

BRUNSWICK HILLS TOWNSHIP TRUSTEES
SPECIAL MEETING
DECEMBER 30, 2025

The Brunswick Hills Township Board of Trustees met in special session on Tuesday, December 30, 2025, at Brunswick Hills Township Town Hall.

Board of Trustees Chair Chirstina Kusnerak, Trustee Patrica Murphy, Fiscal Officer Bob Roksandich, Trustee-elect Thomