

**BRUNSWICK HILLS TOWNSHIP TRUSTEES**  
**SPECIAL MEETING**  
**JULY 14, 2025**

The Brunswick Hills Township Board of Trustees met in special session on Monday, July 14, 2025 at Brunswick Hills Township Town Hall.

Board of Trustees Chair Chirstina Kusnerak, Trustee Patrica Murphy, Zoning Inspector Daryl Lucien, Assistant Zoning Inspector Wes Humphrey, Zoning Commission Chairperson Thomas DeCastra, and Zoning Commission member Patti Wetterman present.

Trustee Chair Kusnerak called the meeting to order at 4:00 PM, noting that the meeting was properly advertised, along with a legal notice in the newspaper as required by the O.R.C.

Kusnerak stated this meeting is being held for the purpose of a public hearing to discuss the recommendation from the Zoning Commission to approve the site plan for DP Habermann Development, LLC, PP #0001-02C-19-004, 2457 Marks Rd., Conservation Development/Single Family Subdivision.

DP Habermann Development representative Keith Mitchell presented the details of the Conservation Development/Single Family Development that was proposed. They are proposing 38 single family homes with a 2-acre minimum per unit. There will be 42 acres of open space maintained in a conservation district with Ohio Stream Preservation, that will have deed restrictions. The current farming that is on the south side of the property will potentially be continued but that will be addressed at a later date, as a variance will be needed. Storm water retention will be happening in 2 spots, the retention pond along Marks Rd takes the majority and the existing pond on site will be improved to be the second spot. There will be landscaping all along Marks Road. There will be a pavilion with a mail kiosk for the neighborhood. A walking trail will be maintained along the south side of the site to connect the entry and leading to the pavilion.

Kusnerak asked if the main road going into the development will be a public road. Mr. Mitchell stated it would be.

Assistant Zoning Inspector asked if the size of the Cul-De-Sac was sufficient for the Fire Department Vehicles. Mr. Mitchell stated it was standard size and should be sufficient.

Murphy asked what the set backs will be. Mitchell stated they are 100' lots with minimum front yard depth 40' per the conservation.

Murphy asked if there will be off site parking. Mitchell stated no, it will be all driveway parking only.

Murphy asked about the signage for the development. Mitchell stated it is part of the landscape plan. Simple stone pillars to maintain a rustic look.

Kusnerak asked about lighting. Mitchell stated the sign itself will have lighting but there will not be any street lights.

Kusnerak stated the Township will need the final approved HOA and Conservation documents.

Kusnerak offered **Resolution #27-2025** the Brunswick Hills Township Board of Trustees, after careful review, upheld the recommendation from the Zoning Commission to approve the site plan on PP #001-02C-19-004, 2457 Marks Rd., Conservation Development/Single Family Subdivision. Murphy seconded. Murphy – yes. Kusnerak – yes. Resolution adopted.

Mr. Winkleman 2663 Marks Rd. Concerned about what provisions are being taken to keep people/children from wandering onto the existing neighbor's property. I'm to the north and I have a large lake that can attract people/children. The campground is also there and I'm sure they have the same concerns. Also, the more concrete you put in the less natural ways for the water to go. Where is all this water going? Mr. Winkleman stated he is not trying to stop the development just wanted to know what they are doing for the neighbors.

Keith Mitchell responded to Mr. Winkleman by stating that all the water will be going into the 2 retention ponds. We are capturing the water and controlling it into these areas, rather than allowing it to just sheet flow. We could also put up a fence with signage along the side of the development property that your property butts up against.

Kusnerak moved to adjourn. Murphy seconded. Murphy – yes. Kusnerak – yes. Motion carried.

Adjourned at 4:24 PM.

---

Christina Kusnerak, Trustee Chair

---

Ryan Nixon, Trustee Vice-Chair

---

Patrica Murphy, Trustee

---

Fiscal Officer