

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

Call Meeting to Order

Chair Wetterman called the Brunswick Hills Township Zoning Commission April 4, 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. DeCastra, Mr. McFarland, Mrs. Wetterman
- **Alternate Board Members as voting members:** Mr. Witt, Mr. Smerek
- **Board Members Absent:** None
- **Others in Attendance:** Trustee Mrs. Murphy, Mrs. Czyz, Zoning Inspector, Mr. Humphrey, Assistant Zoning Inspector, and Linda Kuenzer, Zoning Secretary

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

Mrs. Murphy swore in the new alternative members, Mr. Edward Witt and Mr. David Smerek.

APPROVAL OF THE MINUTES

No minutes to approve at this meeting. There will be meetings to approve in the next meeting.

NEW BUSINESS:

C1, C2 and C3 are up for discussion.

Mr. DeCastra stated he will have a matrix map for everyone to review at the next meeting and discuss the differences in permitted uses, conditionally permitted uses between the three commercial zones in order to understand what's there and update it accordingly.

Mrs. Wetterman stated that training will be provided from the county on agriculture which will also include some C1, C2 and C3 information since we have dual zoning on 42.

OLD / CONTINUED BUSINESS:

Mrs. Wetterman asked Ms. Brunn if she was able to get a description on Airbnb's.

Ms. Brunn stated she pulled the information online on other township websites. She stated we need to determine the length of time.

The board discussed that it's 30 days or less. Mrs. Wetterman asked Ms. Brunn to put together the definite definition for next week and add it to the recommendation for the trustees.

Next meeting:

Mrs. Wetterman stated that for our next meeting under new business- We will be having a couple of guest speakers come in and share how they take applications for agriculture and provide information from the county. We have some info from LCR and we need to compare it with what we have in our books for the next meeting.

Mrs. Wetterman asked if we had anything additional to discuss.

Mr. Humphrey asked that when Mr. DeCastra go through the Matrix, he takes into a consideration the following:

Landscaping business- When Maddon Brothers cleared the bottom portion of the land, they did not have proper drainage to collect the bacteria from running down the hill. Then storm water came in and told them how to put in a retention or detention. A couple of ponds got polluted on Boston due to this.

Mr. Humphrey stated that if they are just parking their vehicles there, it's pretty simple and forward. Same for drive thru beverages, drive thru banks and carwashes.

Mr. Humphrey asked about some other items such as those, where do we want it, how restrictive do we want it, and if we want it restorative do we put it under conditional? Or if it's straightforward it can be put under permitted uses. Some of the older ones such as greenhouses could be defined. He asked Mr. DeCastra to think about those things when going through the Matrix.

It was discussed how many copies are needed of the application- 11 was decided.

Mrs. Czyz stated that in C1 there are some permitted uses that should be removed- for example “shoe repair stores” as well as “Tailor and Dressmaker” on page 64 since it's outdated and not utilized.

It was discussed that if someone applies for a permit in those types of business, they would need to apply for a Use Variance. It was discussed if they were a landscaping company, would they have to do the same? Number 10 on page 67 was referenced “plant greenhouse and garden supply sales” landscaping business which sells items such as mulch, rocks, etc. would usually qualify under that. Other requirements apply for example they have to have a minimum of 2 acres.

Mrs. Wetterman asked the board if there were any further questions. All stated no.

Mrs. Wetterman stated that we have our assignments for the next meeting and asked if there was any additional business to discuss. There was none. She then asked if there was any public comment.

PUBLIC COMMENT:

Ron Wetterman residing at 1085 Substation Rd, Brunswick Hills, OH 44212. Brought up a definition of a shared driveway, stated he understands that it's not controlled by the state nor the county. However, he asked to think of a family that has a large portion of land and they may want to give a portion to one of their sons or daughters, which is okay for a while however when they go and sell that property and it could become an issue.

He stated that it may be something that we may want to think about and look at.

Ms. Brunn asked the board if it would be part of an easement.

Mr. Humphrey stated it would need to be on the deed.

Mrs. Czyz asked in regards to the agricultural workshop, who will be speaking to us and when.

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Mrs. Wetterman stated it will take place next meeting, and asked that she (Mrs. Czyz) and Mr. Humphrey do a short presentation on how an application is taken and maybe even do a demo application.

Mrs. Wetterman asked if there was any other information that we need or any other questions. No other questions.

ADDITIONAL BUSINESS: None

ANNOUNCEMENT OF NEXT MEETING DATE: Thursday, May 2, 2024 @ 7 p.m.

MOTION TO ADJOURN

Ms. Brunn motioned to adjourn the meeting. Mr. DeCastras seconds. **Roll Call:** All in favor-Aye-unanimously. Meeting adjourned at 7:21 p.m.

Respectfully Submitted,
Linda Kuenzer, Zoning Secretary

Patricia Wetterman, Chair

Approved Date June 5, 2024