

BOSTON TOWNSHIP ZONING

Board of Zoning Appeals – August 27, 2024

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

Also present:

Trustee: Randy Bergdorf

Zoning Secretary: Jerilyn McGuire

Zoning Inspector: Mike Anderson

Dave Randolph from Roderick, Linton and Belfance

Joe Mayer from Kimberly Horn, representative for Storage Zone Enterprises LLC

Court Reporter – Michael Rennillo

Paul Kaczmarek called the meeting to order at 6:31 pm

Minutes from July 23, 2024 meeting were reviewed. Motion to approve the minutes by Dave Calaway and seconded by Jerry Ritch. All voting "aye."

A continuation of hearing from 7/23/2024 to occur this evening– regarding applications for 5352 Akron Cleveland Rd - Storage Zone Enterprises LLC

An ad was placed in the West Side Leader and proper notices were sent out regarding meeting held on 7/23/24. During the 7/23/24 meeting it was determined the hearing would continue on 8/27/24. Certain questions asked by the BZA members were unable to be answered by the individual representing Storage Zone Enterprises. Joe Vickers was the representative at the 7/23/24 meeting.

Questions/requests by the BZA members:

Show building on site plan

Elevations

Layout with water runoff

Questions about the external lighting

Fence(s)

Sizes of doors

Joe Mayer was sworn in by the court reporter. Joe is with Kimberly Horn, the engineering firm representing Storage Zone Enterprises. He indicated the objective of the project is to keep the units well occupied. Also to increase units and capacity by providing internal access and climate controlled units. Current operations consist of a gravel lot with recreational vehicle storage. Existing customers will be asked to leave and terminate their agreement

Kaczmarek inquired about black squares on plans. Joe's response: inside - utility closets with HVAC units. Outside are minor elements on the rooftop

The plans submitted that have white buildings, blue accents and red doors – are the plans with elevations.

Architectural plan reflects the correct doors. Doors will be single doors.

Lighting requirements per photometrics. Kaczmariski with concerns. Per Joe – the expectation is 0 at property line. No polls proposed.

Calaway asked if they were doing away with vehicle storage? Answer: it will be much more limited. Some spaces will remain. Approximately 23 on the eastern half of the property, paved, not covered, behind the fence.

Also plans for a pond at the road increasing the set back

Fencing. They are happy to work with all involved and will meet zoning requirements. Currently planning a chain link fence, with a height of six feet.

Littler inquired if there will be any means of moving material around – since building will be long and rectangular. Response is that there will be more access locations to avoid moving stuff through the building. There should be 1-2 carts to move items.

Discussions have been held with the fire department and there will be a fire access road – only for the fire department.

Kaczmariski asked if there will be limitations on what can be stored. Response – no combustible materials. The limitations will be defined by the lease and reviewed by the fire department

Kaczmariski asked if the Board had any additional questions. None.

Kaczmariski opened questions to the public. Randy Bergdorf was sworn in by the court reporter. As a trustee, he reviews police reports within the township. Reports have noted people breaking in and stealing catalytic converters. Are there plans to improve the security system? Joe will relay this concern to the owner and ask if there is a plan to increase security

Additional discussion regarding fencing and screening and adherence to section 709 G. Per Joe – they will meet all code requirements to the fullest extent

Hours of operation: Office to employ 1-2 employees. Won't have a staff there all hours. Customers will have access to their units from 9:30am – 10:00pm. They will have key card access

Kaczmariski inquired about security cameras – and if there will be cameras inside the building to monitor happenings on the inside. Response was not the entire building. Inspections will be done upon suspicion and when units turnover.

Kaczmariski motioned to approve the variance for the loading docks on the north and south side of the building and the conditional use zoning permit for the new facility - subject to the following conditions:

- 1) The proper building permits are issued and provided to the zoning inspector
- 2) Photometric lighting at property lines must meet requirements of the zoning resolution
- 3) Zoning Inspector to review plan developed at the west of the property line
- 4) It's on record that operational hours are 9:30am-10:00pm. Any changes to these hours must be submitted to the Zoning Inspector in writing

Dave Calaway seconded Paul's motion. All (Jay Littler, Jerry Ritch, Dave Calaway, Ron Summers, Paul Kaczmariski) voting Yes.

Kaczmariski closed the public hearing at 7:11pm

Zoning Inspector Report

- Suncrest Garden sign replacement. Mike supports. 1) will be 90 ft instead of 75 ft. 2) 10 ft off ride away and 3) active screen
- 200 Whaley Road – proposing B&B. person is from Stow and runs a catering business out of her home; will intend to do the same at B&B. Concerns – commercial kitchen necessary; septic could pose problem.
- 4967 AC Rd – winery – multi use; planned development – architects reviewing – coming soon
- 135 Kendall Park – cleaning up – demo or sale?
- Paving project for CVNP Stanford House
- Public records requests
- Storm damage calls –
- Lease 4 Less – changed owners; filling out app for use.
- 5069 AC – Village Market - Trailer was attached to the building. Owner lives out of state; when visiting stays in the trailer. Spoke with owner.
- Kamper City – new building almost complete and is in compliance with zoning
- 5860 Main St – neighbors reported utilities have been disconnected. Vacant for 13 years. Neighbors have been cutting grass
- Permit approved for Boston Mills replacement deck
- Permit for 2125 Stine Rd – residential addition
- 2350 Boston Mills Rd – deck – permit issued
- 5772 AC – outdoor storage plans – Zoning board discussing. McShane – complied with county. Paul asked if any storm water retention? Per Mike – all gravel
- Zoning board working on zoning resolution updates

From trustees: A new color for the zoning resolution will need to be chosen.

Matt Geul to replace Don Beal on the Zoning Commission Board. Reminder to perform fraud training

Dave Calaway motioned to adjourn at 7:49. Paul Kaczmarski seconded. The next meeting will be held on September 24, 2024



Paul Kaczmarski, Chairperson



Jerilyn McGuire, Secretary