

**Brunswick Hills Township
Zoning Commission Regular Meeting Minutes
February 2, 2023**

Call Meeting to Order

Chair Wetterman called the Brunswick Hills Township Zoning Commission February 2, 2023 regular meeting to order at 7:00 p.m.

A roll call of the board was executed.

- **Board Members in Attendance:** Mr. Kelly, Mr. Kuenzer, Mrs. Patricia Wetterman
- **Alternate Board Members as voting members**
- **Board Members Absent:**
- **Others in Attendance:** Trustee Trica Murphy, Evelyn Czyz, Zoning Inspector and
- Linda Kuenzer, Zoning Secretary

Mr. Kelly led the Pledge of Allegiance and moment of silence for our troops and first responders.

APPROVAL OF THE MINUTES

Approval of the ZC January 12, 2023 Organizational Meeting Minutes

Mrs. Wetterman asked if there were any additions or corrections to the minutes. Being none, Mrs. Wetterman asked for a motion to approve the minutes.

Motion: Mr. Kelly moved to accept the minutes as written of the Zoning Commission Organizational Meeting, January 12, 2023. Mr. Kuenzer seconds the motion. **Roll Call:** Mr. Kelly-yes; Mr. Kuenzer-yes; Mrs. Wetterman-Yes

Approval of the ZC January 12, 2023 Regular Meeting Minutes.

Mrs. Wetterman asked if there were any additions or corrections to the minutes. Being none, Mrs. Wetterman asked for a motion to approve the minutes.

Motion: Mr. Kuenzer moved to accept the minutes as written of the Zoning Commission Regular Meeting, January 12, 2023. Mr. Kelly seconds the motion. **Roll Call:** Mr. Kelly-yes; Mr. Kuenzer-yes; Mrs. Wetterman-yes.

OLD / CONTINUED BUSINESS:

Discussion C1, C2, C3 setbacks Mrs. Wetterman stated that more information needed to be gathered and had previously suggested that board members look at the different areas to see about parking etc. However, with the bad weather that probably hasn't happened. Two areas are different from the other area. Different businesses. Mr. Kuenzer stated that the areas have different distances and asked if the areas could be rolled into one. Mrs. Wetterman asked Mrs. Czyz for any input on why the areas have different distances.

Mrs. Czyz stated that this was done long before she was there and she will be starting her 21st year. The way it's been explained to her was that the roads are not a straight line. Properties are much narrower in other parts. However, parts south of Sleepy Hollow, the road is wider, and then going north the road is narrower. That's why the setback line has been changed. This has been since 1950. The 50 foot set back is where the road is narrower.

Mrs. Czyz showed the different districts on the large map. C-1: uniform width; C-2: was part of the PMUO district and narrower than C-1; C-3: south of Sleepy Hollow are big lots, lots at least 2-3 acres.

Mrs. Czyz discussed the different areas and what was in those areas. Mrs. Wetterman asked when the C-1 area was added past Foskett. Mrs. Czyz said it was on the new map, but the engineers did not put a date on it. However, it was added on Resolution #18-2005, adopted on May 18, 2005.

Mrs. Wetterman stated that since the reason for the difference in widths was due to the differences in the roads, we can now take it off the agenda and leave it as is.

NEW BUSINESS:

Solar Panels: Mrs. Wetterman said there has been discussion on solar panels/solar farms. Mrs. Czyz stated that the County Commissioners are still in the process of discussion and approval. Mrs. Wetterman asked if there were areas in Brunswick Hills Township that would support a solar farm. Mrs. Czyz stated yes, RPM would be one area. Solar panels, under the PUCO are allowed, but still would have to go before the County Commissioners. A discussion was had on solar panels in general. Questions/comments raised were:

- Did Medina County get enough sun.
- Weight on the roof
- Weight on the walls
- Weight on the foundation

Homer Township as an 800-acre farm that has solar panels, on the ground. Mrs. Wetterman asked if there is anything that we can put in the Zoning book that addresses the solar panels. Mrs. Czyz stated there are some townships that do have a brief statement that states where in the yard they can be placed, the number of panels permitted, distance from side and rear lot lines and we cannot charge for solar panels. However, if someone comes in now, there is no permit required but a copy of the schematic and placement of panels is required. A copy is always sent to the fire department in case of fire. Mr. Kelly asked if the pitch of the roof had anything to do with the solar panels. Mrs. Czyz said she does not deal with that. We have to allow solar panels at this time.

Mrs. Wetterman stated she was going to do some more research. Hinckley had something in their zoning book on lot lines. She's going to do more research on what other townships do.

Mrs. Czyz asked if while doing research, she would also ask them if there is a charge for the panels? What about the lot lines, where do they allow the panels (front yard, rear yard), and do they have to leave a percentage of their yard open, excluding the solar panels? Mrs. Wetterman said yes, she would.

ADDITIONAL BUSINESS:

Mrs. Wetterman said she was interested in attending the Comprehensive Plan Meeting in Montville Township to see how they are reviewing there's since this is something we will be doing soon. If anyone would be interested in going, they could ride with her if they wanted to.

PUBLIC COMMENT: Mrs. Wetterman asked if there was any public comment. No public comment.

ANNOUNCEMENT OF NEXT MEETING DATE: Thursday, March 2, 2023 @ 7 p.m.

MOTION TO ADJOURN

Mr. Kelly motioned to adjourn the meeting. Mr. Kuenzer seconds. **Roll Call:** Mr. Kelly-yes; Mr. Kuenzer-yes; Mrs. Wetterman-yes. Meeting adjourned at 7:30 p.m.

Respectfully Submitted,
Linda Kuenzer, Zoning Secretary

Patricia Wetterman, Chair

Date approved 3/2/2023