

**Brunswick Hills Township
Zoning Commission Regular Meeting Minutes
June 5, 2025**

Call Meeting to Order

Mr. DeCastra called the Brunswick Hills Township Zoning Commission June 5, 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, Mr. McFarland
- **Alternate Board Members as voting members:**
- **Board Members Absent:**
- **Others in Attendance:** Mr. Witt, Alternate Member, Mr. Smerek, Alternate Member, Mr. Nixon, Trustee, Mr. Humphrey, Assistant Zoning Director, Fire Chief Strazzo, 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 May 1, 2025 regular meeting minutes

Mr. DeCastra asked the board to review the meeting minutes and asked if anyone had any comments or corrections. Mr. Witt stated he had a correction on page 2, paragraph 2, “conversation” should be “conservation”. Mrs. Wetterman had a correction of the spelling “Habermann” on page 1.

Motion: Ms. Brunn motioned to accept the minutes for the Zoning Commission May 1, 2025 regular meeting minutes as amended. Mrs. Wetterman seconds.

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

Meeting minutes approved as amended.

OLD/CONTINUED BUSINESS:

Commercially permitted uses updates on regulations:

Mr. DeCastra stated that since we have quite a few applications this evening, we won’t go through the changes. At our next meeting he will try to have the document with everyone’s thoughts redlined with the suggested changes discussed in previous meetings.

NEW BUSINESS:

- 1) **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 Road, Bedford Heights, OH 44146. Mr. Mitchell said he is returning as the board wanted more details on the conservation easement and how that was going to be protected. He provided the conservation easement as well as the HOA document to the secretary prior to the meeting. Mr. McFarland asked about section 1 in the HOA document. it’s listed as a fiscal year, if they could please define what the fiscal year is in the document. Mr. McFarland asked about section 6.3.10- *grant easements, liens, licenses, and concessions through or over the Common Elements*. He asked who would the liens be against in the common elements and who are they granted to? Mr. Mitchell said that it leaves it open should something come up, they want that to be available otherwise they would have to go back and approach each individual home owner. Most of the common area is going into a conservation easement, so there is very little that’s not part of that.

Mrs. Wettermann asked if the farming would take place in the back of the conservation area? Mr. Mitchell said that's their wish, however that's not an ask he is making tonight. That's something that would need to go through the BZA. He wants to leave that door open but tonight he is asking for approval on the conservation part, and he will come back to the BZA and do a presentation on that.

Mr. DeCastra shared that when he reviews the easement again, the regulation requires that Brunswick Hills Township has third party rights to the easement and he did not read that on the current document, this is in order for the Township to be able to enforce it if they feel they need to.

Motion: Mrs. Wettermann made a motion to send a recommendation to the Brunswick Hills Trustees requesting the approval of the site plan for DP Habermann Development, LLC, PP #001-02C-19-004, 2457 Marks Road. Ms. Brunn seconds.

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

The Trustees will review the recommendation at the Trustee meeting scheduled for June 24, 2025.

2) **M-5 Construction Group- PP#001-02A-14-104- Additional Storage**

Paul McCord 599 Marks Road, Brunswick Hills, is present. He is asking for a simple addition to the existing structure. Mr. DeCastra shared that he thought it looked good and asked if it would be the same exterior to the existing structure. Mr. McCord shared that they plan to replace some of the panels outside on the existing structure, so it matches.

Motion: Mrs. Wettermann made a motion to send a recommendation to the Brunswick Hills Trustees requesting the approval of the site plan for M-Five Construction Group (Tucker Equipment, LLC) - PP#001-02A-14-104, 599 Marks Road. Mr. McFarland seconds.

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

The Trustees will review the recommendation at the Trustee meeting scheduled for June 24, 2025.

Hoffman Tree/Outdoor Supply- PP# 001-02A-25-047- Dry material storage system

Brad Hoffman, 916 Pearl Road, Brunswick Hills is present. He is requesting approval for a dry storage, top soil storage system in the rear of the property. What they have currently is affecting the topsoil. Mr. Witt asked if the containers are already on the property and what color they are. Mr. Hoffman stated they are not and whatever color they come, they will be painting them red to match the barn.

Mr. Hoffman confirmed that there are doors in front of the containers which won't be locked, they will just have a latch. Mrs. Wettermann brought up concerns about any potential fires. Mr. Hoffman said they are pretty well built and tend to contain fires if there is one.

Mr. DeCastra shared that he had noticed that the plans show it maxed out at twenty feet. Therefore, he would want to get a variance as an accessory building, as the regulation states it cannot be above fifteen feet.

Mr. Hoffman asked if he adjusts it and amends it to fifteen feet, can he avoid going through the Board of Zoning Appeals. Due to it already being June, he would rather not have to do that.

Mr. DeCastra confirmed what he would be adjusting, Mr. Hoffman stated he would put a four foot wall versus an eight foot wall, would bury one foot into the ground and put the bins on top of the concrete blocks, and place the containers aside.

It was confirmed that either way Mr. Hoffman would need an accessory building permit, but if its over fifteen feet he would have to also go through the Board of Zoning Appeals to get a variance on that accessory.

Mr. DeCastra asked if everyone on the board was okay with that type of modification. No concerns from the board.

Motion:

Mr. DeCastra made a motion to send a recommendation to the Brunswick Hills Trustees requesting the approval of the site plan for the dry material storage system of 2 (two) full size shipping containers with modifications as follows: The wall built must be 4 (four) feet tall, 3 (three) feet high, 1 (one) foot foundation (to not exceed the 15 (fifteen) feet maximum height, for Hoffman Tree/Outdoor Supply- PP# 001-02A-25-047, 916 Pearl Road. Mrs. Wetterman seconds.

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

The Caves at Blue Bell- PP# 001-02D-27-035 -Final Site Plan Review

Ben Weinerman 2211 Medina road, Suite 100, he is present on behalf of the applicant. Mr. Weinerman mentioned there is a consent decree on the property, and they are awaiting on the prosecutor's interpretation of the decree in order to determine what zoning is permitted. They would like an extension until next month's meeting, assuming they will have that available by then. The board agreed to wait.

PUBLIC COMMENT: None

ANNOUNCEMENT OF NEXT MEETING: Thursday, July 10, 2025 at 7pm

MOTION TO ADJOURN: Mr. DeCastra stated he will accept a motion to adjourn the Regular Meeting of June 5, 2025.

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

Meeting adjourned at 7:25 pm.

Respectfully Submitted,

Dalith Beck, Zoning Secretary

Thomas DeCastra, Chair

Date