

BOSTON TOWNSHIP Zoning Commission Meeting – Tuesday, October 11, 2022

Present: Marty Griffith Linda Littler
 Don Beal Todd Liebenauer

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

Trustee: Randy Bergdorf Legal Counsel: Al Schrader

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

Motion by Linda, seconded by Marty to approve the minutes of the September 13, 2022 meeting.

Voting: All Yes

Old Business

Mark Majewski AICP with NorthStar Planning & Design LLC was back with the amendments per our discussion on September 13 meeting. Much of the following was addressed: Chapter 2 Definitions, Sign sizes, Illumination of signs, Temporary signs, and sign permits. Garage sale signs will be left as is per the board's recommendation. There was a lot of discussion on prohibited signs especially when it comes to signs on vehicles and portable signs should be categorized with temporary definition; Mark will need to sort out the best language for that. Al proposed that temporary signs shall not be illuminated ever. All agreed to additions for having a dimmer with time restrictions under permanent signs. Mark will make another effort to get ahold of Ivan Kassovic to see how the Park weighs in on anything, he did send information on Dark Standards. Randy made the point of a 6-week moratorium and that we want to take the time to have these changes done right versus rushing for a deadline. Al said he would do a 3-month extension and that he was pleased with all the progress that has been made so far. A draft updated text will be submitted for the November 8th meeting. Thank you, Mark.

Zoning Inspector Report

See Attached

New Business

Mike Anderson accepted the position of Zoning Inspector; he will be working in addition with Pat Ryan.

Linda stated she will be present at the upcoming meeting in addition to working with the voting elections being held at the Township Hall on November 8th.

Motion to adjourn by Don, Todd seconded it at 8:02 pm. All in favor.

Minutes taken and prepared by Laura Brock.

Approvals: _____
 Todd Liebenauer Laura Brock
 Chairperson Zoning Administrator

BOSTON TOWNSHIP

Zoning Inspector's Report

October 11, 2022

Activities:

- I have received information from SCWD for 212 Kendall Park. I also had calls from Drees homes and an engineering company who is proposing to build on the parcel. We have been playing phone tag as of this afternoon.
- 3rd quarter cell tower inspections were completed.
- Received a call from William Imes on Whaley inquiring about the house next to him. Some foundation/excavation work was done and he is having water issues. I referred him to SCBD and SCWD since this is not a zoning issue.
- Received numerous calls for an auction of the property at 4592 Northampton. The property is vacant, has riparian/wetlands, unknown septic system/well and park easement. One inquiry was from a person wanting to tear down the existing house and build an A-frame cabin as an Airbnb. I told her B&Bs were allowed but not short-term rentals where the owner was not present.
- Spoke with Bob Pruitt today. He explained that in order to meet the promises he made when speaking with Randy he has been decided he needs to rent a loader/backhoe vs. trying to fix his right now. He has a few people he knows who have equipment and he is hoping to have some equipment there by this weekend at the latest. He will focus on getting the site prepped to make room to haul stuff out. The trailer stuck in mud is the worst. He admitted he never intended it to be there for this long. He will get it out of the mud, fill it and haul it off site. The other trailers are not going to be as difficult. He said he would do better at keeping me up to date on the progress he makes. The taxes are still an issue and needs to be resolved by 11/1 or it will go for tax lien certificate sale.

Permits:

- I received structural and site plan information for co-location on the cell tower at 5157 Akron-Cleveland Road. No permit was required. They paid the \$100 administrative fee.

Reviews:

I have reviewed the following:

- Sign Chapter for the ZC review.
- A sign company has submitted an application for a ground sign at Earth-n-Wood. I need verification of distance from r/w otherwise it looks good.
- I am reviewing an application for a roof over an existing deck at 1466 Morris. I will need a site plan verifying the side yard distance and additional fee.
- Zoning verification for PZR for 5352 Akron-Cleveland Road.
- Code violation request from Partner Engineering for 5352 Akron-Cleveland Rd.
- Recommend specific language be added to allow only 1 use per parcel in the business districts.

- Solar array submittal from Paradise Energy for 342 Kendall Park
- Call inquiring if we required POS inspections. These are done by SCHD.

Pending Issues:

- Brown-Pruitt property
- Nick Janigian has not submitted anything yet for the November meetings.

Zoning Commission:

- They are reviewing possible text amendments to the sign chapter.

Board of Zoning Appeals:

- Next BZA is October 25, 2022. There are no applications at this time.