

**Brunswick Hills Township
Zoning Commission Regular Meeting Minutes
May 4, 2023**

Call Meeting to Order

Chair Wetterman called the Brunswick Hills Township Zoning Commission May 4, 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 (quorum)
- **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. Berndsen led the Pledge of Allegiance and moment of silence for our troops and first responders.

APPROVAL OF THE MINUTES

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

No minutes for April 6, 2023. Did not have a quorum so there was no meeting.

CONTINUED BUSINESS

Solar Panels: Mrs. Wetterman thanked secretary Kuenzer for the form that was made. It Provided a good starting point for discussions. Mrs. Wetterman asked the board members if they had an opportunity to review the information on solar panels and their regulations from the other townships. Mrs. Wetterman stated that there has been a debate in the state of Ohio, whether solar panels were good or not and asked if anyone had heard anything about it. Mr. Berndsen stated he had heard they were so-so. That due to the lack of sunny days there was a question if they were effective. However, the city of Akron’s public transit system terminal roof is totally covered with solar panels. He did not know how much that contributes to the city not having to purchase power. Mr. Kelly asked if there were any statistics available that stated if they were good or bad. No one knew of any independent studies done on that but Mr. Kelly will look and see if he can find any. Mrs. Wetterman stated that southern townships like them but they have farming areas and more open space there. Mrs. Czyz suggested that Mr. Kelly first check with the PUCO, they may be able to help. Mrs. Wetterman questioned if the PUCO was going to have any control over the solar panels. Mrs. Czyz stated yes, they would, even on residential property and private use. Mr. Kelly asked if people that presently have solar panels have had to go through the PUCO? Mrs. Czyz stated not the PUCO, but the building department because they include electrical. Mr. Berndsen stated he would talk to his previous employer regarding the PUCO’s oversight since they did the work on the Akron facility. Mrs. Wetterman stated that Hinckley had added language to their Zoning pertaining to the placement of panels. Mrs. Wetterman said she will call the building department and check for the structural strength for the building code. Mrs. Wetterman asked if that was something that a person would have to have inspected from zoning before installation of panels. Mrs. Czyz stated no, we do not have any say over

that. They just have to provide a schematic and then go to the building department. A copy of the schematic is also given to the fire department. Other items discussed were:

Advertising should not be seen.

Placement should take into consideration the sun's reflection and glare.

Placement of the actual panels themselves on the lot.

Mrs. Wetterman asked that the board review the information that they have, make suggestions on what they found and what they would like to see implemented. Another good document was the Small Solar Facilities from the Ohio Township Association that contains the definitions. It was very helpful.

Mr. Kelly said, to summarize, the board will review the information they have, take notes of concerns or questions, match questions with the list they have.

Mrs. Czyz stated that ORC 4928.67 pertains to solar panels.

NEW BUSINESS: Text amendments

1) Email sent regarding Section 902-2, G 801 (page 93) not 801-1, (pg 107)

Sec 902-2. Submission of Applications

G. If the application is for a Conditional Zoning Certificate, the application procedure defined in Section 801 ~~801-1~~ shall be followed in lieu of the above regulations.

Motion: Mrs. Wetterman moved that the Zoning Board recommends to the Brunswick Hills Township Trustees that Section 902-2, G, Section 801-1 (page 107) needs changed to “Section 801”, (page 93). Mr. Berndsen seconded. **Role call:** Mr. Kelly-yes; Mr. Berndsen-yes; Mr. Kuenzer-yes; Mrs. Wetterman-yes.

2) Email sent regarding Section 408-2, B #21 804-19 (page 105) not 800-19 (page 56)

Sec 408-2, B. (21) Conditionally Permitted Uses

B. 21. Outdoor dining subject to Subsection ~~804-19~~ 800-19

Motion: Mrs. Wetterman moved that the Zoning Board recommends to the Brunswick Hills Township Trustees that Section 408-2, B, 21, needs to be corrected to read “Outdoor dining subject to Section 804-19”. Mr. Kelly seconded. **Role call:** Mr. Kuenzer- yes; Mr. Berndsen-yes; Mr. Kelly-yes; Mrs. Wetterman-yes.

3) Email sent regarding Section 303-12, C. (page 31) changing hours and adding Sundays and Holidays

Mrs. Czyz had sent a memo to Wes regarding Zoning Certificates and their dates of expiration. Some of the Zoning Certificates expire after 6 months and some after a year, Mrs. Czyz would like to see all Zoning Certificates expire one (1) year after the date of issuance. This would make things easier and fair. Mrs. Wetterman asked where this was noted. Mrs. Czyz stated they would have to refer to the book, that she did not know. Mr. Berndsen asked if the Zoning Certificate the townships version of a Building Permit. Mrs. Czyz answered yes.

Mrs. Czyz suggested to give the board members time to look up the expiration dates of the different certificates, maybe continue this to the next meeting, giving time to research. Mrs. Wetterman asked to have this continued to next month's meeting.

Sec. 303-12, C Noise

C. Operation of Motor Vehicles and Power Equipment

No person shall operate or permit the operation of any truck, construction equipment, passenger car, motorcycle, dirt bike, all terrain vehicle, or power equipment, so as to be plainly audible at a distance of one hundred fifty (150) feet from such device. Construction activity that is being performed pursuant to a valid permit and which occurs ~~between the hours of 8:00 AM and 6:00 PM Monday through Saturday~~ shall be exempt from this prohibition.

Motion: Mr. Berndsen moved that the Zoning Board recommends to the Brunswick Hills Township Trustees that Section 303-12 C regarding Construction activity be revised from 8:00 AM-6:00PM Monday through Saturday to “8:00AM-6:00PM Monday through Friday, 8:00AM-4:00 PM Saturdays, no Sundays or Holidays”. Mrs. Wetterman seconded. **Role call:** Mr. Kelly-yes; Mr. Kuenzer-yes; Mr. Berndsen-yes; Mrs. Wetterman-yes.

ADDITIONAL BUSINESS:

Mrs. Murphy announced that the trustees have decided to contact a planner to assist with the townships Comprehensive Plan. These companies/firms specifically deal with writing Comprehensive Plans. Composition of the Comprehensive Plan committee has not yet been decided. Some of the companies used in the past are Edwards & Kelcey, George Snorka; and the Ohio State Extension.

The new Zoning Resolution book will be printed by then.

PUBLIC COMMENT: Mrs. Wetterman asked if there was any public comment.

Mr. Wetterman, 1085 Substation Road.

Regarding the solar panel discussion, air lines have been having difficulty with reflections from solar panels. So maybe solar panel companies would have an add on feature of an anti-reflection coating that could be applied to the panel(s) to help with this problem. Something to keep in mind. Mr. Berndsen added assuming the coating did not affect the efficiency of the panels.

ANNOUNCEMENT OF NEXT MEETING DATE: Thursday, June 1, 2023 @ 7 p.m.

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

MOTION TO ADJOURN

Mr. Kuenzer motioned to adjourn the meeting. Mr. Kelly seconds. **Roll Call:** Mr. Berndsen-yes; Mr. Kelly-yes; Mr. Kuenzer-yes; Mrs. Wetterman-yes. Meeting adjourned at 8:18 p.m.

Mrs. Wetterman thanked the board for their attendance and participation.

Respectfully Submitted,
Linda Kuenzer, Zoning Secretary

Patricia Wetterman, Chair

Date