

BOSTON TOWNSHIP ZONING

Board of Zoning Appeals – November 25, 2025

Members Present: Paul Kaczmariski, Ron Summers, Jerry Ritch, Pat Coy

Absent: Dave Calaway

Also present:

Trustees: Randy Bergdorf and Amy Anderson

Zoning Secretary: Jerilyn McGuire

Zoning Inspector: Mike Anderson.

Solicitor Al Schrader

Chris Brown from Vizmeg

Community members: Nick Janigian and Warren Brown

Paul Kaczmariski called the meeting to order at 6:32pm

Minutes from October 28, 2025, meeting were reviewed. Paul requested an amendment to the original minutes, which was completed. Motion to approve the minutes by Paul and seconded by Jerry Ritch. All voting "aye."

Tonight, the BZA will continue two hearings from last month.

The first public hearing was called to order at 6:36pm for Village Market. The hearing is a continuation of the public hearing from last month.

Tonight, the Boston Township Board of Zoning Appeals will conduct a Public Hearing in regard the applications filed by:

Carleton Moore, CWM Developers, Village Market

Whose address is:

3195 E. 130 Street, Cleveland, Ohio 44120

The property situated in Boston Township, as set forth in the applications, is located at:

5069 Akron-Cleveland Road, Hudson, Ohio 44236

Has Parcel No.:

0700142

And is owned by:

Mukeshbei Patel

Whose address is:

5069 Akron-Cleveland Road, Hudson, Ohio 44236

The application sets forth that the owner/applicant is seeking the following:

- a. Request for a Conditional Use Certificated pursuant to Section 702A, e of the Boston Township Zoning Resolution to establish a filling station at the existing convenient market.

It was noted that anyone wanting to speak about the property located at 5069 Akron Cleveland Rd must sign in.

Mike Anderson re-introduced the project:

5069 Akron Cleveland Rd, Village Market application is to add a gas station with an island for gas pumps.

Mike spoke with Carlton Moore; Carlton is in Georgia and unable to make it tonight.

There are two outstanding issues with the Village Market application: 1) approval from Valley Fire and 2) the applicant not being the owner of the property. Carlton has provided purchase agreement from the owner to the applicant. Fire department said it's compliant so far but would need additional information as the project progresses.

No further comments from Zoning Commission.

Paul noted that additional information regarding this application was submitted to the Board: a letter from Nick Janigian and letter from Al Schrader. Without representation from the applicant, Paul suggested to table this hearing until the applicant is present so he can provide comments.

Paul motioned to table this hearing and Ron Summers seconded the motion.

Voting to continue the Village Market hearing until the January 2026 meeting, or until a representative is present.

Roll call:

Pay Coy - yes

Jerry Ritch - yes

Ron Summers - yes

Paul Kaczamarski - yes

All voting yes to continue hearing in January 2026.

Kaczamarski closed the Village Market hearing at 6:45pm

Kaczamarski re-opened the hearing and entered into record, as exhibits to the application: Al Schrader's letter regarding Duncan rules and Mr. Janigian's letter.

Public hearing for Village Market closed at 6:46 – all in favor.

Second public hearing opened at 6:46pm

Tonight, the Boston Township Board of Zoning Appeals will conduct a Public Hearing in regard the applications filed by:

George Vizmeg

Whose address is:

778 McCauley Road, Suite 100, Stow, Ohio 44224

The property situated in Boston Township, as set forth in the applications, is located at:

5628 Akron-Cleveland Road, Hudson (Boston Township), Ohio 44236

Has Parcel No.:

0700430,

And is owned by:

GVI LLC

Whose address is:

778 McCauley Road, Suite 100, Stow, Ohio 44224

The application sets forth that the owner/applicant is seeking the following:

- a. Request for a Conditional Use Certificated pursuant to Section 702g of the Boston Township Zoning Resolution to establish an indoor storage facility.

Mike re-introduced the Vizmeg application. They are planning to construct two buildings. Initial plans were to build office buildings, but they are proceeding with storage facilities since water and sewer are currently not available.

No additional comments from the Zoning Commission.

Jerry Ritch asked if office space is still a consideration and Mike said yes – once sewer is available.

Chris Brown from Vizmeg was sworn in by the court reporter.

Chris handed out a site plan. He also dropped off a copy of the plan to the fire department. Fire department said behind building 2, they need a turnaround for fire trucks. Need 150 feet; they currently only have 80 feet.

Lighting: No light poles. Lights will be wall mounted. Similar to LED lights here at the Township Hall. 24-hour security cameras will be mounted on the building. There will be a sign saying, “under 24-hour surveillance.” The lettering is removable with the main sign they are proposing. Can slide in company names. Proposing up lights on both sides.

Paul – inquired about elevations. Chris passed out elevation photos. 3 separate entry ways from the outside. One extends to the roof the other two are shed type

The hearing was opened to the public to speak for or against.

Paul noted Nick’s letter and will enter the letter as an exhibit. Nick is available to address any questions.

Nick highlighted his letter. He is concerned with over saturation of storage units in the district. Currently there are five storage facilities along Akron Cleveland Rd; four in Boston Township and one in Cuyahoga Falls.

