

BOSTON TOWNSHIP ZONING

Board of Zoning Appeals – March 25, 2025

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

Absent: Dave Calaway

Also present:

Trustee: Randy Bergdorf

Zoning Secretary: Jerilyn McGuire

Zoning Inspector: Mike Anderson

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

Minutes from the February 25, 2025, meeting were reviewed. Motion to approve the minutes made by Paul Kaczmariski and seconded by Jerry Ritch. All voting “aye.”

Discussion regarding Napa 487:

We received a new site plan. Changes were not as requested, in particular parking islands. We requested 8 and per site plan there are 4.

Applicant requested changing condition from concrete to asphalt. Paul asked Mike to reach out and ask for a list of changes - changes they made to the sight plan since 2/25/25 and the most current set which is dated 3/10/25. Any changes to the building itself too.

Paul is reluctant to sign off on conditions until answers are received.

Everyone agrees with Paul taking the stance.

Randy has asked for the transcripts from the Court Reporter

Zoning Inspector Report:

- 5772 Akron Cleveland– McShane – warehouse storage rental. Sent application back to make a couple of updates. He was asked to remove dirt piles.
- 1921 Boston Mills Rd– cell tower updates
- 5040 Akron Cleveland – appraisal being done. Appraiser asking if there's damage to the building can they rebuild? If they rebuild, can it remain residential?

- Jenkins – Oakhill – getting close. App almost complete. Barndominium. Should be within resolution. Residential building
- 181 Keenan – cleaning up
- 6554 Riverview – asking about accessory building. Would like to build an accessory building for a wood shop. Also, the well not testing safe.
- Bob Pruitt – working on it. Asking questions about starting a new business.
- 1509 Boston Mills – McHenry. Hines hill/accessory parking lot for trail. Asking for bicycle rental place. Conditional use. Will use park parking lot to rent bikes.
- Billboards – Senuta. Mike talked to him about removing stuff.
We lost the billboard lawsuit. Ohio says they are allowed in the right of way of the state route.

Per Randy, we cannot regulate anything 660 feet within the highway. 9th district court said we can't do anything.

Question: Does an application need to be submitted if they are within the 660 feet of the highway? Also - is this considered business use? The property owner is making money off of the billboard.

We have no say.

If it's beyond our purview, should we touch it?

Mike has to issue permits

Paul would rather we don't sign off on a permit.

Mike – we can regulate sizes.

Mike – if we have no say so on whether or not they're allowed, do our restrictions matter?

Al needs to investigate

If it's out of our control, would prefer to not have to issue a permit

- 5130 AC – inquiry about dumpster storage business. Roll offs. Dumpster business and storage units.

Randy – from the Trustees:

Mark Majewski – consultant to the township has retired. Fred Guerra is interested and put in a proposal. He has met with the commission and would like to come to the BZA if BZA members would like. Everyone would like to meet with him.

Short-term rental law - HB315. Taking away restrictions. Currently, the township requires the owner to live in short term rentals. This restriction will be gone. Peninsula allows a maximum of 15; this could go away.

Part of a bigger bill. Not just townships.

Mike gets inquiries about short-term rentals.

Paul motioned to adjourn at 7:13. The next meeting to be held on April 22, 2025

Paul Kaczmariski, Chairperson

Jerilyn McGuire, Secretary