

**Brunswick Hills Township  
Zoning Commission Regular Meeting Minutes  
July 11, 2024**

**Call Meeting to Order**

Chair Wetterman called the Brunswick Hills Township Zoning Commission July 11, 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. DeCastr, Mr. McFarland, Mrs. Wetterman
- **Alternate Board Members as voting members:** Mr. Witt, Mr. Smerek
- **Board Members Absent:** Mr. Kelly
- **Others in Attendance:** Trustee Mrs. Murphy, and Linda Kuenzer, Fiscal Officer, Mr. Humphrey, Assisting Zoning Inspector, Dalith Beck, Zoning Secretary

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

Mrs. Wetterman expresses her condolences on behalf of the board for the passing of Mr. Humphrey's father.

**APPROVAL OF THE MINUTES:**

**Approval of the ZC May 2, 2024 regular meeting minutes**

Mrs. Wetterman asked the board 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 motioned to accept the minutes as written of the Zoning Commission regular meeting, May 2, 2024. Mr. DeCastr seconds the motion. **Roll Call:** Mrs. Wetterman- yes, Mr. McFarland- yes, Mr. DeCastr- yes, Ms. Brunn- yes, Mr. Witt- yes.

**Approval of the ZC June 6, 2024 regular meeting minutes**

Mrs. Wetterman asked the board 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 motioned to accept the minutes as written of the Zoning Commission regular meeting, June 6, 2024. Mr. McFarland seconds the motion. **Roll Call:** Mrs. Wetterman- yes, Mr. McFarland- yes, Mr. DeCastr- yes, Ms. Brunn- yes, Mr. Witt- yes.

**NEW BUSINESS:**

**OLD / CONTINUED BUSINESS:**

Mr. DeCastr stated: All of our board members should have a printed out version of where we stopped last. I've taken suggested language and comments and we can continue down that path. We last stopped at item 10 and that gets us into the next commercial district C2.

If we want to analyze where our C2 is, that is going to be mostly our Pearl Road or Route 42 location, and at the corner of substation and center road or Ohio Route 303.

Mr. DeCastr shared that the idea is to clean this up, and the main thing is adding the idea of retail establishment, making sure that we really hone in that it is a retail establishment, not a manufacturing establishment for those types of activities.

Mr. McFarland: We were talking about, we need to define that it's a supply and also a service. If it comes to photography, you mean to be buying the product, you're buying the service, would that be covered there? Can we outline that better?

Mr. DeCastra stated that we can outline that.

Ms. Brunn asked: Does artisanal arts exclude music and books? I was thinking like a music store, like what's in the center of Brunswick, if somebody wanted to put one in, does that eliminate that or would it include..?

Mr. DeCastra: I didn't really look up the full definition if someone would define artisanal.

Ms. Brunn shared- Glass, gluing, textile design, jewelry design, ceramics, woodworking and many more.

Mr. DeCastra: Yes, it relates to the skills of an artisan. I would imagine most musicians would classify themselves as an artisan, but yeah, we can expand that to the idea of services and instead of maybe artisanal, we can do fine arts?

Mr. McFarland: But if you use some idea, we need to make sure we have a definition in there.

Mr. DeCastra: Yeah, so we can define kind of more explanatory what we see as artisanal arts as a definition.

Mr. DeCastra: So we definitely want to add music, clearly defined photos.

Ms. Brunn: Maybe add books. Mr. Decastras asked: Do you want cake making? I mean, that would be more of bakery activity.

Mr. McFarland: Right, it's something if somebody just decorates but doesn't produce the cake.

Mr. DeCastra: Number five would be bakery and if we actually look up at number three, we have gift shop there so that would tackle the toys and gift sales. Anything that we've already done is approved in C1, 2, and 3.

Ms. Brunn: Okay, well that makes sense. Yeah, then anything. We're just eliminating repeating the same type of place.

