

BOSTON TOWNSHIP ZONING

Board of Zoning Appeals – September 23, 2025

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

Also present:

Trustee: Randy Bergdorf

Zoning Secretary: Jerilyn McGuire

Zoning Inspector: Mike Anderson

Solicitor: Al Shrader

Trustee: Amy Anderson

Warren Brown

Greg Caldwell – representing Direct Air

Carlton Moore – representing the Village Market

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

Minutes from August 26, 2025, meeting were reviewed. Motion to approve the minutes by Dave Calaway and seconded by Jerry Ritch. All voting “aye.”

Public hearing for 5650 Akron Cleveland Road

The hearing was called to order by Kaczmarski with the same members as above present.

The hearing is being held for:

Steve Snyder

5650 Akron Cleveland Rd. Peninsula, OH Boston Township 44264

Parcel number 0700281

Owned by Hudson properties LLC

Mike Anderson introduced the applicant at 5650 Akron Cleveland/Direct Air indicating this is the second application for Direct Air. They changed plans and added square footage to the plans for their accessory building.

Greg Caldwell was sworn in by the court reporter. Greg represents Steve Snyder of Direct Air. Greg is the contractor on the project. Per Greg, they realized they needed to make the building bigger than what was previously approved. They have appropriate approvals through Summit County engineering.

Paul inquired if everything has been approved to tie into existing septic system? Yes, Greg with letter from EPA. They did not have any problems since they are not adding employees, just space.

Paul also inquired if Summit County engineer’s office approved storm water management. Yes – per Greg. Paul passed around letter from EPA.

Kaczmarski asked if there were any further questions or comments from the board? Per Dave Calaway, no, since this was discussed before.

Paul motioned to approve the application as submitted with all information that has been provided.

Paul would like any employees to register with the JEDD if they have not registered yet.

Dave C inquired about any signage. Per Greg – No. Building is just for storage.

Paul rescinded the motion. Then asked for any public feedback. No feedback from the public.

Paul made motion to approve the application as submitted. And to register with Jedd.

Dave Calaway seconded motion.

Voting:

Dave Calaway - yes

Jerry Ritch - yes

Ron Summers - yes

Paul Kaczmarki - yes

Approved.

Public hearing for 5628 Akron Cleveland Rd

The hearing was called to order by Kaczmarski with the same members as above present.

The hearing is being held for:

George Vizmeg

5628 Akron Cleveland Road

Hudson, Ohio 44236

Parcel number 0700430

Owned by GVI LLC

Application is to establish an indoor storage facility.

Applicant initially planned to build an office building but since no public sewer and water building will be a storage facility.

Plans are now to build two storage facilities.

29,250 sq ft between two buildings. One building 14040, and the other 15,210.

No further information received and no representation from the applicant present.

Motion by Paul to wait until someone is in attendance and reschedule for next BZA meeting, October 28, 2025. Second by Ritch. All "aye."

Public hearing for 5069 Akron Cleveland Road

The hearing was called to order with the same members as above present.

The hearing is being held for:

Carlton Moore

Village Market

5069 Akron Cleveland Road Peninsula, OH 44264

Parcel number 0700142

Owner of building is Mukeshbei Patel

Applicant would like to establish a filling station at the existing market.

Per Mike Anderson: application went to the Zoning Commission and setbacks weren't right. Came back with an updated version and now within setbacks.

Secretary, Jerilyn McGuire read comments from Zoning Commission Chairman Mike Mraz.

Carlton Moore was sworn in by the court reporter. Carlton represents the Village Market.

- Carlton noted they will not be placing the pricing sign off the canopy. Pricing will go on existing sign. Whoever is doing the signage will come back.
- Stormwater drainage from building is being funneled to the back of the property. Will funnel into the existing site drainage.
- Underground storage tanks will go to the county. Carlton is here to present what is above the ground.
- Paul inquired about capacity of tanks: Per Carlton there will be two tanks. A 12,000-gallon tank for regular. A 10,000-gallon tank, split between premium and diesel. Premium 6,000 gallons and diesel 4,000 gallons. Tanks will be fiberglass.
- Full size tankers will not deliver gas. Smaller, straight trucks will deliver gas.
- They have not entered into an agreement with a brand of gasoline. Considering the location, chances are it won't be a brand of gasoline.
- Emergency shut off at the pump and in the convenient store. Store has direct site of the pumps.
- BUSTR will be involved at the state level. This is the Bureau of Underground Storage Tank Regulations.

Dave – would it make more sense to get approval for tanks first? Carlton says no, it's best to start with the community / township and let people know what you're doing.

They will not be operating 24 hours. No later than 10 or 11. Only one light will be left on at night.

Paul inquired about number of lights under canopy. Per Carlton: 8 at the most. LED lights with directional lighting that aims down to the ground.

