

**Brunswick Hills Township  
Zoning Commission Public Hearing Meeting Minutes  
October 9, 2025**

**Call Meeting to Order**

Mr. DeCastra called the Brunswick Hills Township Zoning Commission on October 9, 2025 Public Hearing meeting for the Zoning Resolution text amendments to order at 7:32 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. Nixon, Trustee, Mr. Smerek, Alternate Member, Ms. Beck, Zoning Secretary.

Mr. DeCastra thanked everyone for coming and providing their feedback. He explained that he has a presentation and printed packets available with all of the proposed text amendment. The presentation is available in print as well. Mr. DeCastra stated that this is one of two public hearing meetings, as we don't have feedback yet from the Medina County Planning Commission. We will share that with everybody once available, and discuss through the feedback as well.

Mr. DeCastra shared that throughout the presentation, he will talk about the seven bullet points of changes which include: definition updates, agricultural use language, lot yard depth maximum, removal of language not allowed, commercial permitted and conditional uses, conditional uses updates and site plan review procedural updates. He explained he will go through each of them one by one and that the presentation does not include every edit; these are the most critical, high level ones. The full text is available for everyone to read through. After each section there will be public comment time, so it's well structured and organized and no one needs to wait until the very end for their input. Mr. DeCastra shared that we are here to listen to the public feedback and answer any questions anyone may have.

Mr. DeCastra moved into the first one which was definitions, collector streets and major thoroughfares, as well as retail sales and outdoor business displays in section 804-13. Mr. DeCastra welcomed public comment on definitions. There was none.

Mr. DeCastra moved on to the next topic, Agricultural use exemption language. Highlighted in red is the new language to be added:

1. On lots of one (1) acre or less the raising for private use, consumption or incidental selling of fruits, vegetables, and/or poultry products shall be permitted provided no products shall be sold except those which are produced on the premises. No agricultural building or structure shall be constructed on the lot, except for one roadside stand as permitted in Sec. 2.a below.

**Public Comment:**

Linda Hudson, 314 Pearl Road.

Mrs. Hudson wanted to confirm that mostly the changes are on the smaller parcels of one acre or less? Mr. DeCastra stated yes, and everything between one and five acres, and above five acres. Ms. Hudson shared that she thinks it makes sense and that answered her questions.

Mrs. Wetterman brought up that if we are going to allow one roadside stand on properties of one acre or less, where are people supposed to house their chickens at night? Currently the proposed language has "*no agricultural building or structure shall be constructed on the lot, except for one roadside stand...*" Mr.

DeCastra mentioned he will come up with better wording and present it- where it limits to one roadside stand but doesn't limit it to where that's the only structure. Mr. DeCastra agreed that how the language is proposed now limiting it to the only structure being the roadside stand.

Mr. DeCastra moved on to lot yard depth maximums on section 305-5 (F) which is applicable to all zoning districts. What we are proposing is to fix the definition but also instead of being 70 feet of minimum yard depth on a major throughfare, it would be 100 feet from the street right of way. The feedback from the prosecutor's office was to align the language on C3 district language to C1 and C2.

**Public Comment**

Linda Hudson, 314 Pearl Road

Shared a concern that the streets right of way through those streets are not clearly defined in some areas, so that could be an issue. She shared that 100 feet could be excessive.

Tony Destro, 301 Marks Road

Shared that he agrees with Linda on the set backs, he feels that the 100 feet is a pretty far distance. There are a lot of buildings and businesses on Marks road that are closer than 100 feet. He asked what the reasoning would be to have it so far back? Ms. Brunn explained that it's to allow the roads to be widened in the future. Mr. Witt added that it's 70 feet now, so it would be another 30 feet to allow for another lane.

Mr. DeCastra moved into the next slide regarding language and concept not being allowed for noise on section 303-12. He explained that the prosecutor's office about two years ago advised the Township that this part should be removed, as noise is not a zoning issue and it's a regular police process. Anything relating to noise in the zoning language will be removed.

Mr. DeCastra explained that the next session is in regard to commercial use updates. One of the biggest things that the board has proposed and also taken into a consideration feedback received from local business owners is clarity on permitted principal uses and conditional uses. We are proposing that we streamline each C1, C2 and C3 district in a matrix or chart. Moving this to a single table is easier to read and also the definitions are more modern as well.

Mr. DeCastra opened it up for public comment. No comments.

He moved over to the next slide. Site plan Review updates- adjusted the language to remove confusion on when it was needed. Mr. DeCastra reminded everyone that these are not the full edits and encouraged everyone to read through the full document available of edits. There will be another meeting to provide feedback as well.

**Public Comment:**

Tony Destro, 301 Marks Road

Regarding the site plan review. When he applied last year for the addition to his building, he was required to have a site plan. He asked if that would not be required anymore since it's adding to an existing structure. Mr. DeCastra shared that he believes that's what the intent is. Mr. DeCastra shared that if someone is adding an above ground storage tank, they would still need to go through the normal permit process, but would not need to go through a full site plan review.

Mr. DeCastra shared that after the next meeting on November 20<sup>th</sup>, 2025 the board has thirty (30) days to make its decision, so there is another opportunity for the community to come in and provide feedback.

Mr. DeCastra opened it up for public comment. There was none.

**ANNOUNCEMENT OF NEXT MEETING:** Thursday, November 20<sup>th</sup>, 2025 at 7:00pm after the regular Zoning Commission meeting.

**MOTION TO ADJOURN:** Mr. Witt motioned to adjourn the Public Hearing Meeting of October 9th, 2025. Ms. Brunn seconds.

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

Meeting adjourned at 8:01 pm.

Respectfully Submitted,

Dalith Beck, Zoning Secretary

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Thomas DeCastra, Chair

Date