

**Brunswick Hills Township Board of Zoning Appeals
Regular Meeting Minutes
Township Hall
August 4, 2021**

Call Meeting to Order

Chair Kersten called the Brunswick Hills Township Board of Zoning Appeals regular meeting for August 4, 2021 to order at 7:00 p.m. A roll call of the board was executed.

- **Board Members in Attendance:** Cliff Kersten (Chair), Ron Wetterman, Ann Barron, Linda Kuenzer
- **Board Members Not in Attendance:** Chris Schigel (Vice Chair, Excused Absence)
- **Alternate Board Members Not in Attendance:** Daryl Lucien (Excused Absence)
- **Others in Attendance:** Trustee Christina Kusnerak, Mary Jean Milanko, Secretary.

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

APPROVAL OF MINUTES

1. Approval of the July 7, 2021 Public Hearing Meeting Minutes

Upon no edits or corrections, a motion was made. **Motion:** Mr. Wetterman made a motion to accept the minutes from July 7th as written. Ms. Barron seconds. **Roll Call:** Ms. Barron-yes; Mr. Wetterman-yes; Ms. Kuenzer-abstain; Mr. Kersten-yes.

NEW BUSINESS: Sign Decision Letter

(1) John & Cindy Phillips, 4540 Sunset Cove Drive, Brunswick Hills Decision Letter, variance request from the 100' setback to 75' due to wetland to construct a new home. PP#001-02C-22-049, Current Zoning RR. **Motion:** Mr. Kersten made a motion to accept as submitted. Mr. Wetterman seconds. **Roll Call:** Mr. Wetterman-yes; Ms. Kuenzer-abstain; Ms. Barron-yes; Mr. Kersten-yes.

OLD BUSINESS: None

NEW BUSINESS

1. Comprehensive Land Use Plan. Ron Wetterman, BZA, stated we have a request from our Zoning Commission board to review our Comprehensive Land Use Plan. He informed the board that the Zoning Commission is in the process of reviewing the Comprehensive Plan and would like the BZA to review the plan for things you like, don't like, or things that need reworded for clarification. He also said that goes the same for the Zoning Resolution. He said they are getting ready to rewrite the book which is dated August 10, 2007 and already have some clarifications of wording to our zoning book, so if there is anything else that needs clarification, or is out of date, make a note of it and email it to me or Patti Wetterman on the Zoning Commission. He said since we follow a lot of their recommendations to the Trustees and the Zoning Resolution, we have to make our judgements on that and live with it.

Discussion: Mr. Kersten asked if all of the newer board members have a copy of the Comprehensive Land Use Plan. Board members confirmed they have it.

Trustee Kusnerak stated as a follow up to Ron's comments, what is important for the board to review are the questions (survey) that were sent to the residents because the Comprehensive Plan is based on the answers to the questions that the residents sent back to us. So, if there are other questions that you think

might be of importance as we move forward through the process of sending out another survey, that might be helpful as well. Trustee Kusnerak said it is not so much about changing what the Comprehensive Plan says right now, it's more about questions and what the survey has to offer. She said there are over 4,000 households in the township right now and they will all be getting a survey. Trustee Kusnerak noted the questions are in the back of the Comprehensive Plan. She stated the Zoning Commission is going to work through the process where we can eventually send out the surveys.

2. New BZA Application for September 1, 2021. Secretary Milanko stated a new application request was submitted by The Family Tavern, 1868 Pearl Road, for a variance request for an eight (8) foot fence.

ADDITIONAL BUSINESS: None

PUBLIC COMMENT: None

ANNOUNCEMENT OF NEXT MEETING DATES: Thursday, August 26, 2021 @ 7:00 p.m. & Wednesday, September 1, 2021 @ 7:00 p.m.

MOTION TO ADJOURN

Motion: Mr. Wetterman moved to end the meeting this evening. Second by Ms. Kuenzer. **Roll Call:** All in favor to adjourn. Meeting officially adjourned at 7:11 p.m.

Respectfully Submitted,

Mary Jean Milanko, Zoning Secretary

Cliff Kersten, Chair

Date