

BRUNSWICK HILLS TOWNSHIP TRUSTEES

Public Hearing

June 9, 2020

Witthuhn called the June 9, 2020, public hearing to order at 5:00 PM, noting that the meeting was properly advertised.

John Witthuhn, Chris Kusnerak and Mike Esber in attendance with members of the community. Kusnerak expressed gratitude to everyone for their patience during the delays due to the pandemic.

Travis Crane of TCG Engineering representing Redwood provided a recap of the zoning map amendment requested, with a possible 10 to 18 additional units. Estimated \$ 9 million dollar project.

Ron Barknick, 4505 Sunset Cove Dr. expressed his concerns regarding the zoning changes, if approved. This would allow any owner of the proposed C3 extension to build whatever they want and setting a precedent for other properties. Also concerned with flooding, ingress and egress problems.

Ron Wetterman. 1085 Substation Road. Attended zoning meetings, the dam wasn't mentioned until the public comments introduced the issue.

Ron Swenson, 2263 Sunrise Oval, expressed storm water concerns mentioning the storm of 2014 and an extreme water rescue.

Responses were provided by Mr. Crane throughout the meeting.

Ron Barknick asked if the creek will still flow as it is now. Crane responded yes.

Patricia Wetterman, 1085 Substation Road expressed concerns about erosion by the dam area.

Henry Matousek, 4513 Sunset Cove, asked who has current responsibility of the dam. Response: current property owner, Mr. Shumay. He is concerned for what would be a limited RR buffer in relation to his property.

Dean Casapis, the owner of the northwest corner of Sleepy Hollow and Pearl Road, CMD Land Corp encourages this be allowed to proceed for increased revenue. Redwood is a reputable company.

Witthuhn stated, the township has final approval of finished project and the storm water plan has to be approved by the county. Explained tax base revenue.

Kusnerak stated the hearing is for rezoning only.

Esber gave clarification on tax revenue and was complimentary of Redwood Properties.

Dean Collura, 3926 Foskett. Expressed traffic concerns; Sleepy Hollow and Pearl is a dangerous intersection, adding additional units would increase traffic and discussed grade issues on Sleepy Hollow.

Ron Barknick, 4505 Sunset Cove. Ok with current C-3 area and project as zoned today. Reiterated possible precedent issue. Allow Redwood within the current C-3 zone.

Closed public comment.

Kusnerak reiterated zoning issue only for tonight. Application received by property owner, Mr. Shumay. Doesn't see rezoning as a benefit to the township.

Witthuhn expressed concerns for not rezoning, due to lake being potentially owned by two owners and responsibility issues. The proposed zoning change would still provide a significant buffer with remaining RR & lake area.

Esber expressed concerns regarding liability with lake owned by two parties. Zoning can provide zoning regulations to one owner.

Patricia Wetterman, portion of the lake still goes to RR area that would remain.

Mr. Crane believes the lake is within the proposed C-3 area. The map provided is a guide, not surveyed.

Ron Barknick, concerned regarding actual lake bounties.

Robert Murphy, 40401 Foskett suggested to rezone area around pond only.

Kusnerak asked if rezoning the pond/lake only would be possible. Mr. Crane responded not likely.

Esber motion is to not accept the recommendation of the zoning commission and to allow C-3 zoning map amendment as requested. Witthuhn seconded. Kusnerak – no. Esber – yes. Witthuhn – yes.

Witthuhn moved to adjourn at 6:25 PM. Kusnerak seconded. All voted yes. Motion carried

John Witthuhn, Chair Trustee

Katherine Esber, Fiscal Officer

Christina Kusnerak, Vice - Chair

Michael Esber, Trustee