

**Brunswick Hills Township
Zoning Commission Regular Meeting Minutes
April 3, 2025**

Call Meeting to Order

Mr. DeCastra called the Brunswick Hills Township Zoning Commission April 3, 2025 meeting to order at 7:01 p.m.

A roll call of the board was executed.

- **Board Members in Attendance:** Mrs. Wetterman, Mr. Kelly, Mr. DeCastra, Mr. McFarland
- **Alternate Board Members as voting members:** Mr. Witt
- **Board Members Absent:** Ms. Brunn
- **Others in Attendance:** Mr. Smerek, Alternate member, Mr. Nixon, Trustee, Mr. Humphrey, Assistant Zoning Director, Ms. 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 March 6, 2025 regular meeting minutes

Mr. DeCastra asked the board to review the meeting minutes and asked if anyone had any comments or corrections. A correction was asked by Mrs. Wetterman, on the second page Ms. Brunn is listed as “Mr” Correction noted.

Motion: Mrs. Wetterman motioned to accept the minutes for the Zoning Commission March 6, 2025 regular meeting as amended. Mr. Kelly seconds.

Roll Call: Mr. Witt- yes, Mr. Kelly- yes, Mrs. Wetterman- yes, Mr. McFarland- abstain, was not present, Mr. DeCastra- yes.

Meeting minutes were accepted with small modification.

NEW BUSINESS:

Mark Olivieri/ Olivieri & Son Inc, 849 Marks Road PP# 001-02A-22-032-Site Plan Review for placement of fuel tanks.

Mr. Mark Olivieri is present, Mrs. Wetterman asked him if these are regular type fuel tanks? Mr. Olivieri responded yes. Mr. Witt asked if they are going to be elevated? Mr. Olivieri stated yes, they’re going to pour concrete in. Mr. Witt asked how many gallons they are- Mr. Olivieri shared that one is 1000 gallons and the other is 500 gallons. Mrs. Wetterman shared that she spoke with the Fire Department as well as zoning and saw nothing wrong with it, it’s also okay with our zoning book as well.

Motion: Mr. McFarland made a motion to send a recommendation to the Brunswick Hills Trustees requesting the approval of the site plan for Mark Olivieri/ Olivieri & Son Inc, 849 Marks Road PP# 001-02A-22-032 Mrs. Wetterman seconds.

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

Mr. DeCastra explained the next steps, this will go over to the Trustees for a review and asked Mr. Olivieri to work with Darryl and Wes in Zoning to see what permit they can provide. If they provide a conditional permit, he will need to go before the Board of Zoning Appeals, otherwise they can provide an accessory building permit.

Henry Hoffman/ Hoffman Tree Service & Hoffman Outdoor Supply, 916 Pearl Road PP# 001-02A-25-047 - Site Plan Review for placement of fuel tanks

Mr. Henry Hoffman is present representing Hoffman Tree and his son Bradley Hoffman who was unable to make it this evening. He shared that the tanks are for diesel and gasoline. There are three tanks that are being requested, one- one thousand gallon diesel, one- five hundred gallon offroad for the equipment that is located on the property, and one, five hundred gallon gasoline tank for the vehicles. The tanks are going to be located adjacent to the rear of the building and he believes that it meets all of the requirements. The tanks that will be located on a cement pad and will have a four foot fence around it with access. He shared that there are two types of tanks that they are looking at. One is a single tank, the other one is a double. He asked if there were any questions. He shared the reason for it is that in the morning a lot of time is spent at the gas station as there are usually only two diesel pumps at the gas station. People are going inside the gas station to purchase items after filling up their gas tanks causing delays. This causes them to have to wait on side streets for a long time until they are able to get an available pump. Mr. Witt asked if the Fire Department reviewed this. Mr. Hoffman shared that he is unsure but someone did come out. Mrs. Wettermann shared that the Fire Department said it was okay too.

Motion: Mrs. Wettermann made a motion to send a recommendation to the Brunswick Hills Trustees requesting the approval of the site plan Bradley Hoffman/ Hoffman Tree Service & Hoffman Outdoor Supply, 916 Pearl Road PP# 001-02A-25-047. Mr. McFarland seconds.

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

Mr. Hoffman asked if he needed to be present at the Trustee meeting next week. Mr. DeCastra shared that he doesn't believe it's required for the applicants to be present. Mr. Humphrey stated he has seen it both ways.