Mr. DeCastra: So we're going to write down the include of not only the sale but also services and then defining artisanal arts to make sure that we reference those ideas of music, photography, books into that definition of artisanal arts.

moving on to number 11, it was very not clear cut. I mean obviously clothing apparel shoe and variety store but what exactly around that. So again redefining it that it's retail establishment for the sale of personal clothing articles. So that way it's not a retail establishment that's going to focus in on manufacturing or printing of screen shirts or anything like that..

Mr. McFarland: Does that eliminate like an individual dress design? Like something that's making prom dresses? Is that excluded from that?

Mr. DeCastra: I don't see it as excluded because that's still under personal clothing.

Mr. DeCastra: We can leave it open. If you look at where it is on C2 a screen print shot or a small embroidery shop that might do, you know, small batch activities. I'm not against any of that commercial activity, we can define what the sale of personal clothing articles could be. Just the sale of personal clothing for a retail establishment with small, I guess, manufacturing.

Mr. McFarland: If we want to add that into it. Are we trying to exclude the small manufacturer?

Mr. DeCastra: What's your personal preference?

Ms. Brunn: So I have heat presses and pre-screened printed designs and then heat press them on and sell them. I don't feel like that should be excluded. They don't take up a lot of room. It's not anything noisy or crazy. So if it's like key profits or whatever, where they're making some shirts in the back and selling a bunch of stuff, I think that would be nice.

Mr. McFarland: As long as we don't want some of these dying and a lot of water usage and odors and nails inside there.

Mr. DeCastra: So we'll add in the idea of small batch. Not manufacturing. All things are a word instead of manufacturing something else.

Mr. DeCastra- Number 12 is mostly probably around home improvement.

Thoughts on cleaning that up? I mean, obviously we can see the first sections of it. They're all good all the way into decorating, would be home improvement.

Ms. Brunn: It's weird that that's the way it's worded and thrown in there. Very vague.

Mr. DeCastra: Yeah, I mean, our accessories could be selling a Christmas tree? Or all the way to custom bodywork.

Mr. McFarland: It could be mufflers, engine work that make things. Speaker systems.

Mr. DeCastra-So do we want to clean that up or leave it vague to open to interpretation when someone submits for a permit?

Mr. McFarland: I just want to make sure we're not doing something that's going to affect other businesses with noise. If you run a grinder..

Mr. DeCastra: So I mean, do we just want to limit auto accessories to just the retail establishment?

Mrs. Wetterman: I think that I like that idea.

Mr. DeCastra: And then we'll leave auto accessories in there, but make sure that it's clearly defined as a retail establishment and not a shop. Because we do have shops further down relating to vehicle repair. And then the repair of household appliances and bicycles. Do we just kind of strike that?

Mr. McFarland: I don't know who drops their appliances off anymore to get them repaired. Bikes may be a thing now

Mr. Witt: What about repair facilities, non-automotive? There's a lot of things that can be repaired besides just appliances and bicycles.

Mr. DeCastra: I mean the other thing we can do is we can actually separate those out and create new wines that are dedicated to repair of non-automotive household goods.

Mr. McFarland: So I think if it's covered later on, then the language here, appliances and bicycles would be okay the way it is.

Mr. DeCastra: Jewelry store. Do we just want to define that as a retail and repair of jewelry?

Mr. Humphry asked-What about body care?

Mrs. Wetterman: Body art services. We will cover that under number one

Mr. McFarland: The jewelry stores that cover places that we buy gold? Is that covered under there or...

Mr. DeCastra- Probably. Some are exclusive to buying jewelry. Yeah. Do you have any disagreement if it does, if someone applies?

Mr. McFarland: I just want to make sure it's covered, either yes or no.

Mr. DeCastra: I mean, retail could be both sale and buy.

Mrs. Wetterman: So we're going to change that to repair and...

Mr. DeCastra: Retail and repair establishments for jewelry.

Mr. Humphrey: Would coins be part of that then too?

Ms. Brunn: That's a good point. Maybe it should say for coins and jewelry.

Mr. McFarland: Coins, jewelry, metals, precious metals.

Mr. DeCastra: Yeah, I can look up a more kind of industry term of what...

