

## BOSTON TOWNSHIP ZONING

### Board of Zoning Appeals – August 26, 2025

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

Also present:

Trustee: Randy Bergdorf

Zoning Secretary: Jerilyn McGuire

Zoning Inspector: Mike Anderson

Direct Air Representative: Greg Caldwell

Paul Kaczmarski called the meeting to order at 6:30pm.

Minutes from July 22, 2025, meeting were reviewed. Motion to approve the minutes by Dave Calaway and seconded by Jerry Ritch. All voting “aye.”

Greg Caldwell in attendance, representing Direct Air.

- Application for Direct Air was previously approved for a new building, but change has occurred; the building will be bigger than what was previously approved. Going from 4000 sq ft to 6000 sq ft.
- Went into the space of the property, not towards the property line. 5-6 current employees. EPA letter on file.
- County engineer’s approvals being sent to Mike A. Approval to tie into the septic system.

Paul motioned to have hearing next month for Direct Air; Ritch seconded the motion.

Dave Calaway – yes

Jerry Ritch – yes

Jay Littler – yes

Ron Summers – yes

Paul Kaczmarski – yes

All in favor.

Mike also suggested landscaping plans and fencing. Per Greg – there should be nothing new for fencing or lighting.

### Zoning Inspector Report

- Stillwell – storm water problem. Draining seemed appropriate and not draining into Stillwell’s property.
- 135 Kendall Park Rd - currently non-conforming. Plan to rehabilitate the current structure. Will need new septic has limited room for updated septic system.

- 45 Kendall – had the garage sale
- Nick Janigan – public requests
- Bill Richenbacher – getting building permit and electric permit
- 5772 Akron Cleveland – McShane. Incomplete warehouse and business application
- Village Market – gas station application. Should be ready for hearing next month.

Paul read recommendations from Mike Mraz (email sent from Mike Mraz to Paul on August 14, 2025). Recommendations include moving forward with Direct Air, Village Market and Vizmeg applications.

- 5628 Akron Cleveland – Vizmeg storage facilities application.
- 5650 Akron Cleveland – Direct Air Systems building increase square footage and storm water changes – new application.
- 5649 Herman – issued a citation. Forwarded to AI's office.
- Senuta – in violation. He filed an appeal. Senuta claims he has a permit. We can't find the permit and he hasn't provided one. He is appealing a violation.
  - 4/25/27 – letter from Paul to Senuta. Paul read it to the board.

Does the BZA hear hearings for appealing citations? Book says BZA hears appeals for any action by the zoning inspector. Is an application necessary? Paul suggested Mike contact AI for direction.

Warren Brown in attendance to speak about Village Market. He noted there is a litter problem and requested litter be picked up on a regular basis. The tall grass on the south side is usually full of beer bottles and clothes. There's a house trailer in the back. Currently nobody living in the trailer. Concerns about ditch on the south side of the property line that runs east on the property. Has fire department looked at this yet?

Concern about run off/spillage in the storm water run off but that would be EPA and storm water.

Spill containment and tank's location will be needed for the hearing. Since application was passed along from the Zoning Commission, will consider hearing in September. Also need elevations for Village Market.

Paul motioned to have hearing for Village Market in September. Dave Calaway seconded the motion.

Dave Calaway – yes

Jerry Ritch – yes

Jay Littler – yes

Ron Summers – yes

Paul Kaczmariski – yes

All in favor.

Vizmeg application – need elevations. Zoning Commission says it's complete. Paul wants to also schedule hearing in September.

Paul motioned to schedule Vizmeg hearing in September. Dave Calaway seconded the motion.

Dave Calaway – yes

Jerry Ritch – yes

Jay Littler – yes

Ron Summers – yes

Paul Kaczmarski – yes

All in favor.

Randy thanked Jay and Linda Littler for their service. Paul thanked him too. Jay said it's been a pleasure and thanked everyone and loved living here.

Board working on the book. Holding work sessions.

Jay motioned to adjourn at 7:40pm. Next meeting to be held on September 23, 2025.

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Paul Kaczmarski, Chairman

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Jerilyn McGuire, Secretary