

**Brunswick Hills Township
Zoning Commission Regular Meeting Minutes
July 10, 2025**

Call Meeting to Order

Mr. DeCastra called the Brunswick Hills Township Zoning Commission July 10, 2025 meeting to order at 7:06 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. Lucien, 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 June 5, 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 noted a correction on page one, middle of the last paragraph, the word “liens” should be corrected due to it being misspelled. Mr. DeCastra had a correction on the last page, where “conditional” is listed, it should be “variance”.

Motion: Mrs. Wetterman motioned to accept the minutes for the Zoning Commission June 5, 2025 regular meeting minutes as amended. Mr. Witt seconds.

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

Meeting minutes approved as amended.

Mr. DeCastra asked the board if it would be okay to move into new business first, followed by old business as our discussion could be a bit lengthy. No objections from the board.

NEW BUSINESS:

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

Ben Weinerman, residing at 2211 Medina road, Suite 100, is present representing the applicant. They are proposing office condos off Route 42. Mr. Weinerman mentioned that the property is in a consent decree which was brought up at the last meeting and should be considered as C-1 zoning. He explained that these office condos would be suited for small to medium business owners, which are likely already doing business in the Township. The intent is for contractors to have a place of business they can operate out of and store materials in, etc (added that it would be nothing hazardous and nothing flammable which would also be noted on the condo declaration) The goal is give them a landing place for pick up and drop offs, have a space for secretarial office staff, etc. They don't anticipate this to have a lot of public foot traffic, but more intended for contractors and employees to drop off their vans, get their materials for the day, do service calls, etc. They will have restrooms and the ability to build office space for secretarial type work, in addition of plenty of storage space for materials.

They believe they planned enough landscaping buffering to the neighborhood located on the East of the property. They don't plan on having a lot of lighting surrounding the facility in order for it to not be nuisance to the neighboring property owners. They believe it's a great fit for the Township; they want to be mindful of the residential neighbors and mentioned they have taken that into account with their design.

Mr. Smerek asked about the property at 4293 Butterfly Circle as it looks to be residential. He asked if they will be providing buffering for that resident? Mr. Weinerman stated yes, there will be natural buffering there and there is always the ability to do private fencing as well, but he believes natural buffering is usually best. Mr. DeCastra asked if Bluebell Parkway is a private road. Mr. Weinerman checked online and advised that Bluebell Parkway is public and that Butterfly Circle is private. Mr. DeCastra also mentioned that they will need to go through the BZA for a couple of variances on their design. The regulations require that since it's on Route 42, a minimum of 70 (seventy) feet is needed as a setback from the right of way, and they are just over 50 (fifty) feet. In addition, a variance would be needed on the parking, he further explained, as these are classified as office buildings, according to our resolution approximately twice as much parking would be needed. Before moving forward through the plans, those variances through the BZA would be needed.

Motion: Mrs. Wetterman made a motion to conditionally approve, pending BZA approval of the variances for The Caves at Blue Bell/Fox village LLC- PP# 001-02D-27-035. Mr. McFarland seconds.

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

- 2) Thomas Carlisle and James Grendell PP#001-02C-02-019 and 001-02C-05-006- Zoning Map Amendment.

James Grendell, 6760 Avery Hill Drive, Mayfield Village, is present representing Thomas Carlisle who is also present, residing at 3521 Foskett Road, Medina. Mr. Grendell explained that they are here due to their application on how the property is currently zoned (Rural Residential and not R-1 Residential) Mr. Grendell showed the board a map of the two parcels and where they are located and pointed on how they would like them to be zoned the same as the other parcels located to the north on Substation Road. Mr. Grendell explained that Mr. Carlisle's parcels do not really adhere to any of the zonings, across the street is industrial and behind him is a golf course. They believe the only good use for the property is to split it into more manageable single-family lots. He included in the packet what this would look like upon final approval. Mr. Grendell shared that if approved the goal is for this to become a minor subdivision where four lots would be on one parcel, and in the long run another four lots on the second parcel.