Mr. DeCastra: 14 probably can stay retail sale. With slight adjustment, retail establishment for the sale of furniture, appliances, and other major household articles.

Mr. Witt: I don't know how you would compare that down. Yeah. Other than I'm not certain what other major household articles pertains to. I don't know if that could be eliminated or not.

Mr. DeCastra: 15, we can just change that to the retail establishment of sporting and outdoor gear.

Mr. DeCastra- I have no problem with 16- banks, including Drive Thru, I think would be a more appropriate word

Mr. McFarland: They're just the Drive Thru ATM? Or are we talking about a bank with a Drive Thru?

Ms. Brunn: I think the way it reads includes either or.

Mr. DeCastra: Or is it the bank and then banks including a Drive Thru? Do you want to stand alone ATM operation?

Mr. McFarland- I think they're convenient. Mr. Decastro- I mean, we can add that in.

Mr. McFarland: I'm just trying to avoid a problem later on, It's not clear.

Mr. Smerek asked- Going back to sporting goods, are you going to be adding things like hunting or firearm sales?

Mr. DeCastra: I think we were defining sporting and outdoor gear. Mr. Smerek asked-would hunting be included then? Mr. DeCastra responded- I would say hunting is included as an outdoor gear.

Ms. Brunn: That's probably something we need to add to our definitions. Just because it could be vague.

Mr. McFarland: Are those going to be the sale of ammunition?

Mr. DeCastra: 17 is just the idea of around amusement and recreational uses and then lists examples.

Mrs. Wetterman: That needs to be cleaned up.

Mr. DeCastra: So how about we'll have a conversation on what type of amusement activities do we want represented in the community versus trying to read this? Because that reading that is understanding what is and is not excluded. C3 does not have any other applications of amusement activities. So the question among our commission is do we want to continue to exclude drive-in theaters, miniature golf, driving ranges, etc. But only allow bowling alleys, theater and a pool bar parlor.

Mrs. Wetterman: I don't see too many drive-in theaters opening up anymore. I wish ours was open. So can we, do you think we could exclude that one? Mr. Decastra- We can continue to exclude it, yeah. .

Mr. Humphrey: Kiddy Parks like Memphis Kiddy Parks..I believe it's where Redwood apartment are now. Somebody wanted to do that. Would that include amusement park? Like for kids?

Mr. McFarland: I don't know if that would be under the...it depends on whether it's for commercial use or not, whether it fall under the parks department or whether it falls under a business like a scene 75.

Mr. DeCastra: Yeah, 17 is confusing. Maybe we'll come back to that next month, but I think it would be important as a commission to just think about and understand what amusement activities some are listed here that we want to see and not see. The examples is, we'd like to see a bowling alley, but we don't want miniature golf.

**PUBLIC COMMENT:**

Linda Hudson

I'm kind of trying to figure out when we get into this, whether it's C1, C2 or C3, have we covered those aspects of those farms and things that are presently operating and with the changes that we're seeing in the state of Ohio with the agritourism? There's a lot of people who have already had those things in place and whether it be conditionally permitted or permitted, have we covered that with the Justice property, for instance?

We're going to see some really interesting changes there that are going to allow us. There are also several people up and down the street that already presently have those, whether it be farm related or agritourism, have we accounted for that and have we, do we have it as a permitted use, a conditionally permitted use? If it is already there and it already exists, we probably should make that a permissible use.

Mr. DeCastra: We're taking notes. And right now, obviously, we're just going right through what's currently there, but then we'll have to have conversations about what's missing, and then conversations about do we begin moving these things between the different zones. If we keep all three, do we shrink them down to two.

Mr. Decastra continued going through the list: 18 and 19 cultural and/or educational facilities. Again, we go with the comment about the agritutism that's growing. We definitely want to maintain that. I'm open to suggestions. If not, I'll spend some time and really think through different ways to wordsmith it and then eating and drinking establishments.

I think we can clearly define that as both sit in to go in a variety of different ways that we want to define drinking establishments.

Mr. McFarland: Do we want to mark those permanent rather than the food truck? Mr. DeCastra stated- Yeah, we can do that. Do we want to add one for food trucks? or the idea around permitting of food trucks?

