

**Brunswick Hills Township Board of Zoning Appeals Public Hearing Meeting Minutes –
July 1, 2020
(Diamond Event Center, 1480 Pearl Road)**

**Brunswick Hills Township
Board of Zoning Appeals
Public Hearing Minutes
July 1, 2020**

Covid Meeting Location: Diamond Event Center, 1480 Pearl Road Brunswick

Open Regular Meeting

Chair Kersten called the Brunswick Hills Township Board of Zoning Appeals Public Hearing meeting to order at 7:04 p.m. A roll call of the board was executed.

- **Board Members in Attendance:** Cliff Kersten, Chris Schigel, Robert Murphy, Ron Wetterman
- **Alternate Board Members in Attendance:** Daryl Lucien
- **Board Members not in Attendance:** Kimberley Hall
- **Others in Attendance:** Evelyn Czyz, Zoning Inspector, Trustee Christina Kusnerak, Zoning Liaison, Matt Payne, Fire Prevention Officer, Mary Jean Milanko, Secretary

Chair Kersten stated a quorum is present. The Brunswick Hills Township Board of Zoning Appeals acts within the regulations of Sec. 519 of the Ohio Revised Code.

CONTINUED BUSINESS: Public Hearing

(1.) Variance Request by Marblewood Homes, 520 South State Street, Westerville, OH 43081 for a single-family Residential Condominium development for property located at 5182-5200 Center Rd., PP#001-026-01-006, Current Zoning: R-1 Residential, subject to Zoning Resolution Sec. 403-3 Lot Requirements and Sec. 403-4 Setback Requirements.

Question on Supporting Documents: Chair Kersten stated that a question was raised about a letter from the applicant. Mr. Lucien stated I am reading the application and it says there are 15 copies of supporting documents and it says “see hardship letter” referenced in every single line item and I don’t see a hardship letter in the application.

Marblewood Homes (Applicant) Lyle Wiley, 7626 Lanetta Lane, Westerville, OH 43081 (Marblewood Homes) was sworn in. Mr. Wiley stated the hardship letter was presented. Ms. Czyz, Zoning Inspector, stated the hardship letter is in the application packet dated April 1, 2020. Secretary Milanko asked if the letter is from Frederick & Associates in the packet. Ms. Czyz stated that is correct.

QUESTIONS BY THE BOARD

Mr. Lucien said I have a few questions that go back a couple of years and said they presented almost the same exact project in the County of Medina and it never made it to this forum and I am curious as to what steps have happened as of then to stop it and how did it surface again two years later? Mr. Lucien said the same people are involved but it’s two different companies. Mr. Wiley stated when we first started doing business in the area, we had different contractors helping other developers finish out their communities and the company was called “Now & Then” and we realized that wasn’t really a very marketable name. He said so we changed the name to Marblewood and it is the same exact company and same owners – it’s just a more marketable name. Mr. Wiley said and what has happened in the last two years is we just finished the zoning in another community that took two years and five months and there is a lot of behind the scenes things that we’ve been working on. He said we were trying desperately to convince ODOT to get us a curb cut because that would be better for us and better for the homeowners on both sides. He said that was our

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preference and we just can't get that to happen. Mr. Wiley said we met with the Medina County Planning Commission in November of 2018 and they made it very clear to us that they did not want that on Center Road. That was their recommendation and ODOT was aware of that. Mr. Wiley said we would love to have it come in off Rt. 303 and we've spent two years trying to make it happen and we can't convince them.

Mr. Wiley stated that he wanted to apologize to the board that we had to have a continuation from the June 18, 2020 hearing. He said there were a few things he would quickly like to go through to help calm the nerves for the people that have property contiguous to this piece of land.