Paul – is there also a concern with profits and tax base?

Nick also with concerns about the use of “Hollywood accounting.” Lots of gray areas with income and expenses. You can move tax burden into different jurisdictions – this business model lends itself to this type of activity. People might not be sitting in Boston Township that work for the company.

Paul - Elevations? How tall is the building? Per Chris - an architect has been hired. Can't recall roof pitch. One story – will not be higher than 35 feet which is the cutoff.

Once you walk into front door, a hallway will connect all three doors and three entrances. Hallway runs along the length of the buildings. In the hallway will be individual doors to access each individual units.

Paul asked for timeframe for elevation views with more succinct floor plan? Per Chris - more towards the spring. Getting everything ready for the county. Stormwater will be addressed then too. Anticipating Summit County approvals by the summer of next year. Then construction will start.

They'll have to re-design when converting to office buildings and knock out some walls.

With 29,000 square feet, parking requirements could be an issue once buildings are converted to office buildings.

Per Chris – the entire length of building can be converted to parking.

Section 1102 L addresses parking space requirements. One space for each 200 square feet of floor area would result in a requirement for 145 parking spaces if all 29,000 square feet were converted to office space.

Any potential to sub-divide storage spaces? Per Chris - No. Storage unit size will be 16x65. Doors on the back – one for each unit.

Landscaping? Leaving existing vegetation between building 2 and retention pond.

Storage facility app now. Don't want any issues down the road if and when it converts to office space.

Paul, additional note: we have received applications for two other storage facilities in the past 18 months in that area. With those applications, we have received site plans with more information and elevations. The other applications were more complete and part of the application process included the submission of elevations.

Any further questions – comments? None.

Paul motioned to approve the application. With several conditions.

Zoning Certificate will not be issued until the following is received and reviewed by the Zoning Inspector:

1. Architectural drawings with floor plans, elevations, materials, wall and building heights

2. Site plan, including grading and storm water management
3. Site photometric around building and site, including light bleed into neighboring properties

Employees on site would need to be registered with the JEDD

Discussion around JEDD: Per AI, any employee that's working there, that employee pays income tax to the JEDD. The business pays income tax based on renting out the building. Should also be collecting from the business. Might need to sit down and go over this with RITA. Businesses are supposed to pay.

We place conditions to register with the JEDD. Collection is not a zoning issue.

Nick referenced holding out for a better property. The Board is not sure how we can turn down a business, unless there are changes in the resolution.

Paul - added an amendment to the existing requirements: Floorplan should include some information regarding provisions for making it into office space, including the laterals of the buildings.

Paul motioned for approval.

Pat Coy - yes.

Jerry Ritch - yes.

Ron Summers - yes.

Paul Kaczmarek - yes.

All voting yes.

Once additional required information is available, submit to zoning inspector.

Public hearing closed at 7:36pm.

Randy noted that the Zoning Commission is looking at making revisions to the Zoning Resolution.

Zoning Inspector Report

- James Orr – 226 Kendall applying for a gas line easement
- 1921 Boston Mills Rd. AT and T, equipment exchange, no permit, just a site plan review
- 5353 Akron Cleveland Rd. Mike Nicorely, All in One Landscaping. Asking about shipping containers and hoop building. Narrow building
- 5872 Main St. Many of inquiries. Property has sold.
- 2350 Boston Mills Rd. Started accessory building without permit. Will submit an application.
- Stillwell complaint – construction at other storage facility, storage unit to the south of Stillwell. Apologized.
- 5772 Akron Cleveland Rd. McShane – requested to put his application on hold but has a permit to do ground clearing and grading. Mike is concerned with amount of concrete. Big pieces of concrete should go to a plant to recycle for future concrete. Per Randy – he's piling stuff in

there. Paul suggested making a call to the county to inquire about grading plan and if the concrete fill is acceptable. And what is the impact on neighboring properties?

- 5649 Akron Cleveland Rd., Herman – talking – in process of application for towing and equipment rental.
- Vizmeg – hearing tonight. Going across the street from Hermans.

We still need Vizmeg's application fee. The BZA should be informed ahead of time if the fee has not been obtained. The BZA can address this. A condition could be placed on the Zoning Certificate, such as issuing the Zoning Certificate when the fee is paid. The Zoning Commission should establish a policy regarding fees when an application is denied.

- Village Market – 5069 Akron Cleveland Rd. Carlton Moore assumed he answered the two outstanding questions. Per Paul we could have denied it but that's not the appropriate course of action. In addition, we don't want to hold a hearing if we don't have representation from the application. But - also don't want to continue to continue things.
- Senuta on Akron Cleveland Rd. Looking for new application.

Ritch brought up allowing more than one more than business per property? It was suggested to send any recommendations regarding this to the Zoning board.

Al suggested holding a joint meeting with both boards.

Trustees: Paul congratulated Mike on Trustee election. Mike will be sworn in during the first trustee meeting in Jan.

Paul with motion to adjourn at 7:59. Jerry Ritch seconded the motion. Next meeting will be held on January 27, 2026.

Paul Kaczmarski, Chairman

Jerilyn McGuire, Secretary

