

**Brunswick Hills Township
Zoning Commission Regular Meeting Minutes
September 4, 2025**

Call Meeting to Order

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

A roll call of the board was executed.

- **Board Members in Attendance:** Ms. Brunn, Mr. Witt, Mrs. Wetterman, Mr. McFarland, Mr. DeCastra
- **Alternate Board Members as voting members:**
- **Board Members Absent:**
- **Others in Attendance:** Mr. Smerek, Alternate Member, Fire Chief Strazzo, 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 August 7, 2025 regular meeting minutes

Mr. DeCastra asked the board to review the meeting minutes and asked if anyone had any comments or corrections.

Motion: Mrs. Wetterman motioned to accept the minutes for the Zoning Commission August 7, 2025 regular meeting minutes as written. Mrs. Brunn seconds.

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

Approval of the ZC August 14, 2025 public hearing minutes

Motion: Mrs. Wetterman motioned to accept the minutes for the Zoning Commission August 14, 2025 public hearing minutes as written. Mr. Witt seconds.

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

NEW BUSINESS:

James Justice/Architectural Justice, 2504 Pearl Road PP# 001-02C-26-016- Site Plan review-construction of light manufacturing building.

Mr. James Justice, residing at 4404 Kingsbury rd, is present this evening along side Mr. Leon Sampat with L.S Architects located at 22082 Lorain rd.

Mr. Sampat provided a summary of the project. Mr. Sampat explained that Mr. Justice started a new venture with shelving and cabinetry. It's doing very well and he is in need of a space to produce it as the current space is not enough. The proposal is of a 24,000 square foot building, within the building there will be a handful of offices, and the main area being production space. The building itself, is a pre engineered metal building with metal roofing, it will be set back a bit in the property. They are providing an area in yellow in the provided site plan drawing of a future easement that is currently part of the overall complex of Architectural Justice and they would like the ability to be able to split it at some point if it needs to. There are 21 parking spaces in that area which is plenty for the business that is needed, and there will be a total of 69 parking spaces on site.

Mr. Witt asked for a snapshot of what production looks like at the facility. He wanted to know about what kind of machinery they have and in terms of noise and hours of operation. Mr. Justice shared that it would

be normal business hours and that they are producing a product there now, which is small tubing that they are cutting and welding.

Mr. McFarland asked for additional details pertaining to splitting of the area off in the future. Mr. Sampat explained that currently it's part of the overall parcel. He pointed to the area that would be the access easement road, so the parcel with the building can be in it's own separate parcel if it ever needed to be split off. In the event they ever wanted to sell it in the future, though the intention is not currently there.

Mr. DeCastra asked if it will have all public utilities. They confirmed yes, that there will be an easement for utilities. Mr. Witt asked if there would be an increase of materials going in and out. Mr. Justice said it would all be indoors and that it would be a significant increase in revenue.

Motion: Mr. Witt made a motion to send a recommendation to the Brunswick Hills Township Trustees requesting the approval of the site plan for James Justice, Architectural Justice, 2504 Pearl Road PP# 001-02C-26-016. Mr. McFarland seconds.

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

Mr. DeCastra advised of next steps, in which this would go to the Trustees.

OLD/CONTINUED BUSINESS:

Updates to the Zoning Resolution.

Mr. DeCastra advised that we have spent a lot of time discussions the Zoning Resolution this year. Mr. McFarland went over some of the word changes he has suggested as edits. Mr. DeCastra asked Mr. McFarland if he would feel comfortable moving forward with what we have to kick start a process. Mr. McFarland said he is fine with that if we want to go through the process first and then really narrow down some of the wording he's suggesting.

Mr. DeCastra advised he is referring to all of the wording that has been marked in red, Mr. McFarland edits are in brackets in blue. Mr. DeCastra talked about one particular item that we could look into editing and adopting due to a new law being passed, which Chatham Township has updated as well, allowing to publish public meeting notices online in various ways making it more cost effective and easier.

Mr. DeCastra asked if there were any other particular edits they wanted to look into this evening. He asked if everyone feels comfortable moving forward with a motion with all of the red edits, non bracketed blue edits, in addition to taking into a consideration some of Mr. McFarland's edits pertaining to grammar and paragraph formation that way we would have a clean document to move forward through the process.

Motion: Mr. Witt made a motion to approve the edits in red, non-bracketed blue and Mr. McFarland's edits pertaining to grammar and sentence formation. Mrs. Wetterman second.

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

Mr. DeCastra advised that this would kick off the text amendment process, a public hearing date would need to be set. He advised that this would also need to the Prosecutors office as well as the Medina County Planning Commission for review. We would not be able to get this before the Medina County Planning Commission until November due to their deadline being the first of every month, and they had just met the day prior. Mr. DeCastra shared that we may have to have a second follow up public hearing, he shared that we could continue it at the next meeting which can be set for the same day as our regular meeting. Mr. DeCastra shared that he will clean the document up as approved by the motion which will be the document showing the changes discussed.

Mr. DeCastra asked the board if everyone is okay in moving the October 2nd meeting to October 9th and also host the public hearing meeting for the zoning resolution amendments on that same date. He also noted that no new business is on the agenda that would be impacted.

Motion: Mr. DeCastra made a motion to move the regularly scheduled Zoning commission meeting to October 9th at 7pm, immediately following will also be public hearing to discuss the text amendments to the Zoning Resolution. Mr. McFarland seconds.

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

ADDITIONAL BUSINESS:

- Mr. DeCastra reminded everyone that on September 11th at 7pm we will have a public hearing on Mr. Carlisle's property. He also shared that the Medina Planning Commission moved forward with the recommendation of approval of their map amendment. A copy has been provided to the board members.
- Mr. DeCastra advised that we received correspondence from a resident, a copy was also provided to board members.

PUBLIC COMMENT:

Tony Destro, 301 Marks Road.

Provided correspondence mentioned above. Mr. Destro discussed what he sent via email and explained that they are suggestions/edits to consider for the zoning resolution updates. For example, allowing chickens and bee keeping. He shared that he provided some bullet points in his write up as to why he believes it's important in the Township. He believes it fits in our community, he also mentioned that a lot of the new developments are regulated by the HOA and they would have their own rules as well.

He shared that on Facebook people had a strong desire for this to be allowed in the township (chickens and bee keeping in limited numbers)

He also addressed trailers and campers and asked that the board consider it a conditional use, a lot of people have them and it doesn't affect a lot of neighbors that are more set back.

Linda Hudson, 314 Pearl Road.

Mrs. Hudson discussed the comprehensive plan and that they were able to include all of Marks road.

Mrs. Hudson shared her opinion on medical Marijuana and tax reforms that are coming and that they will be handled at the state level. She shared that Seville has an open door policy where they have opened the door for someone to do it. She believes we should keep the door opened as it brings in revenue. She asked that the board to keep an open mind at least until we have more information on what kind of funding is available. Mrs. Hudson also discussed house appraisals and the concern for senior citizens.

ANNOUNCEMENT OF NEXT MEETING: Thursday, October 9th, 2025 at 7pm, followed by the Public Hearing on that same date.

MOTION TO ADJOURN: Ms. Brunn motioned to adjourn the Regular Meeting of September 4, 2025. Mr. McFarland seconds.

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

Meeting adjourned at 7:43 pm.

Respectfully Submitted,

Dalith Beck, Zoning Secretary

Thomas DeCastra, Chair

Date