Question on the Notarized Authorization Letter Required at the June 18th Meeting

Secretary Milanko stated we continued the hearing from June 18th because the board required a signed and notarized signature of the property owner. Mr. Wiley said correct. Secretary Milanko stated that the document submitted to the Zoning Office yesterday was just distributed to the board. Secretary Milanko stated we received a new application yesterday, which was June 30, 2020, and if you refer to page 2 where it is the owner(s) signature and it is dated 7/1/20 which is today. She said there is also a Notary seal and signature sworn to the Notary and it is dated July 1, 2020. Mr. Wiley stated I am assuming they just put the wrong date on it. He said I picked it up yesterday and delivered it to Zoning Office.

Mr. Wetterman stated he did not see a signed consent letter from the property owner. Mr. Wiley stated we were under the impression that this gave us the authority to speak on his behalf and we asked him to be here but he is out of town. Vice Chair Schigel said we need to have a signed and notarized consent letter from the owner of the property giving you permission to speak on their behalf. Secretary Milanko noted the signature date on the new application is incorrect as it was signed and notarized on July 1, 2020 and I received the letter yesterday, June 30, 2020. Mr. Wiley stated you are correct and I think he just put the wrong date on the document. Mr. Lucien stated we have a compound problem, your dating is incorrect and this is not a consent letter, this is an application. Mr. Lucien said a consent letter specifically states so-and-so is my representative in the following action and it gives permission. Mr. Wiley said unfortunately if that is the case, we are right back in the same place we were the last time. Chair Kersten stated I will need a motion from the board for a continuance. Mr. Lucien said I think the consideration is do we move to terminate their portion of the meeting but then give the public who have invested their time to be here to make their statements about what they currently know about this project; or do we table the whole thing until a subsequent meeting. Vice Chair Schigel said the public have invested their time here so we should go ahead and give them the option to voice their concerns. Mr. Kersten thought we should just continue it and get this done tonight because we have other continued hearings coming up. Mr. Wetterman said we need to continue this until we get the consent letter. Mr. Lucien said it is my opinion that without that letter we could be exposed in some fashion down the road that we are not aware of. He said I am going to vote that we at least maintain without that letter we are suspending your (applicant) portion of this session. That's my motion.

Motion to Suspend Hearing for Marblewood Homes

Motion: Mr. Lucien made a motion that we maintain without that (consent) letter we are suspending your portion of this session. Mr. Wetterman seconds the motion. **Roll Call:** Mr. Schigel-yes; Mr. Murphy-yes; Mr. Lucien-yes; Mr. Wetterman-yes; Mr. Kersten-yes. Motion carries.

Mr. Wiley said it is unfortunate because what we brought tonight would really help clarify some of the concerns brought up at the last meeting and that is what I wish we had the opportunity for people to understand. Mr. Wiley said we respect your opinions and we are not trying to make this more difficult. He said we believed we were doing the right thing, but we will get you the proper document and we think the presentation we had for tonight would have helped ease some minds and understand what our intent was.

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Mr. Murphy said you should do yourself a favor and have the property owner come in. Mr. Wiley said we have asked that of him but I'm not sure he wants to be a part of what's going on. Mr. Wiley apologized to the board and thank everyone in the audience for their time.

PUBLIC COMMENT

Chair Kersten stated he will open it up to public comment for anyone that wants to speak. Mr. Kersten thanked the builder and thanked the public for coming out to the meeting.

1. Mike Bigrigg, 1491 Newman, Brunswick Hills was sworn in. Mr. Bigrigg said I've been looking over this plan all week and looking at the harm and damage it will do to established communities. He said they are going to come in here and salvage like sardines in a can in between these two well-developed areas. He said this will cause numerous problems for these two well-developed areas not to mention what might happen down the road like lawsuits and complaints. For what? These people are going to pack up and head back to Columbus, they aren't going to be around and they might be another name by then. Mr. Bigrigg said I keep looking at this plan and wonder how the heck did this thing get this far? He said there are so many issues and I'm not even an engineer. He said the one guy who spoke three weeks ago on stormwater said they are going to connect into the stormwater there that is already a problem and an issue. He said he's the second house on the southeast corner and the first house has three storm drains and it's still not taking care of the problems and they are going to feed another drain system into one that isn't working now?

