

**Brunswick Hills Township  
Zoning Commission Public Hearing Meeting Minutes  
October 5, 2023**

**Call Meeting to Order**

Chair Wetterman called the Brunswick Hills Township Zoning Commission October 5, 2023 Public Hearing meeting to order at 7:00 p.m.

A roll call of the board was executed.

**Board Members in Attendance:** Mr. Kelly, Ms. Brunn, Mr. McFarland, Mr. DeCastra,  
Mrs. Wetterman (quorum)

- **Alternate Board Members member** Mr. Berndsen
- **Board Members Absent:**
- **Others in Attendance:** Trustee Trica Murphy, Evelyn Czyz, Zoning Inspector, Fire Chief, Anthony Strazzo, and Fire Prevention Officer, Matt Payne
- 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 September 7, 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, September 7, 2023. Ms. Brunn seconds the motion. **Roll Call:** Mr.- Kelly-yes; Mr. McFarland-yes; Mr. DeCastra-yes; Ms. Brunn-yes; Mrs. Wetterman-Yes.

**Approval of the ZC September 20, 2023 Special 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:** Ms. Brunn moved to accept the minutes of the Zoning Commission Special Meeting, September 20, 2023. Mr. DeCastra seconds the motion. **Roll Call:** Mr. Kelly-yes; Ms. Brunn-yes; Mr. McFarland-yes; Mr. DeCastra; Mrs. Wetterman-yes.

**NEW BUSINESS: Public Hearing**

1. **GPD Development, LLC (The Brew Kettle) 5288 Center Road, Brunswick, Ohio PP#001-02C-01-012, Zoning PMUO** Modify PMUO – patio, deck, and fence demolition, rebuild new patio, deck, fence, and sun shade cover.

Mrs. Wetterman called GPD LLC, The Brew Kettle up to discuss the case. Jeff Oslin from Brightcovers came up and stated they were there to revise the final development plan so the Brew Kettle could build the sun cover. Mrs. Wetterman stated that on the plan it shows “Brunswick” not Brunswick Hills. Mr. Oslin stated that that was how it was listed on the Auditors site. Mr. Oslin stated that initially it was two (2) buildings on the original development plan. They just want to have room for the proposed cover next to the building. The additional building is not built now.

Mr. DeCastra stated that the final plan shows more buildings going in Phase 2 of the project. So, the patio would be close to any other building that would be built next to it, correct? Mr. Oslin stated yes but all they are trying to do is revise the plan so they have room for the patio and yes, whoever would build would have to come in and probably have the plan changed again. However, adjustments to future buildings may not be necessary with the adjustments they are making to the plan now.

Mrs. Wetterman asked if the patio/porch would be attached to the building and if it would be enclosed. Mr. Oslin stated it would not be enclosed. Mrs. Wetterman asked if it would have a permanent roof? The answer was yes. Mrs. Wetterman stated then it becomes a porch. Mrs. Wetterman also stated that if a porch was built of that end of the building, then according to the PMUO, which was a mirrored plan, would then have to be built to match the other end. Mrs. Wetterman also asked how many seats would be on the patio.

Bryan Webber, owner of the Brew Kettle, stated that Drug Mart was the landlord and that there was an existing patio when they began renting. Drug Mart asked if they could remove the old one and build a new one because of the shape of the old one. So, they assumed that permits would have been issued for the old one. Mrs. Wetterman stated that the original permit was probably for a patio, but when you put a roof on it, it then becomes a porch and would require additional approval. Mr. Webber stated he felt that Drug Mart probably was not aware of that. Mr. Webber said whatever Drug Mart would be required to do, they would do. Mrs. Wetterman asked what the number of seats would be on the patio? Mr. Webber stated the number of seats would not increase. Mrs. Wetterman asked about the number of parking spaces and that they would be required to have one (1) parking space for every two (2) tables. Mr. Webber stated that Drug Mart had added additional parking spaces to enlarge the parking area. Mr. McFarland asked if there were any variances when the original patio was installed for parking.

Mrs. Wetterman asked Mrs. Czyz if there was a variance when the original patio was installed. Mrs. Czyz stated there was no variance. The patio was put in in 2020. Because of COVID and the distancing requirements, it was ok to put that pad in. The parking was accounted for through land banking, which was to be used for parking. The trustees felt it was a way to provide businesses to make some money, because of the distancing requirements.

Fire Chief Strazzo asked if there would be a decorative fence around the pillars of the awning and around the footprint of the patio. Were updated plans sent to the building department showing the fence? Also, what was submitted to the building department should be the same as what were submitted to the board. Chief Strazzo stated an updated set of plans should be submitted before issuing a building permit.

Mr. Webber stated that there would be a fence around the whole thing because the Department of Liquor Control would require it as well and they were stricter than the county or township. There must be a fence and an emergency push bar and other things.

Mr. DeCastra asked why they (ZC) were presented with plans that do not meet the county requirements? Mr. Webber stated he thought this was just an architectural review board, the first hurdle and that he was told by the county that he had to have approval to put the sunshade first from the township before the county would do anything. This was mostly about the shade cover. Mr. Oslin stated that they can send whatever plans are required, but the size of the cover and the area is not going to change. They need to have approval on that first, then they can go to the county and the DOLC.

Mrs. Wetterman asked if they could get a copy of the updated plans and a final plan. Mr. Webber stated that he was told by the County he needed the permit for the sunshade first, then he could proceed with the plans.

Mr. McFarland questioned item #9 from the Disapproval of Plans letter regarding fire sprinklers. Chief Strazzo stated that it would be required and reviewed and inspected. The final decision will be made by

the building department. Mr. Oslin stated that the structure was made of all non-combustible materials. It was a steel structure, no wood. Mr. Webber stated there was a patio there before.

Mrs. Murphy asked the board to look at Section 406-7, #3, b. Pg. 62/124

Mrs. Wetterman asked for a motion on the board's recommendation.

**Motion:** Mr. DeCastra made the recommendation to the trustees for the addition of a porch to the final plan of the PMUO. Ms. Brunn seconds. **Roll Call:** Mr. Kelly – yes; Mr. McFarland - yes; Mr. DeCastra – yes; Ms. Brunn-yes; Mrs. Wetterman – no.

### **PUBLIC COMMENT**

Mr. Wetterman asked if it was a “Porch” or a “Pergola” and what the definition/difference is? Mr. DeCastra stated there was no definition for “pergola” in the Zoning resolution. Porch was defined as ***Porch: A covered structure projecting from and structurally connected to a building.*** Which that is what it is.

Chief Strazzo stated just for clarification, the previous porch/structure was not attached to the building. That was a significant difference. Fire codes did not apply because it was not part of the building. The fire codes came into play as part of the emergency egress exits.

### **MOTION TO ADJOURN**

Mrs. Wetterman asked for a motion to adjourn.

**Motion:** Ms. Brunn made a motion to adjourn. Mr. DeCastra seconds. **Roll Call:** Mr. Kelly-yes; Mr. McFarland-yes; Mr. DeCastra-yes; Ms. Brunn-yes; Mrs. Wetterman-yes. Meeting adjourned at 7:45 p.m.

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

Respectfully Submitted,  
Linda Kuenzer, Zoning Secretary

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Patricia Wetterman, Chair

Date