached

Old Business:

Sign resolution currently being processed, Randy and Mark Majewski from NorthStar Planning & Design LLC attended the planning meeting with Summit County on 12-15-2022.

Al Stated that Mr. Nettle of summit county planning confirmed that all changes suggested by the zoning commission would be on summit county planning agenda for December meeting. Also, Court reporters hard to come by in the month of December but will keep looking into that, maybe Veritech, which is a type of recorder.

Lastly, Randy gave condolences to Todd, who just lost his father and thanked everyone for their hard work and dedication over the past 2022 year. Pat Ryan your expertise will be missed and thank you for filling in during a difficult time, all agreed.

Motion to adjourn by Mike Mraz at 7:40 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

December 13th, 2022

Activities:

- 11/23 Distributed the proposed plans to the zoning board for 1460 W. Hines Hill Rd. Nick Janigian. Follow up conversations about plans.
- 11/28 I followed up on the complaint of the sign on the lift equipment at 5649 Akron Cleveland Rd.
- 11/29 Meeting with Pat Ryan to go over pending zoning issues
- 11/30 Sorted organized and Cleaned Office
- 12/5 Spoke with George Whitten about Boston Mills Art Festival vendor permit
- 12/5 Spoke with Brilliant Electric about Earth and Wood sign/variance
- 12/7 Phone calls 1442 W. Hines Hill and 6756 Riverview Rd. "Junk being stored.
- 12/12 Follow up. 6756 Riverview I spoke with Mike Caldwell. He stated that he will clean it up.
- 12/12 Follow up with 1442 W. Hines Hill rd. I spoke with Kathleen Johnson. She said they would clean it up.
- Question about gate across driveway on county roads
- Occupancy certificate for 5062 Akron Cleveland Rd.

Permits:

- 212 Kendal new house permit was issued
- 2350 Boston Mills Rd. new house permit was issued

Pending Issues:

- Brown-Pruitt property
- Bridle property
- Earth and Wood Sign 5347 Akron Cleveland Rd. Brilliant Electric will be applying for an area variance to allow the sign to be taller than allowed

Zoning Commission:

Nick Janigian at 1460 Hines Hill, submitted an application for variances and conditional use for the Church building.

Board of Zoning Appeals:

Nick Janigian at 1460 Hines Hill

5347 Akron Cleveland Rd. Earth and Wood sign variance