

**Brunswick Hills Township
Zoning Commission Regular Meeting Minutes
March 7, 2024**

Call Meeting to Order

Chair Wetterman called the Brunswick Hills Township Zoning Commission March 7, 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. DeCastr, Mrs. Wetterman
- **Alternate Board Members as voting members:** None
- **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. Kelly led the Pledge of Allegiance and moment of silence for our troops and first responders.

APPROVAL OF THE MINUTES

Approval of the ZC February 1, 2024 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. DeCastr moved to accept the minutes as written of the Zoning Commission Regular Meeting, February 1, 2024. Mr. McFarland seconds the motion. **Roll Call:** Ms. Brunn-yes; Mr. Kelly-yes; Mr. McFarland-yes; Mr. DeCastr-yes; Mrs. Wetterman-Yes

OLD / CONTINUED BUSINESS: Short-term Rentals/Airbnb's

Possible definitions for short term rentals and Airbnb's

Ms. Brunn stated that it's still a popular topic and people are purchasing homes and turning them into short term rentals & Airbnb's.

It was discussed that the owner of the property has to match the health requirements and be registered by them. It's likely that the owner of the property doesn't have a lot of communication with the Airbnb business.

Ms. Brunn shared that she knows of someone that has multiple Airbnb's and at times they rent them for a month or three months at a time and that person is in contact with all of their tenants that come. It could depend on the owner or the tenant.

Mrs. Wetterman asked if the commission thought that there is any way that this would affect our township.

Mr. MacFarland shared that he doesn't think so, that whether you have a short-term rental or if you are the owner, you still have to abide by the laws of the township.

Requirements for renting the Airbnb such as how to get into the house, taking the trash out, etc. are usually communicated via the platform prior to rental.

Mrs. Wetterman asked for the opinion from the board for short term rentals, when people rent out their houses for less than 30 days.

Mr. MacFarland stated that Airbnb's can be overnight or it can be as long as you'd like it to be.

Mrs. Wetterman stated that it seems that there isn't much zoning can do other than putting definitions in.

Mr. Humphrey stated that a House bill that was passed that you cannot restrict short term rental.

A discussion took place on what the action should be in regards to these short-term rentals.

Mr. Humphrey stated we can put something in the book, a definition under STRs (short term rentals) however in the packet it states that we can't do anything (563 was referenced)

Ms. Brunn shared a definition "A short term rental, STR means the use of an occupancy of a dwelling or dwelling unit located within a residential district or any part thereof in exchange for a rental fee for a period of less than thirty consecutive days"

Another definition about home businesses was discussed, under general provisions, on page 26. This talks more about owning a landscaping business or you work at home and for example you have an 8x10 room. Mr. Humphrey does not think that this would be applicable as they are not conducting business in the home but renting the property instead. For this, their business could be insurance and they are working out of their home.

Mr. Kelly stated that in the last meeting it was discussed Litchfield and Richfield were both struggling with this as well. An update was asked from the group if anyone had heard anything additionally in regards to this. Richfield- since it's a village they have to apply for a permit and once they have it approved, they can-do short-term rentals. In the city of Brunswick similar thing....

Mrs. Wetterman stated not much more can be done other than possibly getting a definition in the book.

Mr. DeCastra brought up how this would be enforced and how can it be maintained? Not much the zoning regulations can do to control, monitor, or minimize, limit or exclude short term rentals.

Mr. Humphrey asked if the trustees can pass a resolution on the Airbnb's and short-term rentals. It was stated that it's going to be difficult to monitor/control it.

NEW BUSINESS:

Mrs. Wetterman asked if there could be a training where Mr. Richter comes out and could cover these types of things. Mrs. Murphy stated that he does not go to each individual township to do training, therefore the Medina County Planning has set up training. The prosecutor's office is having one in May

Mrs. Wetterman asked for an update on the Comprehensive Plan. Mrs. Murphy stated that the contract is being reviewed by legal counsel.

Mrs. Wetterman discussed a handout about Marijuana dispensaries- handout states that it's up to the trustees to adopt a resolution.

Issue 2- There is no current dispensary in the township. Presently zoning cannot exclude marijuana dispensaries. Mrs. Murphy stated that they should look at Section 303-13 (page 31) Medical dispensaries are not allowed in the zoning district. However now it's a retail dispensary and that specifically says medical. Mr. DeCastra stated that this may need to be reworded to limit homes being dispensaries, but cannot limit them cultivating it for their own personal use.

The wording for the Drug Free drug place for the township needs to be updated and be more specific that targets directly marijuana. Mr. DeCastra will work on a definition which will then go through the prosecutor's office.

Mrs. Wetterman asked Mr. Humphrey if he had any updates on the lot on Grafton Rd. Mr. Humphrey stated that nothing has come in from Sam the Man. Mr. Humphrey shared that he had spoken with Sam the Man and told him what he needed to do (go through the BZA for the parking and if that passes, then it would come to her for the site plan approval)

It was discussed that the purpose of the business is to put a small office and park vehicles. There is also a possibility of retailing furniture there as well.

ADDITIONAL BUSINESS:

PUBLIC COMMENT: Mrs. Wetterman asked if there was any public comment.

Ron Wetterman, residing at 1085 Substation Road asked about Sam the Man's business on Substation Rd. Mr. Wetterman stated that he (Sam) doesn't have any conditional permits and asked if it's still legal for him to park the trucks there. It was stated that he should not be parking any trucks there. Mr. Wetterman stated that they are there every day, 2 white ones.

ANNOUNCEMENT OF NEXT MEETING DATE: Thursday, April 4, 2024 @ 7 p.m.

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 the next meeting.

Mrs. Wetterman wished everyone a Happy Easter.

MOTION TO ADJOURN

Mr. DeCastra motioned to adjourn the meeting. Ms. Brunn seconds. **Roll Call:** All in favor-Aye-unanimously. Meeting adjourned at 7:43 p.m.

Respectfully Submitted,
Linda Kuenzer, Zoning Secretary

Patricia Wetterman, Chair

Approved June 6, 2024