

BRUNSWICK HILLS TOWNSHIP TRUSTEES
REGULAR MEETING
September 23, 2025

The Brunswick Hills Township Board of Trustees met in regular session on Tuesday, September 23, 2025 at Brunswick Hills Township Town Hall.

Board of Trustees Chair Christina Kusnerak, Trustee Vice-Chair Ryan Nixon, Trustee Patrica Murphy, Fiscal Officer Bob Roksandich, Zoning Inspector Daryl Lucien, Assistant Fire Chief Tim Haas, and Service Foreman Cory Schultz present.

Trustee Chair Kusnerak called the meeting to order at 7 PM, noting that the meeting was properly advertised.

PRESENTATION:

None.

MINUTES:

Trustee Murphy moved to approve the July 22, 2025 regular meeting minutes. Trustee Nixon seconded. Kusnerak – yes. Nixon – yes. Murphy – yes. Motion carried.

Trustee Murphy moved to approve the August 5, 2025 special meeting minutes. Trustee Kusnerak seconded. Murphy – yes. Nixon – yes. Kusnerak – yes. Motion carried.

Trustee Nixon moved to approve the August 12, 2025 regular meeting minutes. Trustee Murphy seconded. Nixon – yes. Kusnerak – yes. Murphy – yes. Motion carried.

Trustee Murphy moved to approve the August 26, 2025 regular meeting minutes. Trustee Kusnerak seconded. Murphy – yes. Kusnerak – yes. Nixon – not voting due to being absent from this meeting. Motion carried.

Trustee Nixon moved to approve the September 17, 2025 special meeting minutes. Trustee Kusnerak seconded. Murphy – yes. Kusnerak – yes. Nixon – yes. Motion carried.

DEPARTMENT REPORTS:

Zoning Department:

Zoning Inspector Daryl Lucien presented the monthly report for August. He stated there are 8 zoning permits for the month plus 5 more that are pending and not reflected on the report.

Zoning inspector Daryl Lucien presented two zoning applications that have some verbiage on them that existed on every application and permit he has found from 1984 through 2009. Three different inspectors' signatures are on these affidavits. Lucien stated he has no explanation what happened after 2009, but the language is no longer on the applications or permits and he is recommending that is should be. Lucien then

read the paragraph he is recommending be added back on applications and permits. Trustee Kusnerak recommended that Lucien add the revision/approved date to the bottom of the applications. Trustee Nixon motioned based on Daryl's recommendation to revise the language on these applications to reflect not only the 6-month time line but to also add the missing language that will be added back in regarding the home occupation 1 and 2, and then going before the BZA for final approval. Trustee Kusnerak seconded. Murphy – yes. Kusnerak – yes. Nixon – yes. Motion carried.

Zoning Inspector Lucien asked the Board to evaluate how we go forward with securing legal representation. Lucien stated there are three situations that we have evidentiary proof of violations that are pretty severe. Strategically the only way to move forward on any of these three is through the Prosecutor's Office or Outside counsel. These situations have already been discussed with Trustee Nixon and he is on-board with moving forward. Trustee Kusnerak stated that she believed Lucien had supplied them with a list of zoning attorney's that might be helpful. The Board will need to get the list out and then talk about it. Trustee Nixon stated we will dig up the list, we will have a conversation, then also go over some of the properties specifically as well, to make sure we are all on board with it. Lucien stated that Trustee Nixon has some of the work he has already done to outline the why and wherefore. Trustee Nixon stated that the reason we are going down this path is because the Prosecutor's Office has not been super helpful given the obvious data that has been supplied to them.

Trustee Kusnerak presented a recommendation from the Brunswick Hills Township Zoning Commission for the approval of the Zoning Map Amendment for Thomas Carlisle, Substation Rd PP# 001-02C-02-219 and 1500 Substation Rd PP# 001-02C-05-006. The Board of Trustee will hold a public hearing regarding the Zoning Map Amendment on Wednesday October 1, 2025 at 5 PM. Trustee Kusnerak asked the audience if anyone from the Zoning Commission was present and could fill in the residents on what will be discussed at the public hearing. Thomas DeCastra, Chair Zoning Commission, stated before the Trustees is an application for a zoning map amendment for two parcels off of Substation just south of 303. The owner is looking to move from RR to R1. He has a limited amount of frontage making it impossible for him to do any type of development. Switching from RR to R1 allows for smaller lots and smaller frontage that way the land can be developed. The land has full utilities. They did have a resident come to the Zoning Commission and support that property change. There is just over 5 acres with the two parcels. It was also recommended by the County Planning Commission to move forward.

