

BOSTON TOWNSHIP ZONING

Board of Zoning Appeals – 7/23/2024 meeting

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

Also present:

Trustees: Randy Bergdorf, Amy Anderson

Zoning Secretary: Jerilyn McGuire

Zoning Inspector: Mike Anderson

Dave Randolph from Roderick, Linton and Belfance

Matt Geul – member of public, considering a position on one of the boards

Chuck Vickers from 5352 Akron Cleveland Rd/Storage Zone Enterprises

Chris and Kathy White

Paul Kaczmarek called the meeting to order at 6:32pm

Minutes from the 6/25/2024 meeting were reviewed. Motion to approve the minutes by Jay Littler and seconded by Jerry Ritch. All voting "aye"

Public Hearing called to order:

Boston Township Board of Zoning Appeals will conduct a Public Hearing in regard to the applications filed by Storage Zone Enterprises LLC c/o Benjamin McFarland III; address is 2751 S Dixie Hwy Suite 450 West Palm Beach FL for property at address of 5352 Akron Cleveland Rd and parcel #0700434

Applicant seeking approval for 1) new single story building of 36,000 sq ft, 2) single story office building of 1,200 sq ft and 3) demo existing building, new paved areas, storm water management, fencing. Applicant also seeking a variance for loading areas on north and south sides of proposed building

Zoning Commission concerns per Mike A: security and lighting

Chuck Vickers – representative from Storage Zone Enterprises took the stand.
Chuck noted that the buildings were ADA compliant

Paul inquired about black dots on doors on north, south and west – what do they represent?
Paul also inquired about elevations. Chuck to get back to us. Chuck thought the black dots represented utility rooms

Paul inquired about PBC – what does PBC stand for? Chuck said steel rigged sheet panels and would get back with what PBC stands for. PBC was confirmed later in the meeting as Prefabricated Building Component

Paul also inquired about what EFIS was. Per Chuck it's coding on outside of material – an esthetically pleasing stucco

Paul to Mike A – is a permit needed for sign for Storage Rentals of America? Mike said yes

Discussion regarding lighting: Lighting is surface mounted/side mounted on building at corners. Lights are on corners of the building.

Question was asked if there is any site lighting on the Office building. Chuck not sure and will get back to us

Paul inquired about security fencing – Chuck assumed chain link but has not been determined

Discussion held regarding doors. Inconsistent information regarding size of the exterior doors on North, South and East. Architectural plans look like single doors; construction plans look like double doors. Chuck to get back to us and clarify

Jerry Ritch inquired about lighting and what will be done so neighbors are not bothered. Response was they are adding vegetation

Kaczmarek opened up hearing to the audience

Pavement was brought up – response was that new pavement is noted in the plans

Kaczmarek motioned to table the hearing until next month to allow for Chuck to get answers to questions. Dave Calaway seconded the motion. This also gives members more time to digest the drawings. Calaway also suggested photos with pictures to see the outside. Ritch also suggested photos to be in color

All members were in agreement to approve to table the hearing until next BZA meeting

Kaczmarek motioned to close the public hearing at 6:59pm

Zoning Inspector Report

- Boston Mills Art Fest – working on permits
- Per Al's office – public records request
- Lester K from IGS called regarding solicitation; wondering if the township had any regulations against solicitation
- Suncrest Gardens – app for sign – will come to BZA. Sign itself meetings requirements but total size of supporting structure is outside of resolution. Also will be electronic. Won't scroll or flash
- Building Standards -will issue contractor registration and forward a monthly report to zoning inspector of permits issued by Summit County
- Boston Mills – deck – take down and re-do
- 5096 AC - Fence, Residential use property – Mike issued permit
- Zoning Board working on new zoning regs
- Winery – multi use property – app coming soon

- Kaczmarski inquired about application for 5772 Akron Cleveland Rd - McShane
- App with Summit County Engineer office; plan to use property for outdoor storage; Mike has held conversations with them about storm water management. Engineer is Tim Boley

From Trustees: Commission working on Zoning Resolution
Watch video regarding fraud
Don Beal is leaving the Commission

Kaczmarski motioned to adjourn the meeting at 8:20pm. Next meeting will be held on August 27, 2024. A continuation of the hearing for 5352 Akron Cleveland will occur.



Paul Kaczmarski, Chairperson



Jerilyn McGuire, Secretary