Mr. Bigrigg couldn't understand why they want to build here when there are all kinds of properties available in Medina County and then said it's simple because they got the property for \$325,000 and that is pretty cheap for someone that wants to build homes and if they can get their 31 homes in there this will pay off big time. He said they are going to sell these places with no yards right in the back of our two neighborhoods where we have established our properties for a beautiful community. Mr. Bigrigg asked if anyone has talked about the sediment problem that will occur with this pond? He said the amount of dirt they will need to fill that and once they drain it and try to fill and compact it, there is going to be settlement issues. Mr. Bigrigg said there are currently 16 homes in that neighborhood that have some measurement to that lake. He said what is going to happen in 2-3 years when these people's foundations start cracking – who is going to answer to this? He said you are going to have lawsuits.

Mr. Bigrigg stated they said they want to have access off Rt. 303, but darn they wouldn't let us but don't worry, we are going to have emergency access off that street. He said there is no way a fire truck could even get in there and turnaround; they'd have to come in at the north end and leave at the south end. He said what's going to happen around Thanksgiving and Christmas these senior homes start having all the family and grandkids over and they can only get two cars in the driveway and they will park them on the street and the fire truck won't be able to get down there. Mr. Bigrigg said it's a wetland back there and the displacement of wildlife will be huge and there won't be many trees left. He urged the board not to vote for this.

2. Stephen Pocztar, 1423 Easton Way, Brunswick Hills was sworn in. Mr. Pocztar said this is just giving these gentlemen more and more time to come up with answers when they can finally present. Mr. Pocztar said I heard the sale price so I am assuming the property is already sold. The board stated they weren't aware if the property was sold. Mr. Pocztar asked if the property is zoned already to build this condo complex? Chair Kersten said they want variances on the property so they can build and as it stands right now, they don't have their variances so they can't build. Mr. Pocztar said so this is all based on approval of the variances. Secretary Milanko said the question is can they still build if they don't get the variances. Mr. Pocztar said I am asking for that and if this whole set sale is based on the variances and if the property is already sold. Mr. Lucien said that information can be found on the County Recorder's website; we don't have that information in front of us on who bought what from whom. Mr. Lucien said

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you heard us ask for the owner to give his permission for them (Marblewood) to present and that is why we have tabled everything.

Mr. Pocztar said there is a house next to this owner's property and what is happening with that? Mr. Lucien said ask them (Marblewood). Mr. Pocztar said from the maps it looks like the access road is where that house is. Mr. Lucien said that might be part of their presentation that we tabled. Mr. Lucien said they haven't given their presentation, so that is why you don't have any answers. Chair Kersten confirmed that we have tabled their presentation because there are a couple of discrepancies they need to take care of. Mr. Lucien said they have met with the County representative to get to here. They met with stormwater and the fire department so all of those people have been involved prior to them getting here. Mr. Pocztar said what are you going to do to go to the County and Sanitary Engineer to get the current problems resolved let alone the additional problems this is going to cause. Mr. Lucien said that is not our responsibility; we are a zoning variance board and said as far as any sewer issues you may have you need to talk to the County. Chair Kersten said we are a township and everything is channeled through Medina County and that is where you need to get your answers. Mr. Pocztar said I thought it was presented at the last meeting that the Zoning Commission is supposed to go there on our behalf. Mr. Lucien and Chair Kersten said we are not the Zoning Commission; we only grant variances.

