

**Brunswick Hills Township
Zoning Commission Regular Meeting Minutes
September 5, 2024**

Call Meeting to Order

Chair Wetterman called the Brunswick Hills Township Zoning Commission September 5, 2024 regular meeting to order at 7:00 p.m.

A roll call of the board was executed.

- **Board Members in Attendance:** Mr. DeCastra, Mr. McFarland, Mrs. Wetterman, Mr. Kelly
- **Alternate Board Members as voting members:** Mr. Smerek
- **Board Members Absent:** Ms. Brunn
- **Others in Attendance:** Mr. Witt, Alternate Board Member, Trustee Mrs. Murphy, Mr. Strazzo, Fire Chief, Mr. Humphrey, Assistant Zoning Inspector, Dalith Beck, Zoning Secretary

The board said the Pledge of Allegiance and held a moment of silence for our troops and first responders.

APPROVAL OF THE MINUTES:

Approval of the ZC August 1, 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. DeCastra motioned to accept the minutes as written for the Zoning Commission regular meeting, August 1, 2024. Mr. Kelly seconds the motion.

Roll Call: Mr. McFarland- yes, Mr. DeCastra- yes, Mr. Smerek- yes, Mr. Kelly- yes, Mrs. Wetterman- yes.

NEW BUSINESS:

TDOE, LLC/Tony Destro- 301 Marks Road PP#00102A10033- Site plan

Mrs. Wetterman stated that this a continuation as we were awaiting the site plan that was supposed to be submitted by August 24, 2024. Applicant is present and stated his name and address as recorded above.

Mr. Destro stated that he is putting the site plan and addition on hold as it takes too long to get the property surveyed. Mr. Destro stated he will reapply when he is ready and will repay when he is ready with the site plan.

Mr. Wetterman stated that she will put that forward and recommend that to the trustees. Ms. Wetterman confirmed that Mr. Destro has all the rules and regulation. Mr. Destro stated yes and he stated that if he has questions he will reach out to Wes.

Trica Murphy there is no need to send it over to the trustee as Mr. Destro is withdrawing his application.

OLD/ CONTINUED BUSINESS:

C1, C2, C3 Business type review:

Mr. DeCastra shared that he went back and documented all of the information we have gone through so far and wanted all of us to go back and review what we have done up to this point.

Mr. DeCastra advised that we have done to date is all of the C1, C2 and C3 approved commercial permitted uses. He asked the board to provide any additional comments/edits.

Mr. Witt asked that we look at 6 and 7 as It's duplicated. Mr. McFarland brought up #8- medical and dental offices.

Mr. DeCastra stated that we still have all of the conditionally aspect of their district to review and we can review about 5 of them:

- Mr. McFarland brought up # 27 and the different uses of the building on the property. Mr. DeCastra updated it Churches and other facilities and buildings for the purposes of religion, spiritual, and community gatherings.
- Mr. DeCastra brought up #31- drive in banking facilities which includes drive-in facilities. The thought was if it's redundant from another section.
- Mr. DeCastra brought up #33- Plant greenhouse and garden supply sales having a minimum lot size of two acres and a minimum of two hundred feet frontage. Mr. DeCastra stated that we should look at #33- #36 and gathered thoughts comments and feedback on those, he will collect them and come back with addition information:
 - Mr. Humphrey- #33- in regards to the 2 acres. We have a lot of non-conforming ones right now. Mr. Humphrey will pull data on how many non-conforming ones we have right now that are under the 200-acre minimum and 200 feet frontage.
 - Mr. Witt suggested to condense to motor vehicle on #34. Mr. McFarland suggested that we word it so a junk yard can't call themselves a vehicle storage facility. Mr. DeCastra will look at the definition of junk yard and see how we can exclude it.
 - #35-Dry Cleaning. Mr. McFarland shared that most of the time it's not non- toxic and that may be hard to comply with. Mr. DeCastra will do some research on that. Mr. Witt thinks that the industry is heavily regulated.
 - #36- Single family residences provided the follwoign conditions are met: a) The residence shall be attached to or within a commercial structure. b) the residence shall be occupied only by the owner or an employee of the business being carried out in said commercial structure.
 - Mr. McFarland- since it mentions only the owner or employee has to live there it would exclude others like a girl friend or children. The way It's currently reads it could exclude those people. Mr. DeCastra will look like at the idea of the wording being more family friendly.

Zoning Practice -Educational Opportunity & Site Plan Reference Sheet - Presented by Mr. DeCastra

Mr. DeCastra stated that he provided an article from a magazine called Zoning Practice from the American Planning Association. Advised everyone they can read it and they come out with monthly articles and if they are interested, he can provide more. The other document he has created is the Site Plan Reference Sheet and advised it's a reference sheet only. If there are any questions in regards to how the site plan is going to work you should reference the actual Zoning Resolution. The second page is a process flow chart which you can follow and understand how the site plan process works from the moment an application is submitted. How to determine if a site plan is required and the various steps to get all the way down if accepted. The other pages are the site plan documentation requirements and the standards.

ADDITIONAL BUSINESS/NEW CASES: Two (2) new cases were passed out that will be heard at the October 3, 2024 meeting. The Zoning Secretary passed our copies to all of the board members.

PUBLIC COMMENT: None

ANNOUNCEMENT OF NEXT MEETING: Thursday, October 3, 2024 at 7pm.

MOTION TO ADJOURN:

Mr. McFarland motioned to adjourn, Mrs. Wetterman seconds.

Roll Call: All in favor-Aye-unanimously.

Meeting adjourned at 7:48pm

Respectfully Submitted,
Dalith Beck, Zoning Secretary

Patricia Wetterman, Chair

Date