OLD/CONTINUED BUSINESS:

Agricultural Exceptions

Mr. DeCastra stated he has an update on the Agricultural Exemptions and stated that there are copies available for the public. We did receive feedback from the public about narrowing the language on poultry as guineas are very loud and we want to limit it. An adjustment was made on 302.A (1) which states "On lots of (1) acre or less the raising of private use, consumption or incidental sale of fruits, vegetables, and/or poultry products..." previously we allowed husbandry, this idea limits it to poultry products, mostly eggs. Mr. DeCastra stated that everyone can take a look and provide feedback.

Commercially Permitted Businesses:

Mr. DeCastra shared that in our last meeting everyone took assignments on the commercially permitted businesses throughout the Township to look at and bring suggested changes or edits.

801-14, 804-15, 804-10-

Mr. Smerek went through 804-10 automobile washing establishments, and his thoughts are to combine that one with 804.14 as most gas stations are built with car washes within them. The requirements have a lot of similarities as well. He didn't have a concern with 804-15 (storage and repair of vehicles)

Mr. Witt has proposed an update for his sections. For 21- Automobile service stations and automobile repair shop, he would suggest changing it to fueling, charging and repair of vehicles.

Mrs. Wettermann shared that she is awaiting information from other communities that have government buildings. She was surprised to find out that Township buildings are considered government buildings.

Mr. Kelly did not have any comments on his sections (section 804-5)

Mr. DeCastra had Outdoor Displays, Drive in Restaurants and Special Events.

804.1- Special Events- His suggestion is that it should be removed and be handled similarly to the transit vendor permit. 804-12 Drive in restaurants- His suggestion is for it to be removed as it's a dying restaurants style as it's mostly drive through and pick up that we see. We also saw a business be unsuccessful on 303 with Sonic.

804.13- Outdoor Business Displays- they are not signs, they are actual retail display areas. His idea is to define what an outdoor business display is "An area where goods are displayed and available for sale to the general public not enclosed by a structure consisting of walls and a roof from a Retail Sales establishment located on the same premises" The definition would help in identifying what this section is trying to accomplish. He has also adjusted the language in section 1-6 under 804.13. He is opened to any feedback on his adjustments.

Roads/ Front yard requirements:

Our current definition in the Zoning Resolution has one definition for Major thoroughfare and collector thoroughfare. Major thoroughfare- highway transportation activity, business and commercial activity. A collector thoroughfare is more about roads in subdivisions that collect that traffic and feed it into the major or bigger road. He suggested splitting those out and defining them in our Township and state which ones are considered major and collector. He has red lined the suggested language changes and shared that it's available for the public for those that are present as well.

Major Thoroughfare would include State Route 303, Route 42, Marks Road, Boston Road, West 130th Street, and Substation Road.

Collector Throughfares: Grafton Road, South Carpenter Road, Sleepy Hallow Road, Laurel Road and any such other streets as designated in the Comprehensive Land Use Plan.

Mrs. Wetterman suggested having Substation Road be considered a major thoroughfare and collector throughfares.

Front yardage on major thoroughfares- our zoning areas will discuss must be 50 feet unless its next to a major throughfare, then it needs to adhere by section 305-5. E (2) when Mr. DeCastra read through it, the minimum requirement is seventy feet (70) . We know that there are no plans to expand these, however we can be proactive for any future expansions. He suggested moving it from seventy (70) to one hundred and twenty-five (125) (from the street right-of-way line) There are exceptions, for example if a house is one hundred feet away they can follow that.

Mr. DeCastra shared that he welcomes any feedback in any of these meetings as we are making a lot of changes. Sometime in the summer, in June or July he would like to propose a document that captures all these changes/red lines and take all of this commercial conversation to move forward with text amendment steps. It's a great opportunity to make a change for the community right away, for example the agricultural piece.

Mr. Humphrey brought up that under 805 on page 106- there is a new house bill that went through recently. We should make it general and refer to the orc as it states we are able to charge fines if necessary. Mr. DeCastra stated we will look at that.

Mr. DeCastra asked the board if there is any new business from the Board that anyone would like to bring forward. Being none, he moved and opened the meeting to public comment.

PUBLIC COMMENT: None

Mr. DeCastra shared that we have an application that the board will be hearing next month, the Conservation Development at Habermann Farms.

ANNOUNCEMENT OF NEXT MEETING: Thursday, May 1, 2025 at 7pm

MOTION TO ADJOURN:

Mr. DeCastra stated he will accept a motion to adjourn the Regular Meeting of April 3rd, 2025. Mrs. Wetterman motions to adjourn the meeting, Mr. McFarland seconds.

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

Meeting adjourned at 7:52 pm.

Respectfully Submitted,
Dalith Beck, Zoning Secretary

Thomas DeCastra, Chair

Date