

**Brunswick Hills Township Zoning Commission
Public Hearing Minutes
April 8, 2021**

CALL PUBLIC HEARING MEETING TO ORDER

Chair Wetterman called the Brunswick Hills Township Zoning Commission Public Hearing Meeting to order at 7:03 p.m. A roll call of the board was executed.

- **Board Members in Attendance:** Patti Wetterman (Chair), Trica Murphy (Virtual), Robert Norton (Vice Chair), Sy Mougrabi, Ed Kelly
- **Alternate Board Members in Attendance:** Dean Collura, Barb Porter
- **Others in Attendance:** Evelyn Czyz, Zoning Inspector, Wes Humphrey, Assistant Zoning Inspector, Trustee Kusnerak, Mary Jean Milanko, Zoning Secretary

NEW BUSINESS: Zoning Map Amendment Public Hearing

Gary Hajek, 494 Eastwood Road, Hinckley, Ohio 44233. Zoning Map Amendment to rezone 4575 Laurel Road, Brunswick Hills (PP#001-02C-09-039) from Rural Residential to Residential-1 to construct a new home.

Executive Summary: Chair Wetterman said Mr. Hajek is requesting a Map Amendment from RR Rural Residential to R-1 Residential for a parcel on the north side of Laurel Road and west of the intersection of Laurel Road and Avenbury Lane and the area is 0.35-acre subject parcel from R-R Rural Residential to R-1 Residential. Chair Wetterman said this was at the Planning Commission last night (April 7th) and asked Secretary Milanko to read the Planning Commission Staff Comments into the minutes.

Planning Commission Comments:

1. Sewer and water are available to the site.
2. While the proposed map amendment is not technically consistent with the Comprehensive Plan, the subject site has no future land use assigned. The map amendment is consistent with the future land use recommended for the property immediately south and west of the subject site.
3. The property and the current structure are non-conforming with the current R-R Residential zoning. The property is non-conforming with regards to size; the R-R minimum lot size is two acres and the subject site is 0.35 acres. The structure is also non-conforming with regard to side yard setbacks; the structure is divided by the lot line that separates the two properties.
4. The subject property is not consistent with the purpose of the R-R district as it is no longer “semi-rural.”
5. Amending the zoning district on this property would make the property conforming in terms of size. The minimum lot size in the R-1 district is 15,000 square feet and the subject site is 15,246 square feet.
6. While not part of the Zoning Amendment, the Department of Planning Services recommends that the property owner pursue a Replat of the subject property prior to developing the subject site. An administrative Replat should be conducted to combine the two pieces of the subject property; this combination will allow the subject property to comply with zoning. The property owner should contact the Department of Planning Services to discuss the process.

Recommendation: Staff recommends that the Medina County Planning Commission **APPROVE** the proposed zoning map amendment from R-R Rural Residential to R-1 Residential.

1. Gary Hajek (property owner for 4575 Laurel Road), 494 Eastwood Road, Hinckley, Ohio 44233.

Mr. Hajek said I inherited this property from my father and it's been vacant for a while. He said it is not only an eyesore but also a liability and I would like to do something with the property other than just paying taxes and insurance on it. Mr. Hajek said by doing this it would allow me to build something comparable to the house that was built directly to the west of the property and it would generate more for everybody. He said I was at the Medina County Planning Commission last night when they approved it so now, I need

your help so I can move forward. Mrs. Wetterman said you mentioned last night that you have a builder. Mr. Hajek said yes, the gentlemen are in the audience tonight and also my aunt, Donna Smith owns lots #7, #8, #9, #10 and #11. She lives in San Francisco, but when I told her about replotting these two, we started talking about replotting all of them so instead of being 0.35, it would be .76 acres. Mr. Hajek said I would rather just focus on the 0.35 right now and then I can replot the additional lots. Mrs. Wetterman asked if the builder has plans for the lot. Mr. Hajek said yes. Mrs. Wetterman said and it fits in the area, and at the meeting last night you said it would be similar to the house that was built next door? Mr. Hajek said correct.

Questions by the Board.