Mr. McFarland: I'm sure there's other regulations they have through the trustees. As long as there's a location for them that they're permitted to use and that way if there's any cleanup or discharge from it, we know where it came from. As long as we can identify, this is your food truck location, then that's acceptable.

Mrs. Wetterman: Well, the police check for a permit and I believe the fire department has the vehicles inspected, which includes the pulling carts that they use to sell things and that is handled by the fire department.

Mr. McFarland: Right, so I'm just saying as long as we identify that this is a zone for your food truck to be, rather than just saying C2 can have food trucks and then anybody who wants to set up a food truck, sell the food and get out there before anybody reports them.

Mr. Humphrey: I would stay away from the food trucks because right now those are considered like transient vendors and they get that permit through the police department and they have to have a license. So when the fire department goes in, they have to be adequate with their electrical and all that stuff. And the health department issues them a license too. They got to pass that.

Ms. Murphy: The trustees do have a resolution regarding transient vendors. .

Mrs. Wetterman: That concludes down to number 19, and we will resume with the rest next month.

Mr. DeCastra: I'll have an updated list for everybody.

Mrs. Wetterman: Any more questions from the board? All board members stated no.

**NEW BUSINESS:**

**Josephine Jones, 607 Marks Road.**

Ms. Jones stated: This is for our business, Mr. Pools.

Back in 2022, I received a zoning permit for a garage basically that you all received the copy of the application. So it was approved by the zoning department. I went to the building department, had jumped through a lot of hoops. Eventually got our building permit approved. But by then my zoning certificate was already expired. She stated she was told that it would be renewed.

Since the building was changed a bit, she was told she had to resubmit, which she stated she did. She stated she spoke with Mr. Humphrey who told her she would have to go through the zoning commission. She stated that this was already approved.

Ms. Jones stated she is here because apparently there was a mistake that was made. She stated months and months passed, she is very upset and frustrated and is angry as a business owner because she needs this extra storage space.

Ms. Jones stated-It's not a public building. It's nothing fancy. It's just extra storage. We have the main building in front and this is an extra storage in the back.

I'm asking if you could review it today to look at it and approve it so that I can get my permits already approved through Medina County.

Ms. Jones stated that she feels very frustrated with the zoning department, no one answers the phones or calls you back, the hours are horrible and you have to come in for everything. Not able to email or pay with a credit card.

Mr. Hones asked for the board to please consider her request today if possible.

Mrs. Wetterman: Has everybody had time to look over the request? We are supposed to have the information a month before so we can look at it in five copies. Our police department needs a copy, our fire department needs a copy. Every board member needs a copy. Have you talked with the fire department?

Speaker 10: We told him we were going to build a building and because he comes in and inspects our building every year he said that's fine. You know, it's just a garage.

We're just storing pumps, filters, that kind of stuff in there.

Ms. Brunn: What did you change after that? You said you did change the building.

Ms. Jones- So basically there was a 20X 20 that was going to be added on to the building, and instead we incorporated the 20X 20 space. So it's one building instead of being a building and then like a small add on, it's all incorporated now as just one building.

Mrs. Wetterman: And this will be a separate building? Ms. Jones responded, Yes.

Mr. DeCastra: Just to make sure everybody understands the procedure is when she submitted for this, this would be a site view of the zoning commission to review the site plan to then submit to the trustees for their approval. When it's originally submitted, the zoning office is to submit it to the safety services for their comment and then they come back for us to review.

So the question becomes that we'd have to ask and verify is, did the safety services, basically the fire department already received this and provide comment back upon the building. And that's the one step that we do not know that has occurred yet. And that's unfortunately the process that's written down for us to follow.

Ms. Jones- I understand you want to encourage to come here and do things here in your city. You make it so difficult. This is very difficult.

Mrs. Wetterman: I understand.

Ms. Jones- I was reassured, don't worry about it. I'll renew it. I'll renew your application. And then and then to have to go through all of this and spend more money.