Mr. Pocztar said so if you grant the variance who has a contract that says this will stay a 55+ years community. Mr. Lucien said we have not heard the presentation to answer your question. Mr. Lucien stated there are numerous 55 and over senior places right around here and I have not heard about anyone trying to sneak in people under 55 years of age. Mr. Pocztar said what happens to that community if the price point doesn't sell and they can't get 55+ people; what guarantees do we have it stays 55+? Mr. Lucien said you will have to come to the next meeting because you are asking questions on things there is no answer for yet. He said we don't grant variances for ages; we are not involved in that. Mr. Pocztar said if you guys are going to be making a decision, these are the questions I have that you need to consider and I know they haven't made their presentation yet. Mr. Lucien the information is on the deed at the County Recorder's Office; it is a personal contract between the buyer and the seller and it is in perpetuity. He said so if there is an attachment to that deed that says you must be 55 or older, that deed cannot be voided in any way, it must be sold to someone 55 or older. That's the transfer that a title company will give, but that has nothing to do with what this board does. Chair Kersten said we have a plan for 31 homes and there are variances on each lot that we have to vote on, that is all we are voting on. We don't know who will move into those houses if it gets approved. He said our role is to decide whether to grant this or not grant this. Mr. Pocztar said it is being marketed as 55+ so you have to consider the residents who might be moving in. Several board members stated no, we do not. Mr. Lucien said that is not part of our charter to consider. Mr. Kersten asked the Zoning Inspector if the 55+ would be the responsibility of zoning. Ms. Czyz stated no, it is not the zoning responsibility it is whatever the deed is made up. She said it is her understanding that the builder would have to provide some kind of documentation that it is 55 and older. She said let's say I'm 55 and our son wants to come back and live with us and he is under 55, he can. She said and if something happens to my husband and I and he inherits the house, you cannot make him sell that home even though he is under 55. Mr. Pocztar stated he understands that but it should be considered how the surrounding neighborhoods will be affected and the fact the main entrance is being marketed through Easton Way.

Ms. Czyz stated there have been many developments proposed as 55 and over and in some cases they are not. As for the entrance coming in off of Easton Way, residents on Muirwood were not happy with entrances, nor were individuals in at Crossings of West Valley. and they were in an uproar when your street was developed. She said so some of these things we've heard repeatedly saying I don't want that kind of development coming into our development. She said they don't want anyone else coming into their development, but it is something we cannot stop but we can control its growth and how it is built. Ms. Czyz said and we do that by developers having to come before the Board of Zoning Appeals if they are seeking

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a variance and if they aren't seeking a variance, they do have to go before the Medina County Planning Commission to present their plan. Ms. Czyz said but to say hey we can't do this because we don't want this and you can't do this because I want to have peace of mind, well there were many around your developments that wanted peace of mind when your homes were being built as well. Mr. Lucien stated there is only one way to control land use and that is if you buy it. Mr. Lucien said that is real estate 101; whoever owns the property has the strongest set of cards in the game as far as how it is going to be played. Mr. Pocztar said but you as a zoning board can stop this by not allowing it and I am telling you it is not a good idea. Ms. Czyz stated I am just trying to tell you a fact and do know this parcel is zoned R-1 for streets and a subdivision and they can build on it. She said they can build it and put homes there and unless they come for a variance the lots would be bigger which is a 15,000-foot square lot. Ms. Czyz said so do know they can still come back with another plan to still build homes.

Mr. Pocztar said but you are talking about changing the size homes by a variance that everyone else has and shove it in on a filled lake and are they going to tell people they will be living on a lake? Ms. Czyz said that is a question for the home builder. Chair Kersten said hypothetically we grant the variance and if you don't like it you have the right to appeal the decision in the Medina County Court of Common Pleas – that is your right. So, it isn't a set-in concrete final decision; it's our decision. He said if someone wants to take it further, they can. If we don't approve it and the builder wants to take us to Medina County Common Pleas Court to overturn it, they also have that right.

Mr. Pocztar said I stated at the last meeting that when it became public that Easton Way was the main entrance that letters should have been sent to all residents on Easton Way, Preston and Hartwell. He said only a notice was sent out on Easton Way that those that abut to the residential area proposed to be put in. Mr. Pocztar said notices need to be sent out to everyone who lives in that area. Mr. Wetterman stated we follow the letter of the law on notices per the Ohio Revised Code. Mr. Pocztar told the board you need to consider the issues before you vote on this. Mr. Pocztar said we don't have any street lights on Easton Way. Mr. Lucien stated we don't vote on street lights – that is not a variance. We vote on front, side and rear lot variances.

