

**Brunswick Hills Township  
Zoning Commission Regular Meeting Minutes  
February 1, 2024**

**Call Meeting to Order**

Chair Wetterman called the Brunswick Hills Township Zoning Commission February 1, 2024 regular meeting to order at 7:00 p.m.

A roll call of the board was executed.

- **Board Members in Attendance:** Ms. Brunn, Mr. Kelly, Mr. McFarland, Mr. DeCastra, Mrs. Wetterman
- **Alternate Board Members as voting members**
- **Board Members Absent:**
- **Others in Attendance:** Trustee Mrs. Murphy, Mrs. Czyz, Zoning Inspector, Mr. Humphrey, Assistant Zoning Inspector, and Linda Kuenzer, Zoning Secretary

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

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

**APPROVAL OF THE MINUTES**

**Approval of the ZC January 4, 2024 Organizational 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 as written of the Zoning Commission Organizational Meeting, January 4, 2024. Mr. McFarland seconds the motion. **Roll Call:** Mr. Kelly-yes; Ms. Brunn-yes; Mr. McFarland-yes; Mr. DeCastra-yes; Mrs. Wetterman-Yes

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**Motion:** Ms. Brunn moved to accept the minutes as written of the Zoning Commission Regular Meeting, January 4, 2024. Mr. McFarland seconds the motion. **Roll Call:** Mr. Kelly-yes; Ms. Brunn-yes; Mr. McFarland-yes; Mr. DeCastra-yes; Mrs. Wetterman-yes.

**OLD / CONTINUED BUSINESS:** None

**NEW BUSINESS:**

**Short Term Rentals, Event Center Rentals, Air BnB rentals:** Mrs. Wetterman stated that there needs to be a discussion on possible definitions of “short term rentals”, perhaps falling in the categories of Bed and Breakfasts and/or renting out their home for one month or more. Mrs. Wetterman asked Mrs. Czyz or Mr. Humphrey for some clarification or input on the subject and how it would affect the Zoning Office.

Mrs. Czyz said that she saw no problem with it. If you were in the middle of a transition, you could rent a home until things were complete. Mr. Humphrey stated that there should probably be a definition that would exclude AirBnB or include it, and not just rent it like you would an event center. When Mr.

Humphrey spoke with Attorney Richter, he was asked what the length of our rentals were. The property is Rural Residential and an AirBnB is a business.

Mr. Humphrey asked Mrs. Wetterman if she had reached out to Attorney Richter. Mrs. Wetterman stated that he would be willing to talk to the board with approval. Mrs. Murphy stated she would speak with Attorney Richter.

Mrs. Wetterman stated we then need a definition on Air BnB's? Mr. Humphrey stated there may be one out there. That they are not regulated by the State of Ohio, but we can regulate but we have nothing in our Zoning Resolution regarding length of time for rentals.

Ms. Brunn asked if we were differentiating between AirBnB's and short-term rentals?

Mr. Humphrey stated AirBnB's are not regulated by the state. We have had issues with the police needing to be called. People wandering around at 2-4 am, knocking on people's doors. People rent the house out, and they are wandering around and causing problems.

Mr. McFarland asked what the intent of regulating the AirBnB's? Mr. Humphrey stated that it was to try to alleviate police calls, people coming from house or houses, knocking on doors at 3 or 4 in the morning, and trying to control the drunk and disorderly people. Mr. McFarland stated he did not feel that it was the fault of the AirBnB, but who the home owner chose to rent to. Mr. Humphrey stated that Bed and Breakfasts were regulated, Hotels, Motels, and Event Centers were regulated. It becomes a business Then you get in to fire suppression and things like that.

Ms. Brunn stated that Short Term Rentals-AirBnB's are a big thing in Real Estate these days. Especially if someone is in from out of town. However, this sounds like a big "party house". But how do you differentiate this.

Mrs. Wetterman stated that is why we need definitions.

Mrs. Czyz stated they should check into Litchfield Township. They have been battling this for years. Ms. Brunn stated that Richfield Village is having issues with it as well. Just recently.

Mrs. Wetterman stated she had check into Jefferson Township. They are having the same problem. People coming in for big parties. They are following their Noise Ordinance.

Mr. DeCastras asked what the enforcement would be if they violated the zoning? We can enforce the noise or disorderly conduct, but how do we enforce the way the owner listed them? Is this the only piece of property or do we want to make sure no other properties become a short-term rental.

Ms. Brunn stated that generally, short-term rentals are not a problem. Brings people in and produces income. This just happens to be a problem place.

Mr. Kelly asked if they could get more information on Litchfield or Richfield.

Mrs. Wetterman checked with OTA and they had done seminars on Short-term rentals but has not received any information yet. Hinckley has wording in their zoning that states short-term rentals "Can not use residential for unidentified group".

Mr. DeCastras stated that there needs to be research done on the subject.

Mrs. Wetterman stated she checked with the Health Department. They are experiencing problems with people that are remodeling old barns, making them Event Centers. We may need something in the zoning. We had problems with someone that was trying to build one at Substation and Sleepy Hollow. The Health Department already has regulations on what they can use the remodeled barns for. Maybe we should get their wording on things. Mrs. Czyz questioned how we would enforce that. Mrs. Murphy will contact Attorney Richter on coming in to discuss the subject of short-term rentals.

Ms. Brunn, suggested Granicus. Software to help regulate.

**Medical Marijuana:**

We have something in our Zoning regulating growth. Section 303.13, Medical Marijuana growth. It was brought up regarding dispensing. Mr. DeCastra stated that it was brought up that it was legal for an individual to possess an amount, however not to cultivate, process or dispense it. We cannot update our regulations at this time because it is not legal to dispense. Trustees can put a moratorium on that type of activity if they want until such time when it is legal to cultivate, process or dispense it.

**ADDITIONAL BUSINESS:**

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

**ANNOUNCEMENT OF NEXT MEETING DATE:** Thursday, March 7, 2024 @ 7 p.m.

Mr. DeCastra asked about Sam the Man Tree Service. Mrs. Czyz stated that Zoning has not received any plans, so at this point it is all conversation. Mr. Humphrey stated that Sam has purchased the property. Mrs. Czyz stated he was looking to obtain an address for a mailbox. Mr. Humphrey had told Sam the Man, that a conditional permit would have to come from the Board of Zoning Appeals first, then a site plan would have to be approved by the Zoning Commission and the Trustees. Mr. DeCastra stated that that business type was not permitted in that district.

Mr. DeCastra also suggested that the board look at the types of businesses that are permitted in the C1, C2, C3 districts and maybe modernize business types in those districts. Update and understand what is permitted.

Mrs. Wetterman suggested board members look over these districts and prepare to discuss at next meeting.

**MOTION TO ADJOURN**

Mr. DeCastra motioned to adjourn the meeting. Ms. Brunn seconds. **Roll Call:** Mr. Kelly-yes; Ms. Brunn-yes; Mr. McFarlan-yes; Mr. DeCastra-yes; Mrs. Wetterman-yes. Meeting adjourned at 7:40 p.m.

Respectfully Submitted,  
Linda Kuenzer, Zoning Secretary