

BOSTON TOWNSHIP ZONING

Board of Zoning Appeals – October 28, 2025

Members Present: Paul Kaczmarski, Dave Calaway, Ron Summers, Jerry Ritch, Pat Coy

Also present:

Trustee: Randy Bergdorf

Zoning Secretary: Jerilyn McGuire

Zoning Inspector: Mike Anderson

Solicitor Al Schrader

Chris Brown from Vizmeg

Warren Brown and wife Sherry Brown

Paul Kaczmarski called the meeting to order at 6:28pm.

Minutes from September 23, 2025, meeting were reviewed. Motion to approve the minutes by Dave Calaway and seconded by Jerry Ritch. All voting "aye."

Kaczmarski called Public hearing to order at 6:31pm.

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 a storage facility.

Continuation from last month's hearing. Proper notice was mailed, and notice was placed in the local newspaper for last month's hearing.

Mike Anderson reintroduced to application; application is for an outdoor storage facility.

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

Requesting two buildings. Storage units. They would eventually like to convert into a business office.

Paul inquired about elevations. Their office is working on that – per Chris. Plan is to have buildings appear as professional office buildings and not storage facilities. Would like to tie into water and sewer when they can.

Ritch inquired about number of employees. Per Chris – will not have any on site as it is.

Paul inquired about sanitation plans. Port-a-pots at this point. Application submitted to the health department refused the sanitary sewer system because of plans for water and sewer to eventually be on the street.

With the office requirement – additional parking will be necessary. Chris has not performed an official parking lot count, but there should be sufficient space around the buildings.

At the size, what is the requirement for fire suppression? If code says so, they will install that. If there is no water, fire suppression is not a viable option.

They have not yet reached out to the fire department. They will look at putting in a dry hydrant.

Paul inquired about landscaping. Second drawing shows details. Heavily landscaped near Olde 8. Will have a ground sign with two up-lights.

A separate application will be submitted for the sign. They are designing elevations and signs at this point.

Pat – consideration should be given to the sign changing if and when a new business moves in – once the buildings are converted to office buildings. Per Chris – they might move part of the Vizmeg office there once water and sewer is there.

Ritch inquired about number of employees. Uncertain, but would like many.

Community members Nick Jangian and Warren Brown were sworn in.

Nick Janigian with concern about where the storage business is domiciled and if revenue from the building is captured properly from the JEDD? Also concerned if employees are properly taxed.

Paul – Cuyahoga Falls generates it and splits with us. Employees on site pay into the JEDD. It's in the Hudson school district.

Randy Bergdorf was sworn in by the court reporter. Property taxes - part go to Hudson, part to Boston Township.

Per AI - Employees income reported to the Jedd. Cuyahoga Falls collects. Business entity domiciled in Boston Township would go to the JEDD.

Nick wants to verify that the vast majority of revenue can be adequately captured by the JEDD. Paul – that's not a zoning issue. Taxes generated are beyond our purview. We typically place a condition to register with JEDD.

Paul wants elevations, and the fire department to take a look and verify they are OK with the size of drive and vehicle access

Paul – an idea of sight lighting? Photometrics – light bleed not beyond the prop line.

Plan is for LED photocells on the corners of the buildings.

Calaway inquired if buildings will be gated. Per Chris – they are not planning on gating them. They want them to look like professional office buildings. There will be security cameras as well as lighting

Paul motion to table to next meeting to get additional information. Seconded by Dave Calaway. Roll call:

Dave Calaway – yes

Pat Coy - yes

Jerry Ritch – yes

Ron Summers – yes

Paul Kaczmarski - yes

All members voted in favor to table hearing until the next meeting on November 25.

Vizmeg portion of the hearing was closed at 7:00

Kaczmarski opened Village Market hearing at 7:01

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 the 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.

Proper notice was mailed, and notice was placed in the local newspaper for last month's hearing.

Mike re-introduced the application for Village Market. Application is to add gas station island and pumps.

Mike spoke with Carlton Moore and Carlton requested to have hearing continued until next month.

Additional information: fire department did initial approval and asked for additional information regarding location of tanks.