Ms. Czyz said if you are going to plan to incorporate other parcels, we need to see what they are zoned and you might have to go through a map amendment again for those parcels. Mr. Hajek said I will talk to my aunt and see what happens because according to the old plans for McKinley Avenue they are landlocked and those lots are pretty much useless right now. Mr. Collura referred to the Planning Commission staff report where it says sewer and water are available. I'm assuming they are not tied to that house now. Mr. Hajek said correct and that is the whole reason why I am going through all of the different processes. He said we have access to county sewer and water. Mrs. Murphy asked the applicant if he is thinking of combining the other parcels, what kind of timeframe are you looking to do that in? Mr. Hajek said that will delay everything and that may get added on the back with the builders because I want this off my plate, but if it can be an immediate and quick process, I'll talk to her (aunt) tomorrow to start the process. My aunt lives in San Francisco and she's been thinking about donating it anyway, so right now I'm focused on the 0.35 acres so I can move forward and take this liability off of my hands. Secretary Milanko referenced the Planning Commission staff report and noted the single-family home currently located on the site now the applicant proposes to raze the current structure and rebuild. Mr. Mougrabi asked if we are just approving this part of it, does it matter what happens later? Ms. Czyz said he would have to come back. Mr. Collura said the water availability, is that Lorain water or Cleveland water there? Mr. Hajek said I honestly have no idea. Mr. Collura said my only concern is if this is Cleveland water, could the city force annexation in order for him to get the water. Ms. Czyz said that is Cleveland water and the lines are already there to tap in. They were granted by the Cleveland Water and Sewer Division for the property that is located to the west of the subject property and therefore, they can tap into that and would not have to annex for that.

Ms. Czyz stated as I wrote in the cover narrative as this application was submitted, I just want to reiterate several of the points that I had made. The approval for a Map Amendment from Rural Residential to R-1 Residential will do the following:

- The current dwelling will be razed
- New dwelling will increase tax revenue
- Will increase the home value of the surrounding properties which are in the Township
- Meet current Zoning Regulations

Ms. Czyz said these are important factors and we should look at how is the betterment of this community by approving this Map Amendment. She said right now it can never be built because it will never meet our RR requirements. She said so even if they razed the property, we would be collecting the bare minimum on that piece of property. She said with it having a newer home and having the water and sewer connections, that is going to increase the life and the highest and best use of that property with a single-family dwelling on that property. It will definitely increase our tax base and right now, with all due respect, it is just a fire waiting to happen. Mr. Hajek said I agree and that is why I want to get this taken care of because there is already vandalism, I've already had the police there multiple times and I live in Hinckley now. He said my dad had great intentions when he purchased that property. Ms. Czyz said we applaud your father for having those good intentions in Brunswick Hills Township. Mr. Hajek said I appreciate anything you can do for me.

Chair Wetterman called for a motion to approve, approve with modifications/conditions or deny the Zoning Map Amendment request to go to the Board of Trustees to schedule a public hearing for final approval.

Motion: Mr. Norton made a motion to accept it for changing it from a RR to a R-1 Residential zoning. Mr. Kelly seconds the motion. **Roll Call:** Mrs. Murphy-yes; Mr. Mougrabi-yes; Mr. Norton-yes; Mr. Kelly-yes; Mrs. Wetterman-yes. Secretary Milanko stated the vote is unanimous to approve the rezoning.

Chair Wetterman stated the Zoning Commission will send the recommendation to the Board of Trustees. Trustee Kusnerak said we have a Trustee meeting on Tuesday, April 13th and we will set a public hearing date and said tentatively, we may be able to schedule the hearing on April 27 as long as she gets the Zoning Commission recommendation by the meeting date. Secretary Milanko stated she will have the recommendation to the Trustees before their meeting date.

Motion to Adjourn the Public Hearing

Motion: Mr. Norton made a motion to close the public hearing. Mr. Kelly seconds. **Roll Call:** Mr. Mougrabi-yes; Mrs. Murphy-yes; Mr. Norton-yes; Mr. Kelly-yes; Mrs. Wetterman-yes. Meeting officially adjourned at 7:25 p.m.

Respectfully Submitted,

Mary Jean Milanko, Zoning Secretary

Patricia Wetterman, Chair

Date