And what do I tell my builder? You know, I'm sorry. My city doesn't have it together. I'm sorry. Is that what I'm supposed to say? It's very, very irritating. I know it's not your fault, but whose fault is it? I did everything right. I came to you guys first and it was approved.

Mrs. Wetterman: How long was this approved? When was this 2022.

Mrs. Wetterman- This is 2024.

Ms. Jones- Right. 2022 was covid, This building was approved in 2022.

Mrs. Wetterman- And you couldn't start because of covid?

Ms. Jones- and because Medina County wanted architectural plans. So I jumped through all of Medina counties hoops, who's finally got that approved. And then he calls me up and he says, Oh, we're good news. You're building permits approved. I said, great.

He said bad news is your zoning is now expired. So I called Evelyn and she tells me, don't worry, I'll renew it. And then when she looked at it and everything, she said she's going to have to resubmit.

She goes, but don't worry, I'll prove it. That was in March of 2024, and here we are July. I mean, put yourself in my position. I mean, I get it. You have all these things now that you guys have to do, but they could have been doing that in March.

I could have been way ahead of it had I been given the correct information. And then to find out that this happened to other businesses under everybody else's watch.

Mr. DeCastr: I understand your frustration. We've seen this come across multiple times. Hopefully we can correct this moving forward. I will say I have no problem reviewing this right now and moving forward, but I will let the rest of the commission speak for themselves and their comfort level. What their preference is.

Ms. Jones- It's just a garage, there's no public access.

Mr. McFarland: I'll Take a look at it.

Mr. Humphrey- you can always approve the site plan on the condition of any of the fire departments concern. The only thing I can see that would be a placement of fire extinguishers and stuff like that

Mr. DeCastr: Yeah, that wouldn't be part of the site plan. The placement of extinguishers should be part of the fire code that they'd have to follow when building it.

Mrs. Wetterman: In other words, what we would do is we would put a conditional permit on it, pending notification of the fire department.

Mr. DeCastr- If we want to move forward. If we want to move forward.

Ms. Jones- If I understand correctly, it still has to go to be approved by the trustees, correct?

Mr. Decastr- By the trustees. Yeah, it's a two-part process. Correct. I don't know what their schedule is.

Mr. DeCastr: So if you can give us 10 minutes and then we'll call up with any questions.

Mrs. Wetterman and the board apologized for the issues she has experienced.



Mr. DeCastra: So I will make a motion to recommend for approval to the Board of Trustees for the site plan located at 607 Marks Road.

Mrs. Wetterman: in conditional on contact with the fire department.

Mr. DeCastra: I'm not making my motion addition on that.

Mrs. Wetterman: You're not? Okay

Mr. DeCastra: No, And I can say that because the plans actually do highlight whether installing fire extinguishers and all of that.

Motion: Mr. Decastra made a motion to recommend for approval to the Board of Trustees that this site plan for 607 Marks Road related to the additional building on the property be approved. Mr. McFarland second the motion. Roll Call: Mrs. Wetterman, Mr. McFarland- yes, Mr. DeCastra- Yes, Ms. Brunn- Yes, Mr. Witt- yes.

Mrs. Wetterman: Okay. Motion passed.

Mr. DeCastra: So your next step will be... This will go before the Board of Trustees.

Mrs. Wetterman: This will go before the Board of Trustees at the next meeting, which will be July 23.

Mrs. Wetterman asked if there was any public comment.

**PUBLIC COMMENT:**

Dave Goodyear, 691 Pearl Road, Brunswick Hills.

Mr. Goodyear stated:

I would like to suggest for the saving of tax dollars for the state of Ohio, which includes all of you, that the board add 15 feet to the front of property on 42. As our town, our community keeps growing and the businesses keep coming in the way they are, seems like they keep getting closer and closer to the curb.

This is going to be tax dollars to buy this people's houses, businesses, whatever, in additional causing headaches for the businessmen. All you have to do is drive down 42 with this in mind, and you'll see exactly what I mean. That apartment complex down at sleepy hollow in 42, you add another 15 feet on the west side of that road, and it's going to cost the state an awful lot of money to widen out that road to a 5 lane highway.

