

**Brunswick Hills Township  
Zoning Commission Regular Meeting Minutes  
May 1, 2025**

**Call Meeting to Order**

Mr. DeCastra called the Brunswick Hills Township Zoning Commission May 1, 2025 meeting to order at 7:00 p.m.

A roll call of the board was executed.

- **Board Members in Attendance:** Mrs. Wetterman, Mr. Kelly, Mr. DeCastra, Ms. Brunn
- **Alternate Board Members as voting members:** Mr. Witt
- **Board Members Absent:** Mr. McFarland, Mr. Smerek
- **Others in Attendance:** 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 April 3, 2025 regular meeting minutes**

Mr. DeCastra asked the board to review the meeting minutes and asked if anyone had any comments or corrections. No corrections or comments were made.

**Motion:** Mr. Witt motioned to accept the minutes for the Zoning Commission April 3, 2025 regular meeting minutes. Mrs. Wetterman seconds.

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

Meeting minutes approved.

**NEW BUSINESS:**

**DP Habermann Development LLC/Keith Mitchell. PP#001-02C-19-004- Conservation Development/Single Family Subdivision**

Applicant Keith Mitchell is present representing DBP Habermann Development, 5201 Richmond rd, Bedford Heights, OH 44146. Mr. Mitchell shared that this was presented back to the board in October and that not much has changed since. He shared it's 77 acres, 38 homes. He walked through the site plan that was presented to the board. Mr. Mitchell advised that the board also has been provided with the HOA document. In regards to storm water retention, the plan is to utilize the existing pond, and a new pond is being put in by Marks Road as well.

Mrs. Wetterman had questions in regard to farming and how it will be arranged with the HOA should they decide to farm. Mr. Mitchell stated that the HOA would own it. The money would be going to the HOA, to hopefully offset maintenance costs that the HOA is responsible for. Mr. Mitchell shared that if the plan is to farm, he will be coming back and present that. Mrs. Wetterman asked what kind of landscaping they plan on putting in. Mr. Mitchell shared that along the entry, the landscape plan has a lot of pines, there are two entry piers with a sign and they are keeping these simple. He shared that this was the Habermann Farm, and they plan on keeping the name and keeping it a bit rustic.

Mr. DeCastra asked if the goal is to make it a public road? Mr. Mitchell said yes, and that it's being designed to public specs. Mr. DeCastra shared that in our rules and regulations for the open conservation district there needs to be a perpetual conservation easement on the property, which would be the opened space. He did not see on the application what kind of contract we would be entering into, in order to maintain that perpetual conservation. Mr. Mitchell shared that there are a couple of different companies/groups that would have easement rights to it and they would inspect it yearly. The Township would be privy to that agreement.

Mr. DeCastra confirmed if Mr. Mitchell is looking for a final approval on everything today. Mr. Mitchell stated yes, he is looking for final approval on the general development plan in order for them to move forward with further planning with the county, etc. Mr. Mitchell shared that in terms of farming and the HOA, if he decides to go for farming he is happy to come back for additional approval.

Mr. DeCastra shared that in order to move forward with this type of plan, the zoning map would need changed to apply the conservation district overlay and in order for that to occur, we need to have the easement figured out and completed. That needs to be submitted as part of the conservation overlay application. Mr. Mitchell shared that he was not aware of that. Mr. DeCastra stated that it's in section 4026-4B.

Mr. Mitchell stated he can have something ready for next month. Mr. DeCastra shared that we can extend the application for him to obtain the conservation easement and we can work through the zoning aspect, change the zoning map. Mr. DeCastra stated that he will want to get that process going as the zoning map requires public meetings and he will have two different processes going at the same time which makes it easier. Mr. DeCastra let Mr. Mitchell know that if he would like we can extend until next month and we can review everything again. Mr. Mitchell agreed and asked if there are any other comments he needs to address on the plan. Mr. DeCastra shared that he thinks the plan is great. Mr. Mitchell shared that they are saving over 50% of opened space. Mrs. Wetterman stated she thought the plan was very well presented. Mr. Mitchell will return next month. Mr. DeCastra referenced page 39 item 2 and shared that we need to ensure that the Township has third party rights to enforce that contract against the HOA should the HOA abuse the easement. A correction was brought up and discussed that a change in the map itself is not necessary, however the Easement portion remains the same.

**OLD/CONTINUED BUSINESS:**

Commercially permitted uses updates on regulations discussion:

Mrs. Wetterman has provided everyone on the board with a copy of recommended changes to the sections she reviewed- Sec 804-8. She read the current wording and her recommended edits to the language. Mr. DeCastra shared that he will update the working document that reflects the recommendations to date and provide it next month.

**PUBLIC COMMENT:** None

**ANNOUNCEMENT OF NEXT MEETING:** Thursday, June 5, 2025 at 7pm

**MOTION TO ADJOURN:**

Mr. DeCastra stated he will accept a motion to adjourn the Regular Meeting of May 1, 2025.

**Motion:** Mrs. Wetterman motions to adjourn the meeting, Ms. Brunn seconds. **Roll Call:** Mr. Witt- yes, Mr. Kelly- yes, Ms. Brunn, Mrs. Wetterman- yes, Mr. DeCastra- yes

Meeting adjourned at 7:36 pm.

Respectfully Submitted,

Dalith Beck, Zoning Secretary

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Thomas DeCastra, Chair

Date