

**Brunswick Hills Township
Zoning Commission Regular Meeting Minutes
February 6, 2025**

Call Meeting to Order

Mr. DeCastra called the Brunswick Hills Township Zoning Commission February 6, 2025 meeting to order at 7:00 p.m.

A roll call of the board was executed.

- **Board Members in Attendance:** Mr. Kelly, Mr. DeCastra, Mr. McFarland, Mrs. Wetterman
- **Alternate Board Members as voting members:** Mr. Witt
- **Board Members Absent:** Ms. Brunn
- **Others in Attendance:** Trustee Mr. Nixon, Mr. Smerek, Alternate member, 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 ZC January 9, 2025 organizational meeting minutes

Mr. DeCastra asked the board to review the meeting minutes and asked if anyone had any comments or corrections. Mrs. Wetterman stated that she had a correction on the second page under roll call, she is listed as Mr. Wetterman instead of Mrs. Wetterman. Mr. McFarland added that at times she is listed as “Ms” and sometimes “Mrs. Secretary, Ms. Beck confirmed with Mrs. Wetterman that “Mrs” would be her preference. Correction notes and amended by secretary.

Motion: Mrs. Wetterman motioned to accept the minutes for the Zoning Commission January 9, 2025 Organization meeting as amended. Mr. McFarland seconds.

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

Approval of the ZC January 9, 2024 regular meeting minutes

Mr. DeCastra asked the board to review the meeting minutes and asked if anyone had any comments or corrections. Mr. McFarland stated that for the announcement of next meeting date, it should be February 6th and not Feb 5th. Correction noted and amended by secretary.

Motion: Mrs. Wetterman motioned to accept the meeting minutes for the Zoning Commission regular meeting on January 9, 2025 as amended. Mr. Kelly seconds

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

OLD/CONTINUED BUSINESS:

Continuation of Business Type review Zoning C1, C2, C3

Mr. DeCastra stated that we will continue reviewing the commercial districts in all three zones. He has updated the sheet reflecting everyone’s comments.

Mr. DeCastra shared that the original language column was removed so we can focus on the new suggested language, and a new area was added to see where these fall into should we want to simplify it. He has also sorted them into where they are allowed as approved, and what commercial districts they are conditional in. The next step would be to then go through the suggested language and add any feedback, discussing the categories selected and identifying where they are located currently, and should any modifications be made.

Mrs. Wetterman shared that she really likes the layout, and she finds it beneficial to have it available not only for the board but for the public. Mr. Witt suggested that we could possibly combine the categories, for example listing retail and combining the activities into one retail line. Mr. Kelly suggested having a definition for each of the categories.

Mr. DeCastra moved into discussing where the commercial districts are located on the map. He shared that in the future we can also discuss where these are located and if we want to adjust them.

Mr. DeCastra shared what the differences are between approved and conditional, approved can go right into the zoning inspector's office if they meet the suggested language definition, they can obtain a permit. Conditional means it's allowed but they have to go before the BZA to have the conditional permit approved for that business under the definition in order to obtain the conditional permit. The zoning resolution is written already in a way that anything that is C1 approved, is preapproved for C2, anything in C1 and C2 is also preapproved for C3. Mr. DeCastra stated he welcomes any feedback and adjustments to the document he has shared.

Mr. McFarland asked about #9- office buildings. He asked if it's 35,000 per floor or total sq feet. He suggested we should define it. Mr. Witt believes it should be 35,000 total sq feet.

Mr. Witt asked what the next steps would be for this document. Mr. DeCastra stated he will take everyone's feedback, grouping them by category, separating out more distinctly C1, C2, C3 and he can try to create a visual representation on a map. After that, if we are fine with the language and where they are located in the community and the zones they are in. The next steps are ensuring that the language aligns for these opportunities (for example: in C1 and C2 minimum lot size in one acre) We may want to discuss that since some of these businesses can potentially operate in less land than that, we could look at modifying the language versus pushing that to BZA. He encourages everyone to read through the C1, C2 and C3 in the zoning book and really understand it so we can be ready for the next conversation in our next months meeting to continue moving this forward.

Mr. DeCastra asked if anyone had any new business to bring forward. No board members had any new or additional topics to discuss.