Discussion regarding hours. Ritch inquired about closing time. It was determined that 10:00 is closing time. Unsure about opening time. Assumed it was 6am.

Paul inquired about the ownership of the property. Application shows Mr. Patel but county shows someone else.

Carlton believes an understanding was made and Mr. Patel owns it now. Although the county shows a different owner than what is on the application.

Dave Calaway asked if Mr. Patel has other similar operations. Carlton thinks so, but not sure where.

Paul inquired about procedures for spill containment. Carlton does not know regulatory requirements.

Paul with concern about parking spaces since canopy will take up spaces. Carlton said building is 3,000 sq feet.

Parking requirements per Zoning Resolution: Auto filling – one space per pump. Retail business – one space for each 250 sq feet. Sixteen spaces will be required. Carlton says that can be done.

Paul - Any conversations with the Valley Fire Department? No.

Paul – would like the Valley Fire Department to review the plans. Carlton indicated before they can obtain any approvals from the county, the fire department has to review plans. However, Paul would like the Valley Fire Department to review prior to proceeding.

Dave confirmed that Mr. Patel hired Carlton Moore. Dave inquired about possibility of a 24 hour gas station. Per Carlton - If he decides to change hours of operation – it's not legal.

BZA can place conditions regarding hours. He'd have to come back and seek a variance if hours changed. Carlton said he didn't want to seek a variance to build the gas station.

Paul asked the board if there were any more questions. None.

Paul thanked Carlton.

Warren Brown was sworn in by court reporter. Mr. Brown owns the tree farm on southern side of property line. Mr. Brown with some concerns:

- 1) Mr. Brown is concerned with storm water run-off and where the material spilled at pumps will go. It was his understanding it would go to the street. Draining behind the building would drain into a wetland area. If canopy can drain toward the front that would be better. There is a drain at the street.

Carlton's understanding there is not a storm water drain on Akron Cleveland Rd.

Paul – new canopy is not increasing storm water on the property. Since there is concern about puddling in front of the building, consideration should be made to add a drain there to run to the back of the property.

- 2) Where would snow go when plowed? Warren does not want the snow on his side of the property.

If a pipe is going underground, which side of building? Concern that there's not enough room for pipe to be there.

- 3) Maintenance of property has been very poor since the new owner. Not sure who is active there every day. Debris on Warren's property including beer bottles. Mr. Shin is the real owner. When he was managing the property, he ran a cleaner ship.

Regarding trailer behind the store – per Carlton, nobody lives in the trailer.

Paul's concerns:

1. Valley Fire District has not looked at the project.
2. The owner of the property is in question. The application reflects Mr. Patel as the owner. Summit County shows Mr. Shin.
3. If a new drainpipe is installed, Paul would like to see how that is being routed.

Carlton said this will all be addressed with construction drawings. He's here to make sure they meet zoning approval. Not how construction will be done.

Paul would like more information about the pipe.

Email from a concerned resident was discussed.

Paul would like to table this until ownership is resolved and would also like to have the fire department review the plans.

Paul asked Mike to assist in contacting the fire department.

Dave is concerned about the hours of operation. Currently 6am – 10pm. Part of our conditions would be to not extend hours.

Paul – concerned about lighting levels. Don't want glare on neighboring properties. Light bleed could also be a concern. Might need photometrics.

Motion by Paul to table the hearing until next month. Ownership to be resolved and fire department look at proposal with tanks.

Motion seconded by Ritch. All "aye."

Paul added additional drawings to file.

Public portion of meeting was closed at 7:56pm.

Zoning Inspector Report

- 140 Kendall – lot split. Should meet requirements.
- Jenkins on Oak Hill. Has a permit. Building a barn dominium

- McShane – making adjustments
- Zoning Board - had workshop in August. Will have another soon.
Paul wants elevations on any proposals, as part of our requirements. Would like for records.
- Senuta in violation. Cleaning up.
 - Senuta - He is appealing the violation. He paid us \$300.
 - Mike talked to him last week. Wants to postpone any hearing. Wants to submit a use plan.
- Gabe Herman – in violation. Business use application in process

AI sent Herman a letter to clean up within 30 days

Chris White in attendance. He's concerned about allowing too many storage facilities within the Business Corridor district and not sure how fast facilities will lease up. There could be too many storage facilities added in too little time. This could cause a decline.

Billboards - Paul do we have to sign off on billboards if the court is telling us they have to be approved? Paul suggested putting the judge's name that is responsible for the billboard hearing in the community news. Would like the community to know we are not in favor of billboards.

Ritch asked if we get money from the JEDD from the billboards. Per AI – income from the billboard is subject to the JEDD

Next month hearings: Vizmeg and Village Market

Paul motioned to adjourn at 8:30pm. Next meeting to be held October 28, 2025

Paul Kaczmarski, Chairman

Jerilyn McGuire, Secretary