3. Jennifer Salvo, 5123 Hartwell, Brunswick Hills, OH was sworn in. Mrs. Salvo said I want to go on the record that I'm a mother and named all her kids and the other neighbor kids who play in the street. She said I know it is not a variance issue but I'm concerned about all the extra traffic on the street and I think it is a humanity issue and thanked the board.

4. Andrew Saliga, 1462 Easton Way, Brunswick Hills was sworn in. Mr. Saliga said at the last meeting on this topic everybody expressed a lot of concerns and we've heard concerns tonight about increased traffic, the effect on our property values, flooding due to poor drainage, the safety of our children, concerns of emergency services and the years of construction, etc. I share all of those concerns and I live on the corner of Easton Way and Hartwell so I am adjacent to the proposed development. He said I am equally concerned about the precedence that these variances would set for Brunswick Hills and the message it will send to the residences as well as other builders, contractors and developers. Mr. Saliga said R-1 Residential has a designation with minimum requirements and those requirements are set-forth by the Zoning Commission for good reasons. He said reducing the minimum lot size and the side lots by 50% or more, in some cases, doubles the number of units per acre that are allowed from three (3), to six (6). He said six (6) units on an acre – and this is supposed to be a transition from the Crossings at West Valley to Chelsea Greens – I don't think so. Mr. Saliga said it does not seem reasonable and it carries no benefit to the township or the residents. Mr. Saliga said Article X, Sec. 1005-1 Variances of the Brunswick Hills Township Zoning Resolution defines how you make decisions and I'm sure you are well aware of what it says.

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1. *Whether the property in question will yield a reasonable return and whether there can be any beneficial use of the property without the variance.* Mr. Saliga said I think so, it is currently operating as a profitable business.
2. *Whether the variance is substantial.* Mr. Saliga said I think 80% in lot size is substantial.
3. *Whether the essential character of the neighborhood will be substantially altered and whether adjoining properties will suffer interference with their proper future development and rights as a result of the variance.* Mr. Saliga said I don't quite understand this and said the board does not have to answer it.
4. *Whether the variance will adversely affect the delivery of governmental services.* Mr. Saliga said we heard a little bit about a fire truck so I believe that emergency services would be affected by limited access and increased risk. He said non-bias, but it is a 55 and over community.
5. *Whether the property owner purchased the property with knowledge of the zoning restriction.* Mr. Saliga said now, they are sworn in and I would like to find out if indeed that property has been purchased. He said my assumption is no, but my gut feeling tells me they know about this because they are here asking for a variance.
6. *Whether the property owner's predicament can be obviated through some method other than a variance.* Mr. Saliga said they don't own the property yet; it's already functioning and it is already in use. He said it can be obviated and that is to build to the R-1 code requirements.
7. *Whether the spirit and intent of this Zoning Resolution will be observed and substantial justice done by granting the variance.* Mr. Saliga said I do not think it is a substantial injustice to deny it.
8. *Whether the property in question has unique or exceptional circumstances or conditions that do not generally apply to other properties in the vicinity and within the same district.* Mr. Saliga said absolutely not. It is zoned R-1 they can put homes on there under the R-1 requirements.

Mr. Saliga said offering variances in this case is unreasonable; it compromises the integrity of the current Zoning Resolution and it is not in the best interest of Brunswick Hills residents; not just the residents here but the residents throughout Brunswick Hills. Mr. Saliga said for these reasons I am asking all of you to deny not one but both of the variances. He said you get to control how this is built by either offering a variance or not offering a variance. He asked the board to take into consideration of all the items in Article X and make the best decision that you can.

5. Matthew Mickas, 1405 Muirwood Drive, Brunswick Hills was sworn in. Mr. Mickas thank the board for their commitment to the community and stated a lot of the points were noted by Mr. Saliga so I won't reiterate them. Mr. Mickas asked that the board look into those Duncan Factors as you review this variance and also review the Comprehensive Land Use Plan that the Zoning Commission put into the Zoning Resolution. He said there have been a few developments that came across the Zoning Resolution recently that have been denied for smaller lots because of the large residential lots the community wants to see here. This variance will make very small lots and I don't think it is in accordance to our zoning nor do I think it's in accordance to our Comprehensive Land Use Plan. Mr. Mickas asked the board to take consideration of that.

