

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

Call Meeting to Order

Chair Wetterman called the Brunswick Hills Township Zoning Commission March 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** Mr. Berndsen
- **Board Members Absent:**
- **Others in Attendance:** Trustee Trica Murphy, Evelyn Czyz, Zoning Inspector and
- Linda Kuenzer, Zoning Secretary

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

Trustee Murphy swore in Mr. Berndsen as a new alternate member to the Zoning Commission Board.

APPROVAL OF THE MINUTES

Approval of the ZC February 2, 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. Kelly moved to accept the minutes as written of the Zoning Commission Regular Meeting, February 2, 2023. Mr. Kuenzer seconds the motion. **Roll Call:** Mr. Berndsen-yes; Mr. Kelly-yes; Mr. Kuenzer-yes; Mrs. Wetterman-Yes

OLD / CONTINUED BUSINESS

Mrs. Wetterman stated that we had cleared the old business regarding the C1, C2, C3. She had found it very interesting that the roads had to do with the zoning in the areas.

NEW BUSINESS

Solar Panels: Mrs. Wetterman said there has been discussion on solar panels and wind farms. The County said OK, they would pass it down but they also need more information. Mrs. Wetterman asked if anyone had any comments, contacted anyone regarding solar panels? The information is sketchy right now. Mrs. Wetterman stated she had located some information to go over such as:

Columbus has a hearing on April 11th

Planning and Zoning Development provided an article from Solar Smart Energy, on Big Energy Farms

Article on SB 52 from Planning Services

Article from Torro College

County Recorder resolution on Power Scale in the Senate Bill

Mrs. Wetterman asked the board if they felt this was going to be a big issues or is it good just to know about it just in case.

Mr. Kuenzer asked if they felt it was going to become a big issue. Mr. Berndsen stated that this was more for big solar farms instead of residents putting panels on their roof. Mrs. Wetterman stated yes, and also distances from property lines, etc.

Mr. Berndsen said he had done some research in this with regards to how other townships handle solar panels. Some have regulations some do not.

Hinckley Township has residential and non-residential regulations

Westfield Township has regulations

Wadsworth Township has regulations

Guilford Township has regulations

Mrs. Czyz stated that Westfield, Wadsworth, and Guilford are pretty rural areas. Mr. Berndsen stated he pulled the documents from the individual websites. Mrs. Czyz will make copies for everyone. The suggestion was made to research online other townships and see what they have in their regulations. Further discussion at next meeting.

NEW BUSINESS:

Mrs. Wetterman received a letter from the Planning Commission, regarding a proposed development going in at 2457 Marks Road. The land was sold in 2014 to a developer. Parcel # 001-02C-19-004. The Auditor's website would show what is on the land. The Planning Commission will be discussing the property on March 15, 2023, at 9am in the morning. Mrs. Wetterman stated that she would like to go and asked if anyone else would like to go they can car pool. Plan on meeting at the townhall at 8:30 am to car pool.

Mrs. Czyz stated the new development will be built under the Conservation Development, 40% open space, aligning with our Conservation District Section 301-1 and 401 Article 4 of our Zoning. Some of the features the development will include:

HOA

Sanitary water and sewer

Pavement

Public road, not private (maintained by Brunswick Hills Township)

Some type of building

Pump? (County)

Mrs. Wetterman suggested that board members visit other township websites to see what issues they're dealing with.

ADDITIONAL BUSINESS:

Mrs. Czyz has been in contact with Mrs. Testa from Planning Services regarding training. American Planning Association (APA) has training videos that the Planning Commission has purchased. They are making them available for us to use to do in-house training for our boards. Mrs. Czyz needs to know if our board members are interested in doing the training. The board members were so Mrs. Czyz will contact Mrs. Testa and see what dates are available to use the tapes. No other training sessions have been scheduled by the Planning Commission.

Mr. Berndsen stated he will be out of town May 23-June 3rd.

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

ANNOUNCEMENT OF NEXT MEETING DATE: Thursday, April 6, 2023 @ 7 p.m.

Mrs. Wetterman stated that she will provide transportation to the Planning Commission meeting on March 15th, 2023.

MOTION TO ADJOURN

Mr. Kelly motioned to adjourn the meeting. Mr. Berndsen seconds. **Roll Call:** All in favor – Aye. Meeting adjourned at 7:40 p.m.

Respectfully Submitted,
Linda Kuenzer, Zoning Secretary

Patricia Wetterman, Chair

Date Approved 5-4-2023