

**Brunswick Hills Township  
Zoning Commission Regular Meeting Minutes  
January 4, 2024**

**Call Meeting to Order**

Chair Wetterman called the Brunswick Hills Township Zoning Commission January 4, 2024 Regular meeting to order at 7:26 p.m.

A roll call of the board was executed.

**Board Members in Attendance:** Mr. Kelly, Mr. McFarland, Mr. DeCastra, Mrs. Wetterman

- **Alternate Board Members member**
- **Board Members Absent:** Ms. Brunn
- **Others in Attendance:** Trustee Trica Murphy, Evelyn Czyz, Zoning Inspector, Wes Humphrey, Assistant Zoning Inspector, Fire Chief, Anthony Strazzo, and Fire Prevention Officer, Matt Payne
- Linda Kuenzer, Zoning Secretary

**APPROVAL OF THE MINUTES**

**Approval of the ZC December 13, 2023 Public Hearing 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 Special Meeting, December 13, 2023. Mr. Kelly seconds the motion. **Roll Call:** Mr. McFarland-Abstain; Kelly-yes; Mr. DeCastra-yes; Mrs. Wetterman-Yes.

**NEW BUSINESS:**

1. **Henry Hoffman (Hoffman Tree Service) 916 Pearl Road, Brunswick, Ohio PP#001-02A-25-047, Zoning C-2, Site plan review/approval.**

Addition to existing building for new equipment storage building and new vehicle parking area.

Mrs. Wetterman called the representative for Hoffman Tree Service up to present the case for PP#001-02A-25-047, site plan review/approval.

Mr. Hoffman, owner of Hoffman Tree Service stated that the existing property would be changed to store his equipment that is now being stored in multiple locations and eventually bring his office there as well and consolidate all operations to that location.

Mrs. Wetterman asked if there were any questions from the board. Mr. DeCastra asked if the dash line on page 2 of SK100, was the property boundary. Mr. Hoffman stated yes, it was the north property line down to the western property line. The front would be the easement to Pearl Road. Mr. DeCastra stated that according to our zoning, there needs to be twenty-five (25) feet of landscaping buffer between the end of your property and what is behind you. Mr. Hoffman stated that the plans were submitted to the County which was the water retention plan, and the County said there would be a swale in the back of the property going to a retention pond which would provide plenty of space for landscaping.

Mr. Humphrey asked if Mr. DeCastra was referring to Page 68; item D? The answer was yes, however Mr. Humphrey added that was when the property is adjacent to Residential Property. Commercial to commercial can be built right to the line. Mr. DeCastra stated that the property was commercial to residential R3. Mr. DeCastra stated that the west side should be twenty-five (25) feet and the map should

show that. Mr. DeCastra stated that a new site plan should show the twenty-five (25) feet, not ten (10) feet.

Chief Strazzo asked if the commercial tree trimming business would be doing mulching, tub grinding or anything like that. Mr. Hoffman stated not at this time. They have talked about it but will not be performing those services at this time. No tub grinding will be done at that location. They had talked about bringing in mulch but they would discuss that with the township when that time comes. Chief Strazzo stated that the reason for discussing the mulch issue is the amount would have to be limited on the property due to potential fire hazards in mulch piles and limited water supplies.

Mrs. Wetterman called for a motion for the recommendation for Hoffman Tree Service to go before the trustees.

**Motion:** Mr. McFarland made a motion to send a recommendation to the Brunswick Hills Trustees requesting the approval of the site plan, containing a corrected plan page that reflects the property line offset, for an addition to the existing building and new parking area for Hoffman Tree Service. Mr. DeCastra seconds. **Roll Call:** Mr. Kelly – yes; Mr. McFarland- yes; Mr. DeCastra – yes; Mrs. Wetterman – yes.

Mrs. Wetterman stated that the recommendation will be heard by the trustees on Tuesday, January 23, 2024 at 7pm. Mr. Hoffman asked if he had to supply the 15 copies of the SK100 page that needed to be redone. The answer was yes. He also asked if he needed to be at the meeting and he was told it would be a good idea in case the trustees had any additional questions.

Mrs. Wetterman recognized Mr. Bradley Hoffman, 8033 Egerton Road, North Royalton, Ohio. Mr. B. Hoffman stated that this whole thing has been a real learning process for them and that due to the delays they are now starting later in the year than what they had anticipated. He stated they were under the impression they would receive their certificate after tonight's meeting. Mrs. Kuenzer explained to him that this board is a recommendation board. The recommendation from the board will go to the trustees and will be heard and discussed at the meeting at the January 23, 2024. Once approved by them it then goes back to the Zoning Department for the certificate. Mr. B. Hoffman asked if anyone would be in the office on Friday to accept the documents he needed to drop off. Mr. Humphrey stated he would be there from 11am-4pm on Friday. Mr. Henry Hoffman stated he would bring the documents to Mr. Humphrey on Friday. Mr. B Hoffman asked Chief Strazzo what the amount would be for storage of mulch? Chief Strazzo said he would have to look it up.

Mrs. Murphy added that if a handwritten correction was made to the page, have maybe a notarized letter or signature that they authorized the change. He will sign, date, and have it to Zoning on Friday.

### **OLD BUSINESS/CONTINUED BUSINESS**

#### 1. Solar Panels

Mrs. Wetterman asked where we left off with the discussion and adding wording to the Zoning Resolution. Mr. DeCastra stated he felt we did not need anything. Mrs. Wetterman stated she felt the same since it was governed by the commission.

Mr. Humphrey stated if there are no solar farms. Mr. DeCastra stated that the County has banded solar farms in Medina County.

Solar panel discussion will be removed from agenda.

**ADDITIONAL BUSINESS**

Mrs. Wetterman asked Mr. Humphrey about his comments on AirBnb’s Mr. Humphrey stated that something needed to be added to Zoning regarding length of time, lease agreements. We may need to talk to Assistant Prosecutor Brian Richter regarding language. We have tried to do something about it but there is nothing in our Zoning Resolution. Something needs to be added to our Zoning regarding time of rental.

Mrs. Wetterman will check with Hinckley and Montville on their language on the rentals.

Chief Strazzo asked if the Zoning Board could investigate Medical Marijuana dispensing. Mr. DeCastra will investigate it.

Mrs. Murphy talked about the upcoming Comprehensive Plan. A planner has been chosen to help with the process. The contract from the planner is currently at the prosecutor’s office for review. Once that is completed it will be forwarded to the planner and approval by Trustees. Mackin Engineers is the planner.

**PUBLIC COMMENT**

**ANNOUNCEMENT OF NEXT MEETING: Thursday, February 1, 2024 @ 7 p.m.**

No new business for February.

**MOTION TO ADJOURN**

Mrs. Wetterman asked for a motion to adjourn.

**Motion:** Mr. DeCastra made a motion to adjourn. Mr. McFarland seconds. **Roll Call:** Mr. Kelly-yes; Mr. McFarland-yes; Mr. DeCastra-yes; Mrs. Wetterman-yes. Meeting adjourned at 8:05 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 Approved February 1, 2024