Mr. DeCastra moved on to share House Bill 315- which was passed by both the senate and the house and signed by Governor DeWine in January. The updates are there in the handout for everyone's knowledge as far as rules and regulations for the township.

Another topic Mr. DeCastra wanted to bring up is section 302- use exemption from regulation. We as a township don't allow anyone that has less than one acre of land to do any type of agricultural use on that property which would include chickens, poultry, ducks, etc. It may worth discussing if we want to adjust these regulations. There are even more limitations if you have one acre of land but live in a platted subdivision, that is also excluded. As a zoning commission we can either maintain that or we have the option to remove that and allowing the HOA's to regulate, if one is available. We can also take a look at the city of Brunswick and their rules as well. Mr. DeCastra would like for us to continue having this conversation next month. Mr. Witt shared that in the comprehensive plan meeting, the one theme that people want is to keep the township rural, therefore he believes that this aligns with that In addition to the economic impact. Mr. McFarland stated that he agrees as long as its not affecting the neighbors. Mr. DeCastra stated he will bring examples in our next meeting of the communities around us and what their regulations are about this. We will also want to get the public's feedback and what their desires us with agricultural uses on their land.

Mr. DeCastra asked if there was any additional business from anyone else. Being none, he opened it up for public comment.

PUBLIC COMMENT:

Ron Wetterman 1085 Substation Road

Mr. Wetterman Inquired about home businesses, he wanted to know what the parking regulations on home business are. Mr. DeCastra will look at the regulation and will bring it to the next meeting. Mr. Wetterman would also like to know how many vehicles are allowed to be parked at a home business? Mr. Wetterman also shared that in regards to the topics we were having on eggs, at Heritage Farm there is a vendor that has eggs. He was told by the FDA that he had to ask for donations, and he was not allowed to sell them.

Ryan Nixon, 5139 Preston Place

Mr. Nixon wanted to point out his observation on bullet point number four and bullet point number nine on our commercial zoning discussion. From his point of view and background of commercial real estate, buildings in general are defined in total square footage and not per floor. In his opinion it should be in totality, 35, 000 square feet.

Linda Hudson, 314 Pearl Road

Ms. Hudson stated she agrees with Mr. Witt on the egg/agricultural topic and that it is usually regulated by the health department and by the department of agriculture. They have certain home permits through the health department. She touched base regarding the clear concise path for a person to come into the zoning office for a permit and what comes in the trough zoning commission or board of zoning appeals. She was a bit concerned about the Zoning Commission and the Board of Zoning Appeals, as some people are going directly to the Board of Zoning appeals, and she doesn't think it should be necessary. If we streamline the process, it should be kept separate as much as possible. They should be coming to the Zoning Commission, for a variance, for example the zoning commission may need to send over to the Board of Zoning Appeals but we have to have a clear and concise path. On the comprehensive planning map, she doesn't feel like its defined enough to show what and where things are happening. She would like to know which properties have been annexed and what kind of annexation it is, and even if its totally annexed.

Darryl Lucien, Grafton Road

Mr. Lucien brought up number 9 on the list, for the type of building. There is a hybrid building tip that he has not seen anywhere in this area other than he just received two inquiries to do it. They are business condominiums, they come in single story or two stories with shared walls, not free standing. He wanted to know if we define those in our resolution and if we do, how do we contain what goes into each unit. He has something to pass out to show the board, and mentioned he hasn't provided a decision to anyone yet.

Dave Goodyear, 691 Pearl Road

Mr. Goodyear wanted to follow up in regards to the widening or deepening the set back on 42. Mr. McFarland stated we discussed this in the last meeting. There is no defined setbacks since there is no plan to widen the road. They won't set any setback requirements until there are plans in place.

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

MOTION TO ADJOURN:

Mr. DeCastra stated he will accept a motion to adjourn the Regular Meeting of February 6th, 2025.

Mr. McFarland motioned to adjourn, Mrs. Wetterman seconds. All in favor eye- unanimously.

Meeting adjourned at 8:03pm.

Respectfully Submitted,
Dalith Beck, Zoning Secretary

Thomas DeCastr, Chair

Date