

BOSTON TOWNSHIP ZONING

Board of Zoning Appeals - 10/22/2024

Members present: Jay Littler, Jerry Ritch, Paul Kaczmarski, Ron Summers.
Dave Calaway – absent

Others present:

Trustee: Randy Bergdorf

Zoning Inspector: Mike Anderson

Zoning Secretary: Jerilyn McGuire

Ric Haury from Suncrest Gardens

Court Reporter – Mackenzie Sabo from Medica Court Reporters

Al Schrader from Roderick, Linton and Belfance

Pat Coy – from public

Kaczmarski called meeting to order at 6:30pm

Minutes from September 24, 2024 meeting were reviewed. Motion to approve the minutes made by Paul Kaczmarski and seconded by Jerry Ritch. All voting "aye."

Moved on to public portion of the meeting.

Kaczmarski discussed the hearing process, noted board members present, Zoning Inspector present, along with legal rep Al Schrader.

Hearing being held for: Haury Enterprises / Suncrest Gardens located at 5157 AC Road, with parcel # 0700670. They are seeking approval for new sign and variance for size of sign.

Mike A. went through the application. With the application was included the right of way that was given back to the owner and the revocable use permit. Section 1205C – max size of sign not to exceed 75 ft. Proposed new sign is 90 feet. Mr. Haury in attendance to answer any questions.

Paul discussed recommendations from the commission.

Ric Haury was sworn in by the court reporter.

Ric presented a graphic of the new sign; stone looks natural.

Per Ric – the display will not exceed 32 sq ft per side. Suncrest Gardens Logo to be seen from both north and south bound sides therefore sign needs to be bigger at 90 ft. Nick Dinardi with original permit.

Requesting more modern, digital sign to replace existing sign that requires manual updates. Mr. Haury will comply with all active digital display requirements.

Paul inquired about the digital display and how often they envision the rotation. Per Ric - Probably not more than daily. Want to use this like a digital sign should be used. Squares are easily replaced.

Littler inquired if it will be lit 24/7 and response was yes. Lumens – how bright? Lumens should adjust at night but won't blind any drivers. Software won't allow it. Intent is to have a readable sign.

Per Paul – 1205.3 automatic dimming control. Max brightness 500 nits at nighttime. Since it's uncertain how this will be measured, if a complaint is made that the sign is too bright, and zoning agrees, the software can dim the lighting down. Ric is working with Ellet Sign Company, and he is confident they'll stay within compliance.

Paul - any other lighting such as ground lights? Answer: no

Ritch asked timeframe to construct. Mason work to be done in house. Will construct for about a week and sign co will come in.

Paul – how far off right of way? Right of way starts at 40 feet. Zoning requires 10 ft from right of way. Revocable use from county will allow sign to go where it is.

Kaczmariski solicited questions/comments from the board. Nothing additional.

Paul motion to approve as submitted with the following conditions:

- 1) The regulations set forth in section 1205 of Chapter 12 are to be followed.*
- 2) A graphic of the grade/elevation change from the west side of the sign to the east side is to be provided to the Zoning Inspector*

Paul motioned to approve with the conditions, Ritch seconded the motion. All (Jay Littler, Jerry Ritch, Paul Kaczmariski, Ron Summers) voting Yes

Approved. Mike to get information from Ric.

Public portion of the meeting was closed at 7:04pm

Zoning Inspector report

Activities:

- Basketball Training Facility interested in 5130 AC looking at septic approval; could have the same turning lane issue be as Dollar General.
- Kamper City building completed
- Smith outdoor, Kamper City Billboard – billboard on hold
- Jenkins, 3238 Oak Hill new house – barn dominium. 3 stall large garage with house on top. Working with builder. New residential application. Wants a shed too - 160 sq ft no permit needed. No easements from park - per Mike.
- Baker, 350 Kendall Park new house lot split – new residential structure
- Working on signed Conditional use permit for 5352 AC.
- 3238 Oak Hill, New house and shed
- 350 Kendal pk new house
- Gabe Herman – changing Lease for Less to Herman's Equipment Rental and Towing. Says it's one business. One tow truck to tow equipment he buys. Buys broken equipment and

fixes it or scraps it. Tow truck tows the equipment. Occasionally gets a call to tow a vehicle. Might want to be a towing business. Business use and sign applications coming

- Commission working on new zoning regs. Home occupation, section 4, side setbacks and more
- Suncrest Gardens sign- BZA hearing
- 5772 AC outdoor storage plans
- 4967 AC, Winery, Seumar Holding Group Winery/ event site AC & Seasons meeting, talking about multi use. Parcell 0700013 moving forward.

Info from Trustees- per Randy: Zoning Commission held meeting on Oct 15.
Discussed zoning commission meeting/hearing for zoning resolution changes.

Randy mentioned the December meeting would be held on December 24th and suggested voting on whether to hold a meeting. Kaczmariski motioned to not have a meeting on December 24 and motion seconded by Ritch. All members present (Jay Littler, Jerry Ritch, Paul Kaczmariski, Ron Summers) voted to not hold meeting in December.

Kaczmariski motioned to adjourn at 7:41. Ritch seconded the motion. All in favor
Next meeting to be held on November 26, 2024



Paul Kaczmariski, Chairperson



Jerilyn McGuire, Secretary