

**Brunswick Hills Township
Zoning Commission Regular Meeting Minutes
June 6, 2024**

Call Meeting to Order

Mr. DeCastra called the Brunswick Hills Township Zoning Commission June 6, 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, Linda Kuenzer, Zoning Secretary, Dalith Beck, future Zoning Secretary.

Mr. McFarland led the Pledge of Allegiance.

Mr. DeCastra welcomed the two new alternate members, Mr. Edward Witt and David Smerek. Ms. Wetterman welcomed them to comment and bring ideas. She stated they are members of the board even though they are sitting as alternate board members.

APPROVAL OF THE MINUTES

Approval of the ZC March 7, 2024 regular meeting minutes

Mr. DeCastra asked if there were any additions or corrections to the minutes. Being none, Mr. DeCastra asked for a motion to approve the minutes.

Motion: Mrs. Wetterman moved to accept the minutes as written of the Zoning Commission Regular Meeting, March 7, 2024. Ms. Brunn seconds the motion. **Roll Call:** ; Mr. Kelly-yes; Mr. McFarland-yes; Mrs. Wetterman-Yes, Ms. Brunn, Mr. DeCastra- yes

Approval of the ZC April 4, 2024 regular meeting minutes

Mr. DeCastra asked if there were any additions or corrections to the minutes. Being none, Mr. DeCastra asked for a motion to approve the minutes.

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

NEW BUSINESS:

OLD / CONTINUED BUSINESS: Mr. DeCastra discussed that in our last meeting he had brought up the idea of reviewing how we are defining our business types in our C1, C2, C3 zoning rules.

He has put together an excel sheet that outlines the current language that defines each item, and we can see what zone it is already approved in.

He also has a column for suggested language, and we have the option to either update the language for it to be more relevant to some of the business types that are now present. We will also be looking at any business types that we may think needs to be removed in addition to any new business types that may not be incorporated in any current language- and if we may want to move the types of business in the zones.

Mr. DeCastra offered to put the excel sheet up on the screen for everyone to review (everyone also had a printed copy as well) Mr. DeCastra stated that it's an open conversation for us to begin modifying the language and that he will leave it up to the board to have those conversations. He stated we can focus on the top 10 to get into the rhythm on how we want to adjust this.

For number 1, Ms. Wetterman stated she likes changing “barber and beauty shop” to “cosmetology, barber and body art services” Ms. Brunn suggested to add “salon” Mr. McFarland asked if “salon” could potentially be misinterpreted as something else? Ms. Brunn stated that she doesn't think so, and that it could potentially be interpreted as a dog salon however she stated they would call it something like a pet spa or dog salon. Mr. DeCastra stated these are presently allowed in all three commercial zones.

Mr. DeCastra moved into Number 2, listed as “drug store” and the proposed language is “pharmacy and drug stores-Retail” so it's not mistaken with manufacturing. This could also include more than just a drug store. Mr. Witt and Ms. Brunn both stated they liked that change.

Mr. DeCastra moved on to Number 3. Florist and gift shop which is uniquely called out and whether that needs to be continued to be called out as an individual business type or it can be updated to a generic business type to streamline the types of business allowed.

Mr. McFarland asked what would define a gift shop? Ms. Brunn stated it was similar to a Hallmark store.

Mrs. Czyz suggested “gift store notions” which would include small trinket gifts and flowers, like a one stop shop. Ms. Brunn- asked if it would need to be a florist or a gift shop? or does it need to be a florist with gifts that are available in their store? Mr. McFarland stated that it can be a florist and/or gift shop to cover both situations. Mr. DeCastra stated that he can make sure the language stating that these business types are allowed, can say ‘included but not exclusive’, where you would not need to be a florist and a gift shop. You could just be a florist or a gift shop.

Mr. DeCastra moved on to number 4: Grocery store not exceeding fifteen thousand (15,000) square feet of total floor area. He stated that he does not see the need to limit the size of the store. Mr. McFarland and Ms. Brunn agreed.

Mr. DeCastra asked the board if we should change it to a grocery store with no limitation? Ms. Brunn stated she thinks so. McFarland and Brunn suggested we define what is a grocery store as there are larger stores that offer other items outside of groceries.

Public Comment:

Linda Hudson residing at 314 Pearl Rd, Brunswick Hills, OH 44212, asked if we wanted to include any specialty stores to welcome and encourage these businesses into our township.

Mr. Witt asked if the intent of this square footage language was to eliminate the mega stores? Mr. DeCastra stated that given that these types were written in the early 2000s, possibly.

Mrs. Hudson stated that originally, they didn't have the areas in C1, C2 and C3 that could accommodate it since it was held up by water, if you didn't have city water you couldn't put it in there. She stated that the areas that could be used were provided by well water and that it was regulated by the EPA- that you could have only up to 15,000- now that things have changed, we may want to consider changing it to accommodate.

Mrs. Czyz stated that in C1-Marks Rd, a small plaza was going to be put in there, and stated a store like a Marcs could be put in there.

