

BOSTON TOWNSHIP ZONING

Board of Zoning Appeals - 9/24/2024

Members present: Jay Littler, Dave Calaway, Jerry Ritch, Paul Kaczmarek, Ron Summers

Others present:

Trustee: Randy Bergdorf

Zoning Inspector: Mike Anderson

Zoning Secretary: Jerilyn McGuire

Ric Haury from Suncrest Gardens

Kaczmarek called the meeting to order at 6:33pm.

Minutes from the August 27, 2024 meeting were reviewed. Motion to approve the minutes by Dave Calaway and seconded by Jerry Ritch. All voting "aye."

Suncrest Gardens discussion:

Ric Haury from Suncrest Gardens was in attendance. Mike gave explanation regarding the sign application:

- Resolution says 70 ft; sign is 32 ft but structure is 90 ft which requires a variance
- Set back - revocable right of way- vacated back to the property owner
- Active screen - can't flash or scroll continuously.

Ric addressed the members:

Overall structure exceeds permitted use. A pillar needs to be in front of the logo. Had to extend the structure to see the "sun" logo. Outside to outside is 12 ft. New structure will be approximately 8 inches bigger than existing. Plan to push back a bit farther.

Structure is needed for the logo

Revocable use permit - Right of Way: The county can take back permitted use of the sign where it's at. Revocable use permit gives Suncrest Gardens permission to put the sign where it is.

Digital display: They do not want to have to manually change the sign like they do now. This will be an attractive sign that can display their existence and look good for the community. Currently could be 3-4 days between changes. Sometimes could be daily. Digital sign - would be able to change more often.

Calaway - inquired about any additional lighting? Response was No. Sign will be internally lit. Will have cultured stone. Doesn't take a lot of electricity. Stone will look natural - but not a cut stone.

Ric is asking for approval to move forward. An asset to the community. Will look pretty. Asking for a variance.

Paul with observation – it looks like it will not be as tall as the existing sign but will be 8 inches wider. Moving up two feet.

Paul – with recommendation to schedule hearing for next month. October 22nd. Ric asked to be walked through the process; Paul went through the steps of a hearing.

Paul with follow up question regarding the 4 ft x 8 ft active screen. Will there be more than verbiage? Per Ric – they will also put photos on the sign. It will not just be digital. Will have words and pictures but will not flash.

Calaway asked - Will be static? Response - Will not be flashing or rolling.

Per Mike – losing sq footage on sign itself. Supporting structure is what is bigger. Supporting structure to hold logo

Informed Ric that neighbors within 500 ft will be notified of the hearing.

Zoning Inspector Report

- Lease for less – Dan Bridle passed away in prison. Property transferred to Gabe Herman personally. Wants a name change and use change. Equipment rental and towing use. Change to Herman's Equipment and Towing. He scraps material. In the process of changing the business name.
- Board moving through list with Mark M at NorthStar
- Stilwell – working late at night. Said he would keep noise down.
Permits:
 - Boston Mills - replacement deck
 - 2125 Stine Rd – addition
 - 2350 Boston Mills Rd – stand-alone deck – permit issued.Board:
 - 5772 AC – McShane – coming to BZA. Waiting for a response from him. Need better application.
Commission questions for Mr. McShane: Old septic tank removed? Was property surveyed? Wants new site plan with driveway parking and storage areas. Set back and wells. Review section 7 and 8 of the regulations. Any security plans?
Paul – operationally. How will the business be run? Employee there?

Additional discussion regarding Lease for Less:

Ritch inquired if new owner is signed up with JEDD? Randy – suggested to make it a condition. Mike will bring it up.

Paul – recommended pulling the conditions from the last time it was approved.

Randy suggested to go drive by the property and look at it. Additional suggestion for the board to go look at the property prior to meeting. Need to determine if there are issues, but unsure of process: does the court reporter have to come, can the public come?

In conclusion: Paul asked Mike for previous conditions and suggested to drive by

Randy announced that Matt Geul was appointed to commission.

Randy with Commission update: Commission voted to move forward with changes to resolution. But approval may get delayed. Color needs to be determined. Discussed Solar panels, windmills, marijuana stores at previous meeting.

Paul inquired about Senuta and billboard? Per Randy - haven't heard anything in a while.

Mike - 2 more billboard apps waiting for the decision.

Calaway moved to adjourn 7:40. The next meeting will be held on October 22, 2024



Paul Kazmarski, Chairperson



Jerilyn McGuire, Secretary