There is a purchase agreement for Mr. Patel to buy the property.

Paul reviewed the letter from the Valley Fire Department. Final plans must eventually be submitted

Property is still under Mr. Shin's name. Paul added information from the Summit County website to the file, showing Mr. Shin's name as property owner. Application indicates that Mr Patel is the owner.

Warren Brown and wife Sherry were sworn in. They own the property at 5105 AC Road.

The Browns are concerned about trash on their property. There is now a propane tank near the trailer in the back of the building, possibly 12 ft away from the boundary line, in the woods.

More importantly, Mr. Brown wanted to bring Duncan factors to zoning's attention. It's used in many municipalities.

Discussion regarding Duncan factors:

- Problem with frontage. 150 feet is code. They only have 100 feet.
- Paul to AI – Duncan factors apply to area variances not to conditional use.
 - This is presented as conditional use. But if an area variance needs to be granted – analyze separately. Duncan standards should apply to area.
- The lot is already non-conforming. Do Duncan rules come into play?
- Will need to research more to determine if this will need a variance and what requirements apply?

Prior to next meeting. Need to know how to proceed.

Calaway suggested we also ask the county courts.

** Issue – conditional permitted use where we also have a 150 ft frontage requirement but only 100 ft available. Do they need an area variance on the 150 ft or are they grandfathered in since they are already running business on a 100 ft lot. Do they also need an area variance?

Per AI - We have allowed him to exist at 100 feet. Is there something about running a gas station that makes it necessary to run at 150 ft instead of 100. Randy brought up the Dollar General and the county requiring a turn lane. Would that happen again?

Warren with another concern about concrete bumpers on the parking lot getting pushed into his property. He also doesn't think it's safe for 8 vehicles to fuel there. Looks too tight.

Nick Janigian was sworn in again. Nick commented that it's possible that Dollar General's decision to not move forward was partially due to the county engineer (requiring a turn lane be installed), but it's possible that the presence of the Village Market could have deterred them from wanting to build.

Nick also indicated that approving a gas station at Village Market could prevent a better type gas station from coming here.

Warren Brown and Nick Janigian both suggested that the BZA should not approve the application for the Village Market and that the process should not be prolonged.

Paul motioned to continue Village Market hearing next month. Motion seconded by Dave Calaway. Roll call:

Dave Calaway – yes

Pat Coy - yes

Jerry Ritch – yes

Ron Summers – yes

Paul Kaczmarski - yes

All members voted in favor of tabling the hearing until the next meeting on November 25.

Kaczmarski closed the public hearing at 7:33pm

Zoning Inspector Report:

- McShane – putting plans on hold. Working on engineering plans. He does have a grading permit to fill and level the property.
- Senuta – request made for written statement to continue the hearing
- Herman/Hermans Towing and Equipment – was at zoning board and they requested more information. Change in use
- 5157 AC Rd. Generator for cell tower application. No permit needed
- Valley Fire approved preliminary plans for gas station
- 5872 Main St – inquiries about making an Air BnB. Listed as an Air BnB. Realtor will change the listing.
- 121 Keenan asking about natural gas compressor on his residential property. Paul – looks like a commercial use. Mike thinks he wants to use on his property for his personal use.
- Napa asking about tax abatements or incentives –

They are planning to move the pole. Also a manhole in their drive. Everything is moving forward. Hold up was with wetlands, stormwater runoff and grading – had some stop work orders.

Paul asked AI if we can hold the certificates until we see more information.

AI advised to give the certificate and construct a clear condition and must not be vague.

Ritch inquired about JEDD and billboard revenues. The income made from the billboard is subject to the JEDD. Don Beal looking into it. Business revenue is subject to the JEDD

Nick – concern is that certain businesses can hide income

Randy – reminded the board the December meeting is approaching. Dave Calaway motioned to suspend the December meeting. Motion was seconded by Pat. All in favor.

Paul motioned to adjourn at 7:51pm.

The next meeting is to be held November 25, 2025.

Paul Kaczmarski, Chairperson

Jerilyn McGuire, Secretary