



Village of Boston Heights

Planning Commission Meeting; June 3, 2026

The Planning Commission meeting on June 3, 2026, elected Tanya Nemer as Chairperson. The commission approved the conditional use certificate for Purplebrown Investments LLC to operate a restaurant and retail store at 5893 Akron Cleveland Road, with a site plan and signage approval. The commission also discussed adjusting the planning and zoning fee schedule to align with Summit County's rates, particularly for small sheds and accessory structures. Additionally, they reviewed a minor subdivision approval and addressed a resident's request to use a barn for small gatherings, emphasizing the need for variance and proper planning.

Election of 2026 Chairperson

- R. Dick confirms the meeting is on record.
- Mayor Antal and T. Nemer called the meeting to order, confirming the presence of all members.
- Mayor Antal nominates T. Nemer for the position of Chairperson.
- T. Nemer is elected unanimously after a formal roll call vote.

Approval of Previous Meeting Minutes

- T. Nemer inquires about the approval of previous meeting minutes from December 3, 2025.
- B. Goncey and D. Maccarone confirm they did not receive the minutes in their email.
- T. Nemer decides to make a note to approve the minutes at the next meeting.
- Discussion about the date of the next meeting, confirming it will be July 1, 2026.

Purplebrown Investments LLC Application

- T. Nemer introduces the application from Purplebrown Investments LLC for a conditional use certificate.
- S. Miller represents the applicant, explaining the proposed use of the property at 5893 Akron Cleveland Road.
- The property was previously a veg plus restaurant and will be converted into a farm-to-table restaurant with a retail store.
- Discussion about the existing building not meeting setback requirements and the need for a variance.

Conditional Use and Site Plan Approval

- Mayor Antal inquires about the need for a liquor license, which S. Miller confirms will require a separate application.
- Discussion about the parking situation and potential impact on trail users.
- B. Goncey points out the property lines and easements, including public and metro parks property.

- T. Nemer and other members discussed the need for a detailed site plan and the existing conditions.

Approval of Signage

- J. Popiel confirms the need for approval of signage for the property.
- S. Miller explains the existing sign dimensions and plans to replace the logo.
- Discussion about the need for a variance for signage, which is not required if replacing an existing sign.
- T. Nemer and other members vote unanimously to approve the signage.

Village Engineer's Report on Minor Subdivision Approval

- J. Popiel presents the report on the minor subdivision approval for Tony Umina.
- The report includes the addition of easements and wetlands in the latest submission.
- Discussion about the purpose of the subdivision to make the lot more sellable.
- T. Nemer and other members sign off on the report, noting the need for future improvements to Pettit Road.

Discussion of Planning and Zoning Fee Schedule Rates

- D. Maccarone raises concerns about the high permit fees for small structures like sheds.
- Comparison with Summit County's fee structure, which does not require permits for small sheds.
- Discussion about the need to update the fee schedule to reflect more reasonable fees.
- T. Nemer and other members agree to review and compare fee schedules with other municipalities.

New Business and Additional Discussions

- J. Popiel inquires about the process for using a barn as a venue for small gatherings.
- Discussion about the need for a variance and the requirements for such a use.
- T. Nemer and other members emphasize the importance of a well-thought-out business plan.
- The meeting concludes with a reminder to review the fee schedule and other discussed items at the next meeting.