

BOSTON TOWNSHIP ZONING

Board of Zoning Appeals – Tuesday, January 25, 2022

Present: Paul Kaczmariski Ron Summers
 Jerry Ritch David Calaway
 Ray Hach Alternate: Jay Littler

Clerk: Pamela Schneider Trustee: Randy Bergdorf
Zoning Inspector: John Schneider Legal Counsel: Al Schrader

Kaczmariski called regular meeting to order at 6:30pm.

MOTION by Calaway, seconded by Hach to approve the minutes for the November 23, 2021 meeting. Voting: All yes.

MOTION by Ritch, seconded by Summers to retain Kaczmariski as Chairman of the BZA for 2022. Voting: All yes.

Kaczmariski called the Public Hearing to order at 6:35pm. Court Reporter Present.

Kaczmariski read the Order of Procedure for the Public Hearing.

Kaczmariski stated that the Zoning application submitted by Senuta Properties for a variance to be allowed to install (2) billboards on property on Akron-Cleveland Road (Parcel #0700108); (1) Stationary sign (north) and (1) Electronic (south). At the request of the applicant due to a conflict the hearing will be postponed until Tuesday, May 24, 2022 at 6:30pm.

MOTION by Kaczmariski, seconded by Calaway to continue the hearing for Senuta Properties zoning application until Tuesday, May 24, 2022 at 6:30pm with the meeting be readvertised in the newspaper and the neighbors be notified. Voting: All yes.

It was suggested by Legal Counsel Schrader that we request the applicant to provide phone numbers and/or email addresses for neighboring properties in the future. Just out of respect so if a hearing is postponed then they could be notified in a timely manner.

Kaczmariski then continued with the hearing for Lori Young at 5062 Akron-Cleveland Road.

Young stated that she reached out to the ADA in regards to Section 36.04 and 36.05 about handicap accessibility. Per the 2010 Standards since their company offers to go to the patrons' home then the business is not required to have handicap accessible spaces.

Zoning Inspector Schneider introduced Exhibit C and Kaczmariski introduced Exhibit D.

Discussion was held between the applicant and the Board. Young stated that there would be four (4) employees on site. There will be two (2) parking spots to the south. Employees parking on north side. She mentioned that she had purchased Roose Lane. Ritch inquired about egress and ingress to the residence behind. Young stated that had all been worked out with the individual living there. The only easements on the property are with Transcontinental telephone and with the electric. Kaczmariski asked about Roose Lane and the landscaping. Young stated they have placed 400 tons of gravel on Roose Lane and that the landscaping would be completed later but the plan is hardscape, with flower beds and a couple trees.

MOTION by Kaczmariski, seconded by Ritch to approve the application for change in use from Residential to Commercial for Legacy Remodeling Team with following conditions:

- 1.) Landscape plan be prepared and given to the zoning inspector
- 2.) Applicant file and become part of the JEDD
- 3.) Easement be granted to Roose Lane for property West and North
- 4.) Any deviations to the plan be filed so the BZA can review

Amendment by Kaczmariski after first motion

- 5.) Once signage is decided on the applicant fill out the proper permits and get them to the zoning inspector
- 6.) All applicable permits be filed for Summit County

Amendment seconded by Calaway. Voting: Summers – Yes; Calaway – Yes; Hach – Yes; Ritch – Yes; Kaczmariski – No
Motion passed. 4-1.

Kaczmarski called the regular meeting back in session at 7:14pm.

John Schneider – Zoning Inspector (Submitted Notes prior to the meeting)

Schneider has had several conversations with Mr. Pruitt. Have received a quote from Interstate Towing to remove tractor and tractor/trailer from the Brown property.

Parr's on Main St talked with County (Joe) buildings and he stated he will call the building department everything approved but water. Send notice to rectify issues by a certain date. Contact Maggie for procedure if no occupancy permit.

Spoke with Nick Sugar (Hudson-Zoning) and they don't issue occupancy permits all through Summit County.

Discussion was held on the new application for Residential Zoning Requirements Completion Application. This is to finalize that they met the plans submitted. This is a zoning compliance permit which they will also submit a copy of the permit from Summit County.

Schneider presented the new sign permanent sign for Lease 4 Less on Akron-Cleveland Rd. The application has been signed by the current POA. Discussion started to be held.

After short discussions Schneider stated he was turning in his resignation as the zoning inspector and handed Amy Anderson the zoning cellphone and his Boston Township keys.

Anderson stated that Schneider said in November that he would have Gabe Herman remove that sign and it hasn't happened.

There was further discussion on the Senuta property signs.

Motion by Kaczmarski to adjourn at 7:55pm.

Minutes taken and prepared by Pamela Schneider.

Approvals: _____
Paul Kaczmarski
Chairperson

Pamela Schneider
Zoning Secretary