

**Brunswick Hills Township
Zoning Commission Regular Meeting Minutes
January 9, 2025**

Call Meeting to Order

Mr. DeCastra called the Brunswick Hills Township Zoning Commission January 9, 2025 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:**
- **Board Members Absent:**
- **Others in Attendance:** Trustee Mr. Nixon, Mr. Smerek, Alternate member, Mr. Witt, Alternate Member, Dalith Beck, Zoning Secretary

The Pledge of Allegiance was already said at the beginning of the Organizational Meeting that same evening.

Approval of the ZC November 7, 2024 regular meeting minutes

Mr. DeCastra asked the board to review the meeting minutes and asked if anyone had any comments. The board each stated they didn't have any corrections or comments.

Motion: Ms. Brunn motioned to accept the minutes for the Zoning Commission regular meeting on November 7, 2024. Mr. Kelly seconds.

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

OLD/CONTINUED BUSINESS:

Section 904

Mr. McFarland shared that he made comments in bold from our previous discussion on the last meeting. The bolded font on the document is the new language.

Mr. McFarland asked if there should be a section that explains what section 904 is for or if its implied, such as an introduction. Mr. DeCastra stated that typically that is listed in each of the zoning areas.

Mr. DeCastra stated that we will keep this on record for when we are ready to do a full revamp of the zoning regulation as that is a long process we need to follow.

Continuation of Business Type review Zoning C1, C2, C3

Mr. DeCastra stated that the last document that everyone should have are the items that we haven't discussed yet regarding adjusting any of the languages. These are mostly in our C2 and C3 areas. The next stage after reviewing these is updating the sheet and evaluating our approved and conditional values and see where we may want to change things, streamline them, or remove them as necessary.

#38- Current language: Quasi-public, institutionally or organizationally owned and/or operated recreational, instructional, and meeting facilities, such as those developed and used by the Y.M.C.A., Y.W.C.A., Boy Scouts, or various fraternal or community service groups.

Mr. McFarland suggested looking into changing boy scouts as it may have changed to scouting USA.

Mrs. Wetterman suggested removing the word boy for it to be multi gender. Mr. DeCastra stated we could use children or youth organizations. Mr. DeCastra stated he will update it to reflect youth organizations or

other various fraternal or community service groups. Ms. Brunn shared that Scouting America is the official name.

Mr. DeCastra moved on to:

#39: Drive-in restaurants subject to Subsection 804-12. X X

#40 Outdoor business displays subject to Subsection 804-13. X X

#41 Special events subject to Subsection 804-1.

Mr. DeCastra said he didn't see the need for changing those. No objections.

#42 Printing, blueprinting, newspaper printing, telegraphic services. Mr. DeCastra stated that this may be duplicate of other businesses we have already identified where we suggested small print facilities under a certain square footage. These are also pretty outdated. Mr. DeCastra asked the board, if printing is duplicated in other sections, do we just want to remove this item. Ms. Brunn stated yes. Mr. McFarland asked if printing is anywhere else in the document.

Mr. DeCastra shared that we are adding a column called small footprints and printing, promotional products and banners. Mr. DeCastra asked if anyone had any problems with removing #42.

Mr. McFarland suggested we add reprographic which is the making of large formatted drawings. Mr. DeCastra stated he would add that term.

#43- Wholesale establishments. Such as Costco, BJ's, etc. Mr. DeCastra asked if anyone would like to make any changes on the definition. Mr. McFarland stated that the big box stores are different than wholesale. Wholesale usually sells it to a distributor and not the end user.

#44-Monument sales and display. Mr. McFarland asked if it would include making them, such as personalizing the stone/cutting the stone etc or just the sale. Mr. DeCastra stated we can add "and ancillary services"

#45- Radio and television broadcasting stations. Mr. DeCastra stated he would probably suggest that be removed not because he doesn't want them but because it's a very heavily regulated market and it's unlikely that we would have that in the township. Ms. Brunn asked about television such as the recording studio and broadcasting (like the area news). Mr. DeCastra said we can remove the idea of broadcasting stations and can have radio and recording studios. Mr. Smerek asked how would we address cell tower. Mr. DeCastra suggested broadcasting towers, which would be inclusive of the other items discussed.

#46- Mortuaries. No changes

#47- Sales, service and rental of tools and equipment not to exceed 25,000 lbs. without a trailer. Rental of vehicles shall be excluded.

Mr. DeCastra if there are any suggested changes. Ms. Brunn asked if someone has a business renting equipment, they should be able to rent out pick up trucks for example. Everyone was in agreeance to removing the rental of vehicle exclusion.

#48Automobile washing establishments subject to Subsection 804-10. X X- no suggested changes

#49 Self-storage buildings subject to Subsection 804-9 X- no suggested changes

Mr. DeCastra stated that this concluded the list of allowable commercial activities on commercial zoned areas within the township. He will gather a full new spreadsheet that shows the suggestion changes discussed and from there, we can discuss the idea of looking at where they are allowed on the map.

Mr. DeCastra asked if there was any other new business anyone would like to bring forward.

Mr. McFarland stated that in our last meeting, Mr. Goodyear had brought up the setbacks on Pearl Road. He stated that he called Medina County ODOT and there is no defined setback and because there are no plans to expand Pearl Road there is no defined set back. It all depends on every situation.

Mrs. Wetterman brought up something she had heard in regards to running a rapid transit on the center of 42. She checked it out and there is no such thing planned. She just wanted to make us aware of it in case we get questions.

Mr. DeCastra asked if there was any other business. No other business was brought up. Mr. DeCastra asked if there was any public comment.

PUBLIC COMMENT:

Linda Hudson, 314 Pearl Rd

Congratulated everyone for being on the board, recognized it's a challenging role. Shared there are a lot of things going in the community that will affect Brunswick and Brunswick Hills. Shared that she brought a special planning district from Maple Side farms. She shared that she supports the family that is trying to preserve that land however the plan that she was served with since she is an adjoining property, is calling for four story apartments, hotels and high density. She shared that this something we need to discuss as we are going to have to meet some of those requirements as it affects all of us as a community. Ms. Hudson shared she would like a clear and concise path for business owners and potential people to come into the community. We should be able to offer something to the investors for them to want to come into the township.

Another topic, Ms. Hudson brought up was apartment building rentals. What she sees as a UHaul dealer in the community, they are being built by corporations and they are very high in price. She has deep concerns as many times those corporations cannot maintain them later down the line and they put section eight housing in those apartments. In the future, those are individuals that vote on the school taxes and they have no stake in the game, the corporation does. The apartments across from Maple side are now section eight housing similarly to many of the redwood apartments.

Ms. Hudson also wanted to remind everyone that when you go to the BMV, to ensure to tell them that you live in the Township as they don't automatically send the tax money to the Township and could incorrectly go to the city. That money goes into approving our roads and salting our roads. If you send it through the mail in versus going to the BMV, she suggested writing Brunswick Hills Township on it.

ANNOUNCEMENT OF NEXT MEETING: Thursday, February 6th, 2025 at 7pm

MOTION TO ADJOURN:

Mr. DeCastra stated he will accept a motion to adjourn the Regular Meeting of January 9th, 2025.

Mrs. Wetterman motioned to adjourn.

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

Meeting adjourned 7:56 pm

Respectfully Submitted,
Dalith Beck, Zoning Secretary

Thomas DeCastra, Chair

Date