

BOSTON TOWNSHIP ZONING

Board of Zoning Appeals – April 22, 2025

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

Absent: Dave Calaway

Also present:

Trustee: Randy Bergdorf

Zoning Secretary: Jerilyn McGuire

Zoning Inspector: Mike Anderson

Fred Guerra – new consultant

Paul Kaczmarski called the meeting to order at 6:33pm

Minutes from the March 25, 2025, meeting were reviewed. Motion to approve the minutes by Jerry Ritch and seconded by Jay Littler. All voting “aye.”

Fred Guerra is present to meet the members.

Fred is working to help the township make zoning changes that were discussed with Mark. Fred was the planning director in Cuy Falls and Barberton.

Paul introduced the members of the BZA to Fred: Jay Littler, Jerry Ritch, Paul Kaczmarski, Ron Summers

Fred started in April. Noticed variances for hoop building, storage units, sign variance. Did not see a lot of issues. Looked to see if variances were all the same – which they aren’t.

Per Paul – everything in the Business Corridor and Seasons Rd is Conditional Use – so we can place conditions on it. Permitted Use and Conditional Use are reviewed by the BZA. The BZA can place conditions on the property/project.

The Zoning Board (Commission) sends their recommendations to the BZA. The Commission doesn’t approve – just looks at application for glitches.

Fred – commission doesn’t have the power to approve? Just a recommending body? Correct (per Randy and Paul)

The purpose of the Zoning Board is to keep the resolution up to date. When they review an application it’s to verify the application aligns with the resolution. The BZA recommends the approval.

Fred – is everyone good with the process? Paul is since it keeps everyone in the loop. And more people are looking at things.

Fred - Where does summit county planning come in?

Applicant turns in application, Mike reviews, then Commission, but currently the resolution says both boards to get the application at the same time. BZA can look at it unofficially. The current process is the board reviews the application first then sends it to the BZA. Once it comes to BZA, a public hearing is held. BZA does not have to have county's approval. County could approve first, or BZA could approve first. If it hasn't gone through the county, we can put conditions on it to meet county requirements.

Paul suggestion to have a list of things needed at the county level.

Suggestion for Conditional approvals - maybe we should formalize county requirements before we issue a zoning certificate.

Fred suggested a flow chart to indicate what should happen when.

803.01: Site Plans Required – suggestion to make this section more intuitive – especially for complex requests

Per Paul – the quality of information is getting better and more thorough based on the three biggest projects recently. The applicants are putting the proper resources into the projects

Fred to go over the process to understand. A flow chart will be useful, Per Paul.

803.05 Contents of Site Plan – 20 copies to be submitted.

Traffic study conversation: Turn lane – for Dollar General. But not for the winery. Could it be that there will be a traffic light closer to the winery?

Village Market – a traffic study should be recommended before they get too far.

Should we also say the applicant needs something from the engineer's office before our approval? Do we put a condition in our approval or get the traffic study first? Mike votes all up front so we have the information before a hearing.

Fred – doesn't want us to be in a position if something comes up and the county puts a stop to it. Could there be any alternatives to a turn lane?

Fred – anything else? Paul: Billboards. We thought we could regulate the size but we are not able to do so.

If the state says it's approved, why do we need to approve?

Also - If they're making money from the billboards, they should pay into the JEDD.

Paul if we don't have the authority to regulate or approve- Paul would rather not issue a zoning permit.

The state owns the right of way. Zoned business. The JEDD boundary extends to the Route 8 right of way.

Paul – can we require the business address be registered to the township? That's beyond zoning. We can always place a condition that they need to register with the JEDD

Randy: we received the transcript from the winery hearing.

Regarding the traffic piece: They were to realign the driveway. The entrance would be opposite the next one north.

Paul would like Mike to look at the traffic study.

Per Mike A – they wanted the driveway to be directly across from the existing road.

Zoning Inspector Report:

- 5772 new plans – warehouse, storage, and retail – application coming.
- 5578 AC Cell Tower improvements/generator
- Jenkins – working on a site plan.
- Letter to Summit County building for 60 Kendall Solar panel project and roof approval – Summit County needed a letter even though not required.
- Stanford Rd Trailhead project starting – CVNP – we don't have any say so
- Village Market is looking to expand – gas pumps and wants multi-use – retail with apartments.
- More inquiries about storage units and landscaping
- Bobby Pruitt moving a truck out and looking at a business use application.
- Senuta will move trailers off lot – moved stuff before citation wants to keep truck/trailer there, so Mike said he needs an application.
- McShane will move piles and clean up lot.
- 5649 AC – Change of use and Sign – Hermans Towing and Rental
- Zoning Commission is Working on text changes.
- Winery – 4967 AC – Summit County Water and Soil put a stop work order for clear cutting the lot. Calls complaining about the project from CF residents.

Paul with a suggestion to put landscape maintenance in the zoning manual. Randy said it can be a condition. Paul would like it to be in the book.

Paul motioned to adjourn. 7:55pm. The next meeting is to be held on May 27, 2025.

Paul Kaczmarski, Chairperson

Jerilyn McGuire, Secretary