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6. Mr. Saliga, 1462 Easton Way, Brunswick Hills returned to the microphone and asked if the board would let everyone know when the next meeting for this hearing will be because it does not have to be re-advertised. Chair Kersten stated you will know when the next meeting is before we leave tonight.

7. Michael Cain, 1386 Easton Way, Brunswick Hills was sworn in. Mr. Cain stated you said that this meeting was about variances and I understand that is where your governing body limitations are, but if this was strictly about variances you would not have offered the opportunity for these people to speak their mind and say why they don't want this property to be built. I understand the position you are in. I understand the legality of what control you have over things and what you don't. He said we wouldn't be having this meeting if this was strictly about variances. To allow this meeting to happen so people could express their opinions about stuff and I would ask that you listen to them. Whether you are appointed or elected to your positions, you represent the community; these people here are members of the community you represent. These are the people who either represented you, appointed you or voted for someone who put you in the position you are to be our representatives.

He said your job is not to be the representative for another building company that resides outside of this area. He said I have no issue with companies wanting to build properties, but you need to listen to the community when they are telling you this doesn't work. There are other areas in Brunswick Hills that are available for development. You just stated that an individual has the right to do whatever they want with their property and I agree with that, but Mario Cekada's property is not up for sale that I know because if it was, I would have purchased it and the other 16 people who live on that street probably would have extended our yards and bought the property if we had known. He said Mario is not selling his property, he is giving you a piece of it. He is asking that the county allows him to keep one portion and rezone another and putting this development in also includes the property next to it. So now I'm not talking about one individual's right to sell, we are talking about collusion between multiple people to sell the property that quite frankly is too small to be building things on when there are other viable options available. He said if Brunswick Hills wants to bring more houses into the community, I'm ok with that, but when you have other viable options why can't we utilize those first before we start letting people sell off their land in conjunction with stuff.

Mr. Cain said I am not the biggest fan of how Brunswick Hills and Medina County operate when it comes to builders and I am the reason that Premiere Homes is out of business because I reported them to the Governor because the people that were in charge of making the decisions allowed a company to continue to operate and build homes when they were in financial difficulties. They were going out of business yet they were accepting funds from people knowing that they could not build the houses. If you look under Medina County's Common Please website, you will see that there are a number of judgements and court cases that have all been filed against Premiere Homes because the agencies that govern these builders don't actually monitor what they are doing.

Mr. Cain said you have the opportunity to stop allowing something to be built in someone's back yard under their conditions and under their rules. It's just doesn't make sense. He said obviously, this deal that's been in the works for a long time because the gentleman stated that for years you guys have been working on this so it explains why Mario didn't sell out to Drees when Drees offered to buy it and they were going to continue it according to the R-1 regulations which the gentleman before had stated. He said now that makes sense as to why he didn't sell and why we are here now.

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Mr. Cain noted the Brunswick Hills Police Department has been called out many times because of the traffic issues on the street. He said if they add 31 properties that means 62 cars that are now going to go up and down that street. That puts my children's lives at risk which is something I am not willing to do.

He said one of my neighbors stated there are no street lights and I understand that is something that you do not approve, but I do understand it is something that needs to be considered when you are adding additional traffic to a main street. He said I was one of the first people to move into this development and street lights were promised, however, Premiere went out of business before that happened so it definitely fell upon deaf ears somewhere along the way.

Mr. Cain said I assure you that it's going to be very difficult for the people to accept the decision, because we're at the mercy of everybody else. Medina can approve whatever they want, you guys can approve whatever you want, you don't have to listen to anything we have to say, but you should because that's why you're in the position of power because we elected you there with the idea that you are going to represent us and I think you really need to do that.

