

**Brunswick Hills Township
Zoning Commission Regular Meeting Minutes
September 7, 2023**

Call Meeting to Order

Chair Wetterman called the Brunswick Hills Township Zoning Commission September 7, 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. McFarland, Mrs. Wetterman, Ms. Brunn, Mr. DeCastra
- **Alternate Board Members:**
- **Board Members Absent:** Mr. Berndsen-excused absence
- **Others in Attendance:** Trustee Trica Murphy, Evelyn Czyz, Zoning Inspector and
- Linda Kuenzer, Zoning Secretary

Mrs. Murphy swore in Ms. Brunn as a full board member.

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

APPROVAL OF THE MINUTES

Approval of the ZC August 3, 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. DeCastra moved to accept the minutes as written of the Zoning Commission Regular Meeting, August 3, 2023. Mr. Kelly seconds the motion. **Roll Call:** Ms. Brunn-yes; Mr. Kelly-yes; Mr. McFarland-yes; Mr. DeCastra-yes; Mrs. Wetterman-Yes.

CONTINUED BUSINESS

1. **Solar Panel regulation discussion:** Mrs. Wetterman asked if there were any questions from the last meeting. There were none. Mr. DeCastra will be working on a regulation draft to present at the next meeting. Ms. Brunn will also be working on regulation language as well for the next meeting.
2. **Small Facilities Solar Panel Definitions:**
 - a) **“Ground Mounted Solar Energy Systems”:** means a solar energy system that mounts solar panel or panels and facilities on or above the ground.
 - b) **“Integrated Solar Energy Systems”:** means a solar energy system that is incorporated into or replaces standard building materials and does not have mounting equipment. For example, these systems may include materials that replace traditional roofing, shingle, or siding materials, awnings, canopies, skylights, or windows.
 - c) **“Rooftop Solar Energy Systems”:** means a solar energy system that is mounted to a structure or building’s roof on racks.
 - d) **Small Solar Facility”:** means a Solar Energy System and associated facilities with a single interconnection to the electrical grid and designed for, or capable of, operation at an aggregate capacity of less than fifty (50) megawatt.
 - e) **Solar Energy”:** means radiant energy (direct, diffused, or reflected) received from the sun that can be collected and converted into thermal or electrical energy.

f) “Solar Energy System”: means a system and associated facilities that collect Solar Energy, which may include, but is not limited to, an Integrated Solar Energy System, Rooftop Solar Energy System, or Ground Mounted Solar Energy System.

The board reviewed the Small Solar Facilities definitions that were provided by the Ohio Township Association and all agreed that they would be acceptable to be added to our Zoning Resolution when regulation, permitted use, conditional use, and general requirements are decided on. Mr. DeCastras and Ms. Brunn will be working on a draft version of these sections for discussion at the next meeting.

NEW BUSINESS: Section 904 Site Development Plans

Mrs. Wetterman asked Mrs. Czyz what the difference was between Site Plan, Development Plan, and Site Development Plan. Mrs. Czyz stated that the “Site Plan” is the piece of property and what we’re proposing to do with it. A “Development Plan” is how I plan to use the property and the Site Development Plan is how it’s going to look and it must meet the Zoning regulations. Will it require any variances or revisions. Mrs. Wetterman asked what she’d have to do to build on a piece of property. Mrs. Czyz stated that it would have to meet Zoning requirements such as lot size, setbacks, permitted use, etc. Mrs. Wetterman asked if those plans would come before the board. Mrs. Czyz stated no, not at this time. Mr. McFarland stated that maybe the word “plan” needs to be changed. Mrs. Czyz stated that again, the Site Plan would have to meet all the requirements. If you had a 10-acre piece of property, you could build a certain number of homes, meeting all requirements. The Site Development Plan review would then check how it was going to be developed, again meeting all the Zoning requirements. This plan can be amended by Medina County Storm Water. Then the final plan comes to the Zoning Inspector for review so that when it does go to the Zoning Commission it is a clean plan. However, it can still be amended by other entities.

Mrs. Wetterman stated that the Planning Commission meetings are open to the Zoning Board members, correct? Mrs. Czyz stated they never use to be but they are now. Mrs. Wetterman also asked how many copies of the plans are required. Mrs. Czyz stated 15 copies. Mrs. Wetterman asked how the requirements for open space be for a Conservation District would be designated. Mrs. Czyz stated that they would have to designate that area on the development plan as to where it would be and they would have to meet the percentage of open space. Zoning Inspectors follow the Randall Arendt formula for open space. 100 acres, 1 house per 2 acres, you can do 1 house per 1 acre but the remainder of the 50% must remain open space. Any recreation would have to be passive recreation such as walking trails. Mrs. Wetterman asked if the Zoning Commission would receive these on down the line, Mrs. Czyz stated yes. Mrs. Wetterman stated that the board should be familiar with this as there will be some coming in the future. Mr. McFarland asked if there was a case that the board could review. Mrs. Czyz stated that Wexford would be one. Mrs. Wetterman stated that she has a copy but no one else would have it so she was going to bring hers in to copy for the board.

Mrs. Wetterman asked if there had been any word on the McDonald’s, Mrs. Czyz stated there would hopefully be another meeting this week with McDonald’s. There are things that they need to comply with.

ADDITIONAL BUSINESS:

Mrs. Czyz stated she had received a packet for a change of name and a change of plans from what was previously approved that the board will be discussing at the next meeting. GPD Development LLC/The Brew Kettle. Mrs. Czyz stated that the board would need to review Section 406-7-D, page 63/124

PUBLIC COMMENT: Mrs. Wetterman asked if there was any public comment. - None

ANNOUNCEMENT OF NEXT MEETING DATE: Thursday, October 5, 2023 @ 7 p.m.

MOTION TO ADJOURN

Ms. Brunn motioned to adjourn the meeting. Mr. McFarland seconds. **Roll Call:** Mr. Kelly-yes; Ms. Brunn-yes; Mr. McFarland-yes; Mr. DeCastras-yes; Mrs. Wetterman-yes. Meeting adjourned at 7:53p.m.

Respectfully Submitted,
Linda Kuenzer, Zoning Secretary

Patricia Wetterman, Chair

Date Approved October 5, 2023