

BOSTON TOWNSHIP ZONING

Board of Zoning Appeals – July 22, 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

Paul Kaczmarski called the meeting to order at 6:31pm.

Paul opened the meeting by commenting on the behalf of the board: he offered condolences and thoughts and prayers to the family of Amy Anderson regarding the death of Amy's husband Tom, who passed away on July 10.

Minutes from June 24, 2025, meeting were reviewed. Motion to approve the minutes by Dave Calaway and seconded by Jerry Ritch. All voting "aye."

Paul thanked Jerilyn for getting minutes out so quickly.

Zoning Inspector Report:

- 1455 W Hines Hill - Frazier. Camper parked at house. Belongs to a family member. Family member is staying inside the house.
- 3832 Oak Hill – Jenkins. Denied a permit by Summit County because he didn't have a water source. Developing a different plan for residential structure. Living in a camper but has been in the camper longer than what resolution allows. Looking at cisterns.
- 4967 AC/Napa. Building permits are issued and work is in progress. The dirt mound of topsoil will be distributed. Also need to move electric utility pole so driveway lines up with Hidden Lakes Dr. May come back with spa plans; out buildings for the spa.
- 7100 Riverview Rd - Art festival – waiting for check. 275 vendors
- 5352 AC - Storage Rentals of America. Grove Plumbing working on plumbing
- Henckels and McCoy putting a fiber optic line in right-of-way; wanted a permit but didn't need one.
- 244 and 258 Kendall Parkway. Neighbor dispute; this is not a zoning matter. One blocking accessibility to accessory building. Police calls have occurred. There is an easement for access to the building.
- 45 Kendall Parkway. Garage sale to occur in the next couple of weeks.

- 6554 Riverview Rd – John Wanhainen. Looking at outbuilding options.
- 5772 AC – McShane. Warehouse and business application
- Village Market- Gas station application not complete. Setbacks are not within the resolution. May just ask for a variance. Commission not satisfied.
Safety vehicle access could be an issue with gas pumps.
- 5628 AC - Vizmeg. Storage facilities. Potential to turn into office buildings. 2 buildings. Vizmeg possibly moving there.
Paul wants the elevations before scheduling a hearing.

Discussion:

Should we get SC engineer's approval before approving anything – for all applications?

Per Paul – we could put conditions on our approvals to get approvals from SC. But if the approval from SC does not have the same plan (such as moving the building) then they need to come back to us. The county could significantly change plans then it would have to come back through both boards. We should be able to move it through quicker.

- 5650 AC – Direct Air. Original application approved. Increasing size of building. Could impact water runoff from the building. Size is going from 50x80 to 60x100. New application required.
- 5649 AC – Herman. Put in partial application to change use. Mike A issued a citation for use of towing.
- Senuta – Mike issued a citation for semi-truck trailers on property. Mr. Senuta is appealing the citation, claiming that his outdoor storage on the property was established in the 1980s, prior to the adoption of the Zoning Resolution. Mr. Senuta also claims he received an approval from a previous zoning inspector. Paul cited a violation back when he was inspector. Mr. Senuta did move a lot of stuff off of the property – except the semi-truck/trailers.
- Commission working on text changes.

No hearings scheduled for next month.

Paul motioned to adjourn the meeting at 7:33pm. Next meeting to be held August 26, 2025.

Paul Kaczmarski, Chairman

Jerilyn McGuire, Secretary