Mr. Cain said I will tell you right now if something happens to one of my children, everybody will be the next agenda of mine when it comes to lawsuits, in complaints to the Governor and things like that. It was not easy for me to get Premiere (Homes) shut down, but I did and I will do it again if I have to and I will go after people personally. He said I have valuable resources that will not cost me a single dime to utilize and put it all into place. Mr. Cain said, so I'm asking you all now to make sure you are making the right decision for the people that you are supposed to represent, because if you don't, people are going to get hurt. Mr. Lucien said, did you just threaten the board? Mr. Cain said I did not threaten the board; I've been nice and the other people have been nicer than nice. Mr. Cain said you've possessed an attitude towards people throughout this meeting and you have possessed an attitude throughout this meeting. Chair Kersten stated shut it down.

Rica Simon shouted from the audience and said you gave them a continuance, but you allowed the public to speak - it should have been either A or B. Mr. Lucien stated we are allowing the public to speak. Mrs. Simon said yes but you're giving us grief over it. Chair Kersten called her to the microphone to speak. Mr. Wetterman said before you speak, I would like to point out that we have heard very little evidence from the proposed builders and we have not yet made a decision. He said it is very difficult to sit up here and be yelled at about what we have to do when we haven't had the facts yet.

8. Rica Simon, 1479 Newman, Brunswick Hills was sworn in. Mrs. Simon said the point I'm making is you guys all decided to table his presentation; that was fine, but you should have also tabled the whole meeting. She said you gave us an opportunity to speak to you. Now we are speaking to you and voicing our opinions and you guys are giving us attitude. She said the point is we don't know what they can do. She said I bought my house from him (pointing to builder), but I was also told nobody was going to build back there. Mrs. Rica said so, you take your attitude and calm it down; this is an adult community; these are adults. She said you guys are old men who have certain ways of thinking; don't put that on these people. Chair Kersten said please direct your comments to the board. She said and if this goes through, I'm selling my condo and I'm moving out because this was my final house. She said I don't need to be in Brunswick Hills or Brunswick, I'll go back to Cleveland; at least I know who I'm playing with.

MOTION TO CONTINUE MARBLEWOOD HOMES PUBLIC HEARING TO JULY 27, 2020

Chair Kersten stated it is disappointing that we have to continue this as it is not fair to everyone who is here tonight, but we have to follow the law. Mr. Lucien said without that notarized authorization letter from the property owner, we can't do anything. Chair Kersten asked the applicant when they can get the signed

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letter. Mr. Wiley stated I know that people are passionate about this and I don't know when Mario Cekada will be back in town to have a letter drawn up by an attorney to be signed and notarized. He said we may need a couple of weeks to get that.

Continued Date: Monday, July 27, 2020, 7:00 p.m. at the Diamond Event Center, 1480 Pearl Road, Brunswick, OH

Motion: Chair Kersten made a motion to continue the Marblewood/Cekada public hearing to Monday, July 27, 2020, 7:00 p.m. at the Diamond Event Center, 1480 Pearl Road, Brunswick, OH. Vice Chair Schigel seconds the motion. **Roll Call:** Mr. Wetterman-yes; Mr. Lucien-yes; Mr. Murphy-yes; Mr. Schigel-yes; Mr. Kersten-yes. Motion carries.

NEW BUSINESS:

1. Sign Decision Letter for Marks Road Auto Repair Shop Conditional Zoning Certificate

There were no corrections or edits to the letter.

Motion: Mr. Kersten made a motion to accept the letter as written. Mr. Schigel seconds the motion.

Roll Call: Mr. Schigel-yes; Mr. Lucien-abstain; Mr. Murphy-yes; Mr. Wetterman-yes; Mr. Kersten-yes. Motion carries.

ADDITIONAL BUSINESS: None

MOTION TO ADJOURN:

Motion: Mr. Murphy made a motion to adjourn. Mr. Schigel seconds. **Roll Call:** All in favor to adjourn. Meeting officially adjourned at 8:35 p.m.

Respectfully Submitted,
Mary Jean Milanko, Zoning Secretary

Cliff Kersten, Chair

Date