

BOSTON TOWNSHIP ZONING

Board of Zoning Appeals – June 24, 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.

Minutes from the May 27, 2025 meeting were reviewed. Motion to approve the minutes by Paul Kaczmarski and seconded by Jerry Ritch. All voting “aye.”

Jay Littler announced his departure from the BZA. He and wife Linda will be moving out of Boston Township. Jay will remain with the BZA through August.

Randy announced that Jerry Ritch was re-appointed to another 5-year term.

Paul requested minutes to be prepared during the week of the meeting to review minutes while the information is fresh. Zoning Secretary will attempt to make this happen.

Zoning Inspector Report:

- Vizmeg 5628 AC Rd - storage facilities application. Wanted office space but county would not allow them to put in sewer. Now looking at individual indoor storage spaces. Paul requested to let the commission know we would like the Photometric lighting plans.
- 4967 AC Rd, NAPA Winery, Seumar Holding Group Winery/Spa/event site – working on Summit County compliance, Summit County Soil/Water compliance. The electric company put in a pole in the required location of the driveway. NAPA asked the Electric company to move the pole but there was a price to move the pole. NAPA developed drawings to move the driveway but, ultimately decided to pay to move the pole. Mike doesn't think there are any building permits yet.
- 3832 Oakhill – Jenkins permit issued. Working with county on application for building.
- 6762 Riverview – Bill Rickebacher - Amendment to previous deck permit; adding 96 sq. ft and adding handrails. He has been notified that he needs a Summit County permit. In process of getting building permit.

- 2198 Columbia Rd – fence approved for back yard. He would like the Board to review height requirements for front yard fences, especially if the fence is opaque.
- 350 Kendall – SC changes to the site plan. Meets resolution.
- 281 Keenan – walkway slab. No permit needed.
- 5650 AC - Direct Aire – wants to add square footage. Would like 60x100; original plans were 50x80. BZA approved the original plans.
- 7100 Riverview – Boston Mills – Tents for Artfest. 276 vendors.
- 5701 AC – Senuta- citation issued for vehicles/trailers stored outside without a zoning use permit granted. Mr. Senuta's lawyer is appealing the citation indicating Mr. Senuta's outdoor storage on the Property was established in the 1980s, prior to the adoption of the Zoning Resolution.

Who does the appeal go through? Mr. Senuta wants zoning to agree that he's a non-conforming use.

- 5649 AC - Hermans Towing – citation cited for towing without use permit. Waiting for application to be completed. Looking to change use from Lease for Less to Hermans Towing and Equipment. The zoning board asked for more information.
- Board working on some text amendments with Fred.
- Zoning commission discussing using Microsoft Teams.
- Randy – getting small shed – no permit needed, less than 200 sq feet.

Zoning Board:

- 5772 AC – Warehouse and business application - McShane – still working on. Property is currently not in compliance with what he has there. Didn't approve all the fill. Summit county soil and water looked at the property.
- Village Market gas station – both boards have application. The canopy looks to be 7 feet off the property line. There's a concern about setback requirements. Don't have elevations. The board is aware of the application.

Possibly five hearings coming up: Herman, Direct Aire, Village Market, McShane, Vizmeg

Trustees – Randy thanked the board for all they do.

Paul attended a Richfield BZA meeting. Their setback requirements are stricter for accessory buildings.

Paul thanked Jay on behalf of the board for his service and expressed appreciation for everything he has done for Boston Township Zoning.

7:18 Dave Calaway motioned to adjourn at 7:18pm.

Paul Kaczmarski, Chairman

Jerilyn McGuire, Secretary