It's got to come sooner or later. We have it up in Strongsville, we have it up the Fenn Road. If you wanted, I could give you a list of businesses that are close to the road, because Zoning Board of Medina Township, Brunswick, and Brunswick Hills are allowing these buildings being placed right up by the road. What I'm after is 15 feet more on each side of 42 to save the taxpayers once again from having to pay out all this extra money.

Linda Hudson, 314 Pearl Road

Ms. Hudson stated: I had a couple people ask me some questions and I did a little research and I wanted to provide you with a little background. The first trustees of Brunswick Hills were Glenn Fuller, William Cooper and Robert Greishiemer. They served until 1965. Dennis Kerwin, the man credited with the successful pursuing the succession movement was an elected trustee.

Trustees rotate terms, so in one election two people are elected and in the next one is elected.

Kerwin was joined by Peter Ceresko and Fred McClure. McClure went on to serve more than 20 years in the office. In 1973, McClure was joined by Arthur Joreski and Hal Rohlik. They served together until 1986. In 1987, Rohlik and Joreski were joined by Mike Ciceretti; then by Paul Zuba and Betty Joreski (who was appointed after her husband's death) Then by Mike Lytle and John Koliha; and then by Toni Berry and Ted Thomas.

Rohlik retired and Berry and Thomas were joined by Paul Zuba. In 1998, Berry was joined by Bob Jones and Linda Hudson; then Hudson and Jones were joined by Jack Schira. Dave Goodyear joined Hudson and Schira in 2002. Then Mr. Goodyear and Hudson were joined by Kathleen Scheutzow, who continues as a trustee with Mike Esber and Christina Kusnerak.

Right now we have some really critical things that we have to face and of course the comprehensive plan is still very important. I hope that everyone gets to participate and we're still looking for a bus I think. As we go through the comprehensive plan I think it's very important for every member if we can get out we have to take two bus trips, and maybe take part of it at one time, so that everyone knows what's happening and where things are presently being done in those areas and how it relates to the comprehensive plan and the updating of the zoning resolution.

Mrs. Wetterman: Ms. Murphy any comments?

Ms. Murphy: No I don't, the survey is live so everyone probably already filled it out so it's out there and we're still working on the bus, the emails went out tonight so the trustees are looking at some other options.

Mrs. Wetterman: Okay and does the office here have copies of the survey?

Ms. Murphy: No we can print some and I'm waiting for some from the planner.

Mrs. Wetterman: Okay because we are getting questions I know I've had several people calling in where do I get a paper copy? T

Mrs. Wetterman: Okay. Any board members and any further comments for tonight's meeting? Christine?

Ms. Brunn: Just to follow up on Mr. Goodyear, what is our current frontage needed?

Mr. DeCastris: For commercial it's zero feet.

Mr. Humphrey: Are you talking about the setback? 80 feet.

Ms. Brunn: And then is Pearl Road considered a major thoroughfare? Yes.

Ms. DeCastris responded- yes

Ms. Brunn- So on that one it's 70 feet from the street right-of-way line.

Linda Hudson- A lot of the problem on Pearl Road is there's different setbacks in different areas

Mrs. Wetterman- because the road is curvy.

**Brunswick Hills Township Zoning Commission Regular Meeting Minutes – July 11, 2024**

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**ANNOUNCEMENT OF NEXT MEETING:** Zoning Commission Meeting will be held on Thursday, August 1st, 2024. The Board of Appeals is meeting on Wednesday, August 7th, 2024. Trustee meeting is July 23rd, 2024.

**MOTION TO ADJOURN:**

Ms. Brunn motioned to adjourn, Mr. DeCastra seconds. motion to adjourn.

Roll Call: Ms. Wetterman- yes, Mr. McFarland- yes, Mr. DeCastra- yes, Ms. Brunn- yes, Mr. Witt- yes.

Meeting adjourned at 8:17 pm.

Respectfully Submitted,  
Dalith Beck, Zoning Secretary

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Patricia Wetterman, Chair

Date