Ms. Brunn asked Ms. Hudson if the suggestion is to add grocery and specialty food stores? Ms. Hudson stated that it could be, or just leave it vague enough to where it says grocery stores and eliminate the square footage.

Ms. Brunn stated she will keep a running list of things that need to be defined. She also mentioned she likes the idea of having “specialty food store” listed specifically.

Mr. DeCastra discussed number 5 which is very detailed and listed as “Preparation and processing of food and drink to be retailed on premises including bakery, delicatessen, meat market, confectionery, restaurant, ice cream parlor, soda fountain” Mr. McFarland stated he doesn’t know if soda fountain needs to be in there anymore. Mr. McFarland asked if we potentially need to list a location that brings in different vendors in one location. Mr. DeCastra stated he will take all of the ideas and do some research to update the wording

Mr. McFarland asked if we have language about resale shops. Mr. DeCastra stated no, and Mr. McFarland asked if we could address/add that. Mr. DeCastra stated that he will add and research that.

Mr. DeCastra moved into number 6 and 7 which are shoe repair store and tailor and dressmaker. There was a group discussion on combining all of these together.

9 and 10 are medical and dental clinics and office buildings. Mr. McFarland suggested updated it to dental practice instead of clinic. Mr. DeCastra asked if there are any additions to the definition of office building? The board agreed to leave as is.

Mr. DeCastra stated he will look at refining the language and continue to take comments. The next time we meet he can present the next step, in this which would be the definitions. Then, as a commission we can agree on the language we will use, which will then be updated in the zoning code when we are prepared to do a revision of the zoning code. He stated we will continue this at the next time and shared that what we reviewed today was all C1. He asked the secretary to add this to the next meeting agenda as “old business”

NEW BUSINESS:

Mr. DeCastra discussed the Zoning Ethics training that the Medina County Zoning Commission held- which was heavily focused on the Board of Zoning Appeals and what they can do.

They started out with an understanding of how the township authority came about, through the power of the state legislation and the different roles and responsibilities. The number one thing that he thought was very important was that the zoning commission exists as a legislative function. He shared that it's our role and responsibility to continue to write and update the legislation under our zoning code.

He encourages that as a group we discuss ideas on how we want to modernize the language, understanding what the community wants from the zoning commission and to come prepared on how we want to change, update and adopt the language.

Mr. DeCastra asked Ms. Murphy if she had an update on the Comprehensive plan. Mrs. Murphy stated that there will be a kickoff meeting which is scheduled for Monday, June 17th at 6:30pm at the Township City Hall.

Mrs. Kuenzer welcomed Dalith Beck as the new Zoning Secretary who will take over Linda Kuenzer’s secretary role.

PUBLIC COMMENT:

Linda Hudson stated that it's a very exciting time for the board, not in a long time that we've had the ability to make changes and that she is very excited about those changes. She's happy to see so many people will be involved. She stated we changed dramatically in the past 34 years.

Mrs. Hudson stated she was a past Trustee and assisted with the comprehensive planning many times. She stated that things can be changed in one of two ways and that the changes should come from the zoning commission. She stated that the zoning commission is your legislative person who sets the mark for what you want to see in the community.

She would like to maintain the Township in the same manner they set out in, when we split from the city as it did not benefit our community. Mrs. Hudson stated that for us to continue to remain a Township, we need to have land and people, and if we don't offer an opportunity to grow here in our community they will annex.

She shared that we've seen a loss of land here in the last 6-8 months of a tremendous amount of acreage in areas where we need to maintain them as best we can. She stated that there are still areas which are still affected by the water ward. She also shared that the city of Brunswick is working on creating a new zone that embraces hostels, spas, orchard, restaurants, etc. to entice people out to the area.

She stated that we may want to look at the new trends in zoning and thinks the prosecutor's office may have something set up and encouraged everyone to attend the training.

Ron Wetterman, 1085 Substation Rd, Brunswick. OH 44212 thanked everyone for going over the commercial areas this evening and asked if we are going to be doing a similar thing with the industrial area? Mr. DeCastra stated yes, from his perspective.

Mr. Wetterman would like to draw attention to a particular area, the Storage buildings were going in on Substation Rd. The writing for the size of the building that was allowed. The number of buildings per acre, according to the applicant, was very outdated but because the way everything was written we had to abide by it.

Mr. McFarland asked Mr. Wetterman if he is saying if he wants the code to reflect larger buildings or stick to smaller buildings? Mr. Wetterman stated it's more about trying to figure out the proper wording to avoid issues. He stated he was not sure if there is something that needs to be talked with the fire department in regards to fire codes? Do we want more storage buildings in the township?

ADDITIONAL BUSINESS: None

ANNOUNCEMENT OF NEXT MEETING DATE: Thursday, July 11, 2024 @ 7 p.m.

MOTION TO ADJOURN

Mr. Brunn motioned to adjourn the meeting. Ms. Wetterman seconds. **Roll Call:** All in favor-Aye-unanimously. Meeting adjourned at 7:58 p.m.

Respectfully Submitted,
Linda Kuenzer, Zoning Secretary

Patricia Wetterman, Chair

Date