

BOSTON TOWNSHIP ZONING

Zoning Commission Meeting May 10, 2022

Present: Todd Liebenauer

Lind Littler

Mike Anderson

Don Beal

Marty Griffith

Zoning Secretary:

Interim Zoning Inspector: Patricia Ryan

Trustee: Randy Bergdorf

Liebenauer called the meeting to order at 6:34pm.

The New Zoning Resolution Books were distributed to all members of the Zoning Board.

MOTION by Littler, second by Beal to appoint Anderson to fill in as temporary Secretary for this meeting. All approved.

Bergdorf advised that we are in the process of converting the board members over to the new Email Boston.org. We will get further instructions at the June Meeting. Bergdorf had to leave to attend another meeting.

Discussion about the change in the Summit County Engineering plans along Akron Cleveland Rd. The Zoning Board doesn't need to address any of the changes to the property easements.

MOTION by Beal, second by Littler to approve the minutes from the April 12th meeting. All approved.

Zoning Inspector Report

Brown-Pruitt Property Akron Cleveland Rd. Ryan spoke with Al and will talk with the Trustees about the next steps.

Ryan is waiting on a new program from SCBD to be available to look at the records for 5079 Akron Cleveland Rd. and 5843 Main. Chris Randles said it would be operational soon.

Lease Equipment for Less at 5649 State Rd. erected new signs facing Rt 8 without permit. Dave from maintenance took photos and have been forwarded to attorney.

2198 Columbia rd. complaint of piles of dirt. Ryan drove by and didn't see any construction. Forwarded to Summit Co. Soil and Water to review.

Looked into the property on Riverview Rd for business trash.

Ryan reported speaking with Pruitt and plan on meeting to evaluate and discuss a plan to move forward.

Received approval for the lift replacement from SCWD.

Zoning Inspector Report continued

Ryan is still reviewing records for the White property conditional use permit.

Pending issues discussed, 5096 Akron Cleveland RD and Boston Mills Ski Resort 7100 Riverview Rd. are putting up new Ski Lifts.

198 Keenan Rd. (see in New Business)

Old businesses

Liebenauer brought up the topic of the short-term rental properties and Airbnb type rentals. Mr. Shaun Frazier was in audience and had some questions for the board. He asked what the difference between an Airbnb and a Bed and Breakfast was and if any of us have ever stayed at an Airbnb? The board answered his questions.

Paul brought up that we should consider whether Airbnb's are considered a Commercial business therefore bound by the commercial zoning resolutions/zone.

The topic was tabled for review of the proposed legislation.

New businesses

Littler brought up the vacant house at 100 Kendall Park being in much need of maintenance. Ryan stated that she is looking into that residence. However, we don't have a property maintenance section in or zoning resolutions.

The Zoning Board is looking for a new Zoning Board Secretary.

Liebenauer proposed a list of topics to start reviewing for discussion at the upcoming meetings.

Littler proposed that we should attempt to reorganize the Zoning Manual to make it easier to navigate.

Shaun Frazier introduced himself to the Board. He has made a public records request and he asked the Board multiple questions. How many residences in Boston Township? What is a substantial amount of residences? He asked questions about his septic tank and how many people it could support. He referred to a paper and pointed out the rational of BT, but the paper was missing who it was from and who it was addressed to. He said he would email it to the zoning email. He complained that two times a year was not enough, referring to section 405.05. He said he has more friends and family that want to visit more than that. We reviewed section 405.05 with him and suggested that his friends and family could stay at his house instead of his driveway in a RV. He then asked the board, "Do any of you have a problem with Native American Indians"? The board answered his questions.

Anderson asked Frazier what he wanted to do and how many times a year he thought he would need for visitors to park an RV at his house. Frazier said 20 to 30 times a year. We advised him that would be considered a commercial campground in a zoned residential area. We advised him that use is not permitted in our zoning resolutions.

We also reviewed the building application for an accessory building submitted by Justin Herman at 198 Keenan Rd. The permit was referred to the BZA in reference the building height exceeds the zoning limitations of 18 ft. by approximately one foot.

Discussion on the business corridor if it is limited to one business per commercial property or if multiple businesses can be on the same parcel.

Discussion on lot coverage of 25% is enough. It was determined that 25% limit is for the building and doesn't include the hard top or parking areas.

MOTION by Littler, seconded by Beal to adjourn at 8:06pm.

Minutes by Mike Anderson

Approvals:



Todd Liebenauer
Chairperson



Mike Anderson
Zoning Secretary, Acting