

BOSTON TOWNSHIP ZONING

Board of Zoning Appeals – January 28, 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

Chad Costello – Peninsula Architects

Tim Magestro – property owner on Akron Cleveland Rd

Paul Kaczmarski called the meeting to order at 6:36pm

Minutes from the November meeting were reviewed. No meeting was held in December. Motion to approve the minutes by Jay Littler and seconded by Jerry Ritch. All voting “aye.”

Jerry Ritch nominated Paul Kaczmarski for BZA Chairman for 2025. Dave Calaway seconded the motion.

Dave Calaway -Yes

Ron Summers - Yes

Jerry Ritch - Yes

Jay Littler - Yes

Paul Kaczmarski - Yes

All in favor. Paul Kaczmarski to be BZA Chairman for 2025

Zoning Inspector Report

- Village Market – gas station
- R Jenkins – Oakhill Rd – Barnhouse or log cabin?
- Agricultural permit renewal 2566 Major Rd
- Deck permit – 6762 Riverview – Rickenbacker
- 5652 Akron Cleveland – Direct Air Building moving slowly
- Permit for new house 350 Kendall Park Rd
- Change of use and sign for 5649 Akron Cleveland - Lease for Less
- Appalachian outfitters - Solar panels – app outfitters. Building mounted.
- Runway 3866 Oakhill Rd – sound could be an issue

Chad – from Peninsula Architects presenting on behalf of 4967 Akron Cleveland Rd:

Square footage decreased from 8500 sq ft to 6000 sq ft.

Per Chad - Parking is up front – so variance will be needed for parking lot. Approximately 120 spaces plus handicapped spots

Quick synopsis on traffic study: talked to traffic engineer – do not need a turn lane. No light either. Saw drawings for sanitary. Water is out front.

Plan to submit permits to the county in March or April. Construction should take approximately 15 months. Waiting for mechanicals and electricals.

Paul inquired about operations: they will serve food but mainly catering. Prepared foods will be bought. Will have a pizza oven to make pizzas/flatbreads. Liquor permit in the works; Chad spoke with him last week. Will be offering beer and wine

Paul noted to set public hearing for next month.

Paul requested building plans and elevations.

Randy inquired about the JEDD and # of employees: 8-10 employees. Part time employees.

Dave inquired about signage and Paul suggested they get an idea as to where the sign will be

Paul with additional questions:

- Hours – days/week. Will be open 6 days/week. Weekends. 4pm – 10 or 11pm. Will have entertainment. Chad will inquire about exact hours.
- landscaping? Should have next week
- Rented out for weddings? Yes

Spa – phase 2 project. A couple “mini homes” on the site. Unsure about foundation. Designated area would be on south side of property. If not on application now, they will need to come back.

Additional notes: Can get floorplans and elevations to us ASAP. Parking spaces will not decrease with building size decrease. No intentions of adding on. Phase 2 will be mini houses – trailer pieces. Parking will have gravel spots; asphalt for main drive. Gravel has helped with storm water run-off.

Tim Magestro spoke:

Tim owns properties on Akron Cleveland Road and has some issues and concerns with where his properties are located. He is experiencing difficulties finding renters based on surroundings.

Tim would like to be on a zoning board for input.

Per Paul – you are always welcome to come to meetings.

Tim – zoning should say “no dumping.”

Ritch asked if he’s been to the zoning commission. He has not but Tim thinks if he’s more involved in zoning he might be able to head things off from the start.

Kaczmariski noted that we should be able to help with conditions for Lease for Less to make sure the property stays clean.

Kaczmariski and Ritch agreed that the Zoning Commission should hear from Tim.

Suggestion – to put in zoning book for grass to be certain length for commercial

From Trustees: Per Randy – Zoning Commission had marathon session to address billboards. Planning to reprint everything at once, which will include billboards and other information.

Kaczmarski motioned to adjourn at 7:45pm. Next meeting to be held on February 25, 2025.

Paul Kaczmarski, Chairman

Jerilyn McGuire, Secretary