

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

Call Meeting to Order

Mr. DeCastra called the Brunswick Hills Township Zoning Commission on October 9, 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. Nixon, Trustee, Mr. Smerek, Alternate Member, 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 September 4, 2025 regular meeting minutes

Mr. DeCastra pointed out a couple of typo corrections to the secretary. The bottom of the first page it should say “asked” versus “skewed” and on the middle of page three, under the Mr. Destro’s comment, it should read “explained”. Mr. DeCastra asked the board to review the meeting minutes and asked if anyone had any comments or corrections.

Motion: Ms. Brunn motioned to accept the minutes for the Zoning Commission on September 4th, 2025 regular meeting minutes as amended. Mrs. Wetterman seconds.

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

Approval of the ZC September 11, 2025 public hearing minutes

Ms. Brunn mentioned that under public comment, it should say “Ms. Skelton”. Mr. McFarland mentioned that for consistency purposes the time at the end says 7pm and it may be better to list it as 7:00pm.

Motion: Mr. DeCastra motioned to accept the minutes for the Zoning Commission September 11, 2025 public hearing minutes as amended. Mr. McFarland seconds.

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

NEW BUSINESS: None

OLD/CONTINUED BUSINESS:

Text amendments to the Zoning Resolution:

Mr. DeCastra reminded everyone that last month the board moved forward with a motion to initiate an amendment to the text of the zoning resolution. The board also held a public hearing on that. Mr. DeCastra explained that we did not meet the deadline to have this go before the Medina County Planning Commission as our meeting is one day after their deadline. We should expect to hear back from them sometime after November 5th. He explained that the board will need to schedule another public hearing as well. Mr. DeCastra mentioned that we did get comments back from the prosecutor’s office and those can be reviewed this evening. Mr. DeCastra had a presentation with slides that showed the boards changes outlined in red, along with the prosecutor’s office changes outlined in green. Mr. DeCastra explained that the steps are to hear the public comment and if the board chooses to make any adjustments based on the

public comment, that can be done before doing a motion to recommend and move forward into the next steps of the process of sending it to the trustees.

Mr. DeCastra went through the recommended edits from the prosecutor's office. The first one was edits on something that is not needed and can be removed. The next one is regarding C-3, page 72 section 409-4, the board had both the minimum rear depth at 25 feet and the new language at 50 feet. 25 feet should have been deleted - the new language is intended to make it consistent with the rest of the commercial zones. The new one is on page 102, Section 804-9. His comment is about making the edits a little cleaner in terms of the maximum size of the overall building and the maximum size that is allowed individually inside that storage unit.

Mr. DeCastra mentioned that we need to plan a date for the next public hearing in November, since we won't have the feedback from the Medina Planning Commission until after November 5th. They should be providing us with feedback on either November 6th or 7th. The board decided to move the regularly scheduled Zoning Commission meeting originally scheduled for November 6th to November 20th at 7:00pm. A public hearing will also be held on the text amendments to the Zoning Resolution immediately following on the same date.

Motion: Mr. Witt made a motion to move the November 6th regular meeting to Thursday, November 20th at 7:00 pm, followed by a public hearing on the Zoning Resolution text amendments. Ms. Brunn seconds.

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

PUBLIC COMMENT:

Linda Hudson, 314 Pearl Road

Discussed that recently she attended the Comprehensive Plan meeting and she was not sure if we were already to do the map amendment for the resolution. When we are ready to do the map amendment, she suggested the board adjust based on decisions that have been made in the past that came from a lawsuit. She wanted the board to be aware.

Katherine Esber, 1595 Substation Road

Wanted to know if there are any considerations being made on changing the zoning code in regards to the volume of water and the size of ponds allowed on property. She explained that for example, there is a limitation on the size of the building on the open space in the back yard but that consistency is not there for ponds. She mentioned that her neighbor built a pond that takes up pretty much all of his backyard and a portion of hers as well. She stated that since the township neglected to do their job, she has been forced to file a lawsuit against him (the neighbor) that is still pending. She stated that the volume of water in his backyard is tremendous, and if that dam that he built were to fail on the side of her property all of that water would be in her backyard. She is hoping that the board will look at that section in regard to ponds, similarly to what we have done with the buildings.

Billy Hudson, 314 Pearl Road

Mr. Hudson shared that the County tells the homeowners how the pond should be, they are the ones who control the ponds.

ADDITIONAL BUSINESS:

ANNOUNCEMENT OF NEXT MEETING: Thursday, November 20th, 2025 at 7:00pm, followed by the Public Hearing on that same date.

Mr. DeCastra noted that the Trustee's will be having a public hearing meeting on Mr. Carlisle's rezoning of properties being held on October 14th at 5:00pm. He welcomed board members to attend.

MOTION TO ADJOURN: Ms. Brunn motioned to adjourn the Regular Meeting of October 9th, 2025. Mr. McFarland seconds.

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

Meeting adjourned at 7:32 pm.

Respectfully Submitted,

Dalith Beck, Zoning Secretary

Thomas DeCastra, Chair

Date