Police Department:

Trustee Kusnerak presented and moved to approve a request to open a new BC in the amount of \$10,000 from line item 2191-210-323-0323 Repairs & Maintenance Vehicles. Murphy seconded. Nixon – yes. Kusnerak – yes. Murphy – yes. Motion carried.

Fire Department:

Assistant Fire Chief Tim Haas presented a request for FF Mehalic and Disalvo to attend "Command and Control of Incident Operations" at the Ohio Fire Academy January 26th through 31st 2026. The course is a National Fire Academy Course being sponsored by the Ohio Fire Academy. There is no fee for the course. Firefighters would stay at the academy dorms which has a nominal fee. Murphy moved to approve that request. Nixon seconded. Murphy – yes. Nixon – yes. Kusnerak – yes. Motion carried.

Announcements:

The Battery collections at both stations has been going well.

Chief Strazzo attended a 9/11 service at St Colette Catholic Church. St Colette gave a Proclamation at the ceremony. Thank you to the parish for the proclamation and support of the department. They gave one to the Police and Fire Departments.

Reminder of the Fire Department Open House on October 5, 2025 12-3 PM.

Service Department:

Service Foreman Cory Schultz presented the monthly report for August.

Service Foreman Cory Schultz presented a request for payment for an emergency repair on heavy equipment trailer. On September 2, 2025, email approval was received from all three trustees to replace all 8 tires on the trailer. We had a couple blow outs and instead of just replacing the two we replaced all 8 for the amount of \$1,266.40 from Harrison Fleet. This was paid out of BC #34 Repairs and Maintenance Vehicles. Trustee Nixon moved to approve that expenditure for the 8 tires in the amount of \$1,266.40. Murphy seconded. Murphy – yes. Kusnerak – yes. Nixon – yes. Motion carried.

Request for a PO to be made to Lighthouse Solutions Group for a new Laptop for the service department in the amount of \$2,639.77 from line item 2031-330-420-0000 Operating Supplies. Schultz noted that they have received that laptop and it is working so much better. Nixon moved to approve to create that PO in the amount of \$2,639.77 for the laptop for the Service Department. Murphy seconded. Kusnerak – yes. Murphy – yes. Nixon – yes. Motion carried.

Schultz stated that he received word last week that we have received the 2026 Safety Sign Grant for the Township. A lot of hard work and hours went into this grant. The total is \$34,670.99 for new signs, posts and all hardware.

Schultz requested the passing of a resolution for the OPWC Funding for the Catherine's Overlook project. The total is \$170,200 and the Township is only responsible for half which is \$85,100. Trustee Nixon offered **Resolution 31-2025** A RESOLUTION AUTHORIZING BRUNSWICK HILLS TOWNSHIP TO PREPARE AND SUBMIT AN APPLICATION TO PARTICIPATE IN THE OHIO PUBLIC WORKS COMMISSION STATE CAPITAL IMPROVEMENT AND / OR LOCAL TRANSPORTATION IMPROVEMENT PROGRAM(S) AND TO EXECUTE CONTRACTS AS REQUIRED. Kusnerak seconded. Nixon – yes. Kusnerak – yes. Murphy – yes. Resolution adopted.

Schultz stated that Fiscal Officer Bob Roksandich will have to sign for the OPWC commissions basically saying where all the money is coming from in our accounts in 2026.

Schultz presented a Cooperative Agreement between Medina Township and Brunswick Hills Township for OPWC funds for Plum Creek Pkwy resurfacing. Brunswick Hills will be responsible for 65% and Medina Township will be responsible for 35% of the total project costs. Total project cost is \$371,500; our portion is \$120,575. Medina Township will do the resolution. We just need the Cooperative Agreement. We will cut Medina Township a check at the end of the project. Trustee Nixon moved to approve the Cooperative Agreement between Medina Township and Brunswick Hills Township for the Plum Creek Pkwy Resurfacing Project. Kusnerak seconded. Murphy – yes. Kusnerak – yes. Nixon – yes. Motion carried.

