

BOSTON TOWNSHIP ZONING

Board of Zoning Appeals – April 23, 2024

BZA 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

Legal Counsel: David Randolph

Javan Miller, Tim Magestro and Sam Bush were in attendance for the public hearing.

Court reporter, Michael Rennillo in attendance to record hearing minutes

Paul Kaczmarek called the meeting to order at 6:32

Minutes from March 26, 2024 meeting were reviewed. Motion to approve the minutes by Dave Calaway and seconded by Jerry Ritch. All voting "aye."

Public Hearing was called to order at 6:35 by Paul Kaczmarek

Javan Miller introduced himself from Alpine Structures with corporate offices at 2675 US 62 Dundee, OH. Hearing is regarding property located at 5730 Akron Cleveland Road Hudson, OH 44236. Parcel # 0700124

Property located at 5730 Akron Cleveland Rd is owned by Tim Magestro Trustee.

Two applications submitted:

- 1) Business Use Occupancy Certificate Application with application types of change use in an existing building and change of occupant in an existing building. Alpine Structures is moving to 5730 Akron Cleveland Rd to sell storage units and outdoor displays.
- 2) a permanent sign application.

Applicant Javan Miller was sworn in by the court reporter. Miller indicated type of business is selling buildings and not manufacturing them

Calaway inquired about employees; per Miller - 1 employee working approximately 40 hours per week

Ritch asked if they were signed up with the JEDD. Mr Miller did not know about the JEDD. Ritch requested an approval condition be they sign with up the JEDD. Mike Anderson to get JEDD information to Mr Miller – per Paul.

Paul asked about the number of buildings that will be on premise at one time to sell: per Javan 30-40; business is seasonal – spring, summer, fall

Kaczmarski also asked if any changes to the property. Response: Some grading in back where buildings sit. Also added in an estimate of 75 ft of gravel area.

Calaway asked if building where Doug's Dinner Bucket was is being used, answer was Yes.

Tim Magestro was also sworn in by court reporter and indicated that well and septic would not be impacted by new gravel area.

Kaczmarski circulated exhibits C and D

Exhibit C – well and septic and new gravel area

Exhibit D – Summit county website information

Kaczmarski asked if anyone wanted to speak. No comments or questions from the board.

Regarding the application for occupancy, Kaczmarski motioned to accept the certificate of occupancy permit at 5730 Akron Cleveland Rd /Alpine Structures with one condition: Alpine Structures become a JEDD member.

Ritch seconded the motion. Dave Calaway, Jerry Ritch, Jay Littler, Ron Summers and Paul Kaczmarski all with Yes votes.

2nd request - sign application which confirms with zoning.

Calaway motioned for sign approval. Kaczmarski seconded the motion. Dave Calaway, Jerry Ritch, Jay Littler, Ron Summers and Paul Kaczmarski all with Yes votes

Paul suggested Anderson send Mr Miller JEDD information

Kaczmarski motioned to close the public hearing at 6:57pm

Zoning Inspector Report

- Earth and Wood questioned the fees charged of \$3,400
- Dollar General – 5130 Akron Cleveland Rd. No application yet but ran into an issue. Summit County engineer's office performed a survey and is requesting DG put in a left turn lane. DG would be responsible for the cost. Based on cost – appears as though DG will not proceed with plans.
- 135 Kendall – thought Township would help cut trees down
- Public records request placed by Nick Janigian - pertaining to any communication regarding fences. Nick also asked for written complaints about his fence
- 200 Kendall. Waiting for utility companies to turn off utilities prior to tearing down existing house
- 5772 AC Rd - Anderson will meet with Tim McShane who wants to submit a new application. Tim Magestro (from public) asked what PMC Rocks is. Anderson responded that's the name of the business, but no true business plan is in place.
- Kamper City – application for new building permit recently approved by BZA. Amy Anderson noted some concerns since prior application did not obtain proper approvals. Prior

application was for cold storage, pole barn with no doors. Amy indicated what previous Zoning Inspector John approved is not what went to Building Standards. According to Amy the previous building was not built according to permit.

Per Mike Anderson – the building permit approved by Summit County and the permit approved by zoning (which did not go through BZA) had electric.

It is noted that the discussion of this building is not mentioned in previous zoning meeting minutes.

- Winery application coming. Multi-use property. Approx 150 parking spaces. No address yet but yet plans to be in area of Akron Cleveland Rd and Seasons Rd

Paul asked trustees if they had anything to share. Bergdorf reported the Zoning Commission is working on zoning regulations. Mark Majewski is working on the new revisions.

Kaczmariski motioned to adjourn the meeting at 7:53. Calaway seconded the motion. All were in favor. Next meeting to be held May 28, 2024

Approvals:



Paul Kaczmariski, Chairperson



Jerilyn McGuire, Secretary