

**Brunswick Hills Township
Zoning Commission Regular Meeting Minutes
November 20, 2025**

Call Meeting to Order

Mr. DeCastra called the Brunswick Hills Township Zoning Commission on November 20, 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, Mr. Humphrey, Assistant Zoning Inspector, 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 October 9, 2025 regular meeting minutes

Mr. DeCastra shared that there were some typo and grammar corrections that the secretary has already been made aware of.

Motion: Ms. Brunn motioned to accept the minutes for the Zoning Commission on October 9, 2025 regular meeting minutes as amended. Mrs. Wetterman seconds.

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

Approval of the ZC October 9, 2025 public hearing minutes

Mr. Witt pointed out a couple of spelling errors and an extra space in one area between “and/or”

Motion: Mrs. Wetterman to accept the minutes for the Zoning Commission October 9, 2025 public hearing minutes as amended. Ms. Brunn seconds.

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

NEW BUSINESS: None

OLD/CONTINUED BUSINESS:

Review and discussion of the text amendments to the Zoning Resolution:

Mr. DeCastra shared that we received feedback from the Medina Planning Commission. Jeff Kassouf reviewed the changes and discussed it with the planning commission members. Mr. DeCastra shared that he was also present at the meeting to answer any questions. The Planning Commission recommended the approval with modifications. Mr. DeCastra shared that there were some typos throughout and some feedback provided on different laws, subdivision regulations, etc, and he has already incorporated some of those on the draft printed out for everyone to look over.

Mrs. Wetterman brought up that on page six, under structure, it mentions satellite dishes. At previous meetings it's been discussed that they are part of utilities and we cannot regulate those, therefore she suggested that the referencing of them should be removed.

Mr. Witt brought up that page three where it reads “lot line, front” the sentence needs to be amended to read “fronts”

Mr. DeCastra shared that they provided a significant amount of feedback on the agricultural section. He shared that changes being presented at the meeting will be the removal of poultry products in section 302. A.1. and also redefining the roadside stand. There was confusion on the wording that it had read where no other building other than a roadside stand should be built. The new language is written to read that basically one roadside stand is permitted.

Mr. McFarland brought up that on page nineteen they reference table one, however the table is referenced as Appendix A.

Mr. DeCastra shared that the feedback from the Planning Commission suggests that the language is also in text form, and not just in a chart or table. The prosecutor's office feedback regarding this was indifferent. Mr. DeCastra shared the idea, which came from reading around what other townships have done and across the state of Ohio. Mr. DeCastra asked the board for their thoughts about putting it in both places, in the text, and having the appendix available as well as a summary and quick glance. The board discussed having it in both places.

Mr. DeCastra discussed that they also recommended changing "right of ways" to the correct term "rights of way" as the term concerns the legal right of passage, not the path nor "way" one takes to get to a destination. He has gone through and incorporated that change on the drafted document.

Mr. DeCastra stated that we will also have a public hearing immediately following this meeting and opened this meeting up for public comment.

PUBLIC COMMENT:

Tony Destro, 301 Marks Road

Mr. Destro had a suggestion for the appendix, when the board adds those back in and numbers them in the text, we could also add them to the appendix as a good reference.

Kathleen Scheutzow, 3926 Foscett road

Mrs. Scheutzow wanted clarification on the agricultural changes regarding poultry. She wanted to know if they were allowed. Mr. DeCastra advised that in the draft it is out. She wanted to confirm that we can regulate agriculture on lots less than an acre, and on lots between one and five acres, but only on a plotted subdivision of fifteen or more homes, and only after thirty five percent of those homes are developed. Mr. DeCastra confirmed that this is correct. She shared that she has horses on her property that is four plus acres. She confirmed that this would not change with her horses or dogs. The board confirmed that this is correct, that is not changing.

ADDITIONAL BUSINESS:

ANNOUNCEMENT OF NEXT MEETING: Thursday, December 4, 2025 at 7:00pm

MOTION TO ADJOURN: Mrs. Wetterman motioned to adjourn the Regular Meeting of November 20, 2025. Mr. Witt seconds.

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

Meeting adjourned at 7:37 pm.

Respectfully Submitted,

Dalith Beck, Zoning Secretary