TRUSTEE REPORTS:

Christina Kusnerak:

We received the Medina County Soil and Water Conservation District invoice. This is an annual payment to the conservation district. The invoice is in the amount of \$3,888.00. Of that amount, \$613.27 will be paid from BC #14. Kusnerak then moved to create a new PO for the balance of \$3,274.73. Nixon seconded. Nixon – yes. Murphy – yes. Kusnerak – yes. Motion carried.

Kusnerak offered **Resolution 32-2025 A RESOLUTION TO PARTICIPATE IN THE 2025 DIRECT SETTLEMENT OF PURDUE PHARMA L.P. & SACKLER FAMILY OPIOID CLAIMS.** This resolution allows Brunswick Hills Township to collect those funds that are being distributed to local governments from the Federal Government. Murphy seconded. Murphy – yes. Kusnerak – yes. Nixon – yes. Resolution adopted.

The next item relates to the Opioid settlement it is a form we have to submit to participate in another one of the settlement agreements. This particular one if we don't send it back to them, then we are out and will not receive any funds. We have to make sure that we are on the list of local governments to receive funds. This is a Secondary Manufacturers Combined Subdivision Participation and Release Form. This is for eight pharmaceutical entities that we will be participating in. Kusnerak moved to approve that participation and have Trustee Kusnerak sign on behalf of the Board. Nixon seconded. Nixon – yes. Kusnerak – yes. Murphy – yes. Motion carried.

Trustee Kusnerak reported receiving multiple complaints from residents regarding semi-trucks (18-wheelers) traveling along Sleepy Hollow Road. Residents expressed safety concerns, stating they have had near-miss incidents with the trucks, which may or may not be traveling too fast. Trustee Kusnerak noted her belief that such truck traffic was previously restricted to state routes like Route 303 and questioned whether this restriction is still in effect. Trustee Murphy inquired about which portion of Sleepy Hollow was affected, to which Trustee Kusnerak responded that it was the entire stretch. Noting that she herself has seen frequent truck movement from South Carpenter to Sleepy Hollow to Substation Road and possibly toward a trucking facility on Substation or nearby rest stop on Route 42. Trustee Nixon asked if the issue was recent or ongoing; Trustee Kusnerak stated she had received similar complaints in the past, though the issue had temporarily subsided. Trustee Nixon commented that the problem appears to be recurring and not solely due to temporary traffic rerouting, such as during roadwork on Route 303. Trustee Kusnerak informed the Board that residents from Sleepy Hollow were present at the meeting and offered them the opportunity to speak. The Board agreed to hear from the residents.

Jeff Zimlich, who has lived on Sleepy Hollow Road for 38 years, expressed concerns about increased truck traffic on the road. He believes the issue began when trucks were rerouted during roadwork on Routes 303 and 42, and drivers have continued using Sleepy Hollow as a shortcut to avoid traffic lights and save time. Zimlich noted both trucks and cars frequently speed through the area and requested greater enforcement of speed limits. He lives near the dip between Route 42 and Substation Road, where visibility is limited due to the road grade. He shared safety concerns, especially for visitors unfamiliar with the area. He also mentioned that a load limit sign previously posted at the top of the hill is no longer there and questioned why 18-wheelers can't be directed to use main roads instead.

Billy Hudson 314 Pearl Road suggested that installing weight limit signs would help address the truck

traffic issue, noting enforcement can follow once signs are in place. Cory Schultz explained that weight limit signs must come from the County, but once installed, police can issue citations for violations. Trustee Kusnerak asked if such signs previously existed on Sleepy Hollow; Hudson confirmed they did but have since been removed. Schultz, who has worked for the Township for seven years, stated he does not recall seeing them but will look into it, citing recent similar signage on Plum Creek. He also mentioned ordering "No Through Truck" signs for other problem roads like Foskett and noted that truck traffic has increased since a new trucking company replaced SST on Substation. Hudson emphasized that enforcement—even ticketing a few drivers—would likely deter further violations. Trustee Nixon agreed, stating that with new signage and police involvement, the situation should improve. Hudson concluded by stating that the roads are not designed to handle 18-wheelers due to their width and weight.

Kelly Gualdoni 1791 Marks Road raised concerns about ongoing issues with 18-wheelers traveling on Marks Road daily, despite a posted "No Through Trucks – 5,000 GVW" sign at the 303 intersection. She reported excessive truck speed, frequent use of engine brakes, and loud noise due to the area of Marks Road with all the dips. Gualdoni also referenced past flooding in 2014, stating that the culvert near Cossett Creek has since shifted and may be compromised, possibly due to the flood or the road bearing heavy truck traffic. She emphasized the need to enforce the existing weight limit and questioned whether the road's designation had changed. In addition to truck concerns, Gualdoni highlighted extreme speeding by cars—claiming vehicles often reach 80–90 mph—and offered her driveway for police speed enforcement. She expressed frustration over frequent accidents near her property. Trustee Nixon acknowledged her concerns, noting similar observations in the area. Trustee Kusnerak asked Cory Schultz to inspect the culvert; Schultz responded that Marks Road is under Medina County's jurisdiction but agreed to contact the county and also inspect it himself.

Scott Snyder 4609 Sleepy Hollow Road near Catherine's Overlook. Thanked Trustee Kusnerak for responding to his call and acknowledged sending photos related to the truck traffic issue. He expressed concern about the frequent presence of 18-wheelers on Sleepy Hollow Road, stating that while local deliveries (e.g., concrete or stone) are understandable, large trucks should not be using the road regularly. Snyder emphasized that since the Township maintains the road—handling snow plowing, repairs, and resurfacing—it should have the authority to restrict heavy truck traffic. He acknowledged that the final decision lies with the Board but appreciated their attention to the matter.

Trustee Kusnerak concluded the discussion by stating that Cory Schultz is awaiting delivery of "No Through Truck" signs, which will be installed on Foskett, Sleepy Hollow, and Substation Roads. He will also contact the county to verify the weight limits on these roads to potentially add weight limit signs. It was clarified that Marks Road is maintained by the county, so the Township cannot install signs there. Trustee Nixon added that they will request Chief Sopkovich to increase police presence in the affected areas while waiting for the signage to be installed.

Joe Lehman 4665 Sleepy Hollow Rd expressed concerns about excessive speeding on Sleepy Hollow Road, especially between 3–6 PM, making it dangerous to retrieve his mail. Living at the bottom of the dip near Catherine's Overlook, he noted the area's high traffic speed and significant noise levels, citing a lack of vehicle mufflers as a contributing factor. Lehman offered his driveway for police to use for traffic enforcement and emphasized the need for increased safety. Trustee Nixon assured him that police presence in the area would be increased.

Ryan Nixon:

None.

Trica Murphy:

Reminder: The Comprehensive Land Use Plan Public Input Session will be on September 30, 2025. That will be held at Southwest Baptist Church located at 329 N Carpenter Rd., the time will be 5:30 – 7:30 PM. If you want more information, the flyer is posted in several places. Trustee Nixon stated the flyer is posted on our website, as well as in all of our Township buildings and the Gazette is going to be releasing a story on the Comprehensive Land Use Plan.

FISCAL OFFICER:

Trustee Kusnerak moved to approve the payment listing post date 9-23-2025 in the amount of \$68,408.25. Trustee Murphy raised a question about Warrant #30132 to Huntington Bank in the amount of \$2,291.48. Stating that we approved that at the last meeting. Trustee Kusnerak looked back at the previous payment listing and agreed that the Board did approve that at the last meeting. Trustee Kusnerak moved to approve the payment listing dated 9-23-2025 in the amount of \$66,116.77. Nixon seconded. Murphy – yes. Kusnerak – yes. Nixon – yes. Motion carried.

Kusnerak moved to approve payroll dated 9-30-2025 in the amount of \$71,784.17. Nixon seconded. Nixon – yes. Murphy – yes. Kusnerak – yes. Motion carried.

OLD BUSINESS:

None.

NEW BUSINESS:

None.

MISCELLANEOUS & CORRESPONDENCE:

Trustee Kusnerak mentioned that the Medina County Auditor is having unofficial assessments of your tax bill. There are dates at various locations around the county where you can go in and talk to someone from the auditor's office about your property tax bills. You can go to their website for more information.