Mr. DeCastra mentioned that something for everyone to consider is all of the growing activity going on in that area, should Substation Road grow would this type of zoning be appropriate.

Motion: Mrs. Wetterman motioned to move forward with the map amendment procedure for Thomas Carlisle and James Grendell PP#001-02C-02-019 and 001-02C-05-006 on Substation road . Mr. DeCastra seconds.

Roll Call: Mr. McFarland- yes, Mr. Kelly- yes, Mr. Witt- yes, Mr. Wetterman- yes, Mr. DeCastra. Mr. DeCastra advised that a public hearing date will need to be scheduled.

Motion: Mr. DeCastra made a motion to hold the Public Hearing on Thursday, August 14, 2025 at 7pm on the map amendment request from Rural Residential to R1 for Thomas Carlisle and James Grendell PP#001-02C-02-019 and 001-02C-05-006. Mr. Witt seconds.

Roll Call: Mrs. Wetterman- yes, Mr. Kelly- yes, Mr. McFarland- yes, Mr. Witt- yes, Mr. DeCastra- yes. Public Hearing set for Thursday, August 14, 2025 at 7pm.

OLD/CONTINUED BUSINESS:

Updated to the Zoning Resolution

Mr. DeCastra shared that we have been discussing this since December of last year and he has put together a document that redlines all of the proposed changes discussed thus far.

The biggest change being to the commercial (C1) section as it changes the way they are listed and a table has been implemented instead, which then summarizes at a glance what is permitted, conditional, etc.

The table is in a larger font to make it easier to read and it's more simplified and easier to understand. The definitions are also more streamlined. Some of the changes also impact residential such as agricultural uses. Mr. DeCastra encouraged everyone to read it all thoroughly and ask any questions.

We will continue to have this conversation next month, so the board has another month to read over all of the proposed changes.

PUBLIC COMMENT:

Linda Hudson, 314 Pearl Road, she asked about the comprehensive plan and if this is in conjunction to what we are doing with the resolution. Mr. DeCastra explained that we are not radically changing the permitted uses, we are streamlining the definitions, so they are easier to understand, etc. This helps businesses understand what they can and can't do. She also mentioned that she wants to further understand why we would allow recreational but not medical sales of marijuana in the Township.

Ron Wetterman, 1085 Substation Road. He wanted to inquire about self-storage buildings. They had a difficult situation a few years back, due to the areas and sizes being out of date. It does not state specifics about square footage and most of the self-storage buildings within the Township do not comply. He would encourage the board to look at that section.

Ryan Nixon, 5139 Preston Place, wanted to praise and recognize the Board for completing the work for the proposed changes on the zoning resolution. This combined with the comprehensive land use plan will set the Township up for controlled perfect growth as we go into the next 10-20 years. Mr. Nixon also wanted to thank Daryl and Wes in the Zoning Department for helping and turning our Zoning Department into a well oiled machine, and their hard work does not go unnoticed. Mr. Nixon also wanted to address Linda Hudson's statement on recreational marijuana sales. He stated that it has not been decided upon it yet, but it was initially his recommendation to the board that we disallow it due to it being unclear on how the state is going to be distributing the funds. Earlier this year, they mentioned it would be delayed to either 2027 or 2028. They are trying to determine if the township, city or county will be receiving the funds.

ADDITIONAL BUSINESS: Mr. DeCastra mentioned there are trainings available through the Medina County Planning Services. A sheet with training details has been passed out, any board members that are interested should RSVP to Dalith if interested.

ANNOUNCEMENT OF NEXT MEETING: Thursday, August 7, 2025 at 7pm, followed by a Public Hearing for a map amendment application on Thursday, August 14, 2025 at 7pm.

MOTION TO ADJOURN: Mr. DeCastra stated he will accept a motion to adjourn the Regular Meeting of July 10, 2025.

Motion: Mr. McFarland motions to adjourn the meeting, Mrs. Wetterman seconds.

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

Meeting adjourned at 8:15 pm.

Respectfully Submitted,

Dalith Beck, Zoning Secretary

Thomas DeCastra, Chair

Date