UPCOMING MEETINGS:

Trustees:	10-14-2025 @ 7 PM
BZA:	10-8-2025 @ 7 PM
Zoning Commission:	10-9-2025 @ 7 PM *also public hearing
CLUP:	9-30-2025 @ 5:30-7:30 PM
Trustee Public Hearing:	10-1-2025 @ 5 PM

PUBLIC INPUT:

Tony Destro 301 Marks Road stated that he submitted a proposal to the Zoning Commission in early September requesting consideration to allow bees and chickens as agricultural use within platted subdivisions. He prepared a 5–6 page document supporting his request, referencing its alignment with the Comprehensive Land Use Plan, etc. Trustee Nixon clarified that the Trustees had not received this information, which Mr. Destro confirmed. Mr. Destro then read a response email from Zoning Inspector

Daryl Lucien, addressing the legality of keeping chickens on subdivision lots under one acre, citing Ohio Revised Code. There was some debate between Mr. Destro and Lucien, ending with Lucien stating that Brunswick Hills Township follows the Ohio Revised Code and that under 1 acre there is no chicken or bees permitted. Mr. Destro requested zoning violation information for three properties discussed earlier in the meeting that the Township is getting a lawyer for. Inspector Lucien declined, citing the ongoing legal action. Mr. Destro then stated he would submit a FOIA request for the violations list for the three properties discussed today, and Trustee Kusnerak asked that he send the request via email, which Mr. Destro agreed to do.

Thomas DeCastra 358 Topaz Lane, a member of the Zoning Commission. DeCastra encouraged public attendance at the October 9th Zoning Commission meeting, which will be the first of two required public hearings on proposed zoning amendments. Due to scheduling conflicts with the County Planning Commission's review process, final review of the amendments will be delayed until November. DeCastra emphasized that the hearings are an excellent opportunity for residents to learn about zoning processes and proposed changes. Key proposed amendments include streamlining business zoning language for clarity and revisiting regulations on poultry and small animal husbandry in platted subdivisions. He noted that current regulations prohibit animal husbandry in such areas, but the commission is proposing changes similar to Montville Township's approach, which allows limited and specific types of poultry or produce under regulated conditions. The intent is to align with practices in comparable nearby townships and better serve residents' interests.

Dennis Bailey 1447 Easton Way. Mr. Bailey voiced opposition to allowing chickens in residential developments, stating that those interested in raising animals should purchase farmland, not live in densely populated neighborhoods. He also raised concerns about increased traffic related to the proposed housing development on 5 acres on Substation Road. Bailey emphasized that traffic is already problematic in the area and questioned how it will be managed if hundreds more homes are built, expressing frustration at the potential delay of traffic solutions like a roundabout. While supportive of property rights, he stressed that any development should include a clear traffic management plan.

OFF CAMERA:

Kusnerak moved to go off camera at 8:07 PM for the purpose of signing the Warrants & Purchase Orders and any other business brought before the Board. Kusnerak noted there will also be an executive session, hopefully the last one, to discuss a complaint against a public employee. Nixon seconded. Murphy – yes. Kusnerak – yes. Nixon – yes. Motion carried.

Kusnerak offered and moved to approve **Resolution #33-2025** to accept the recommendation of the Zoning Commission to approve the site plan submitted by James Justice, Architectural Justice, 2504 Pearl Road PP# 001-02C-26-016.

Kusnerak moved to go into Executive Session at 8:23 PM for the purpose of discussing a complaint against a public employee. Nixon seconded. Murphy – yes. Kusnerak – yes. Nixon – yes. Motion carried.

Kusnerak moved to come out of Executive session at 9:26 PM. Murphy seconded. Nixon – yes. Murphy – yes. Kusnerak – yes. Motion carried.

Kusnerak moved to re-schedule the Public Hearing for the Zoning Map Amendment for Thomas Carlisle, Substation Rd PP# 001-02C-02-219 and 1500 Substation Rd PP# 001-02C-05-006 for 5 PM on October 14, 2025. Nixon seconded. Murphy – yes. Kusnerak – yes. Nixon – yes. Motion carried.

Murphy moves that based on the review of items presented to the board in executive session from Mr. Destro and his wife, and after careful review and discussion by the board of trustees, we found no actionable cause for discipline against Fire Chief Strazzo and this closes out Mr. Destro’s complaint. Nixon seconded. Murphy – yes. Kusnerak – yes. Nixon – yes. Motion carried.

Kusnerak moved to adjourn at 9:28 PM. Nixon seconded. Kusnerak – yes. Murphy – yes. Nixon – yes. Motion carried.

Christina Kusnerak, Trustee Chair

Ryan Nixon, Trustee Vice-Chair

Patrica Murphy, Trustee

Bob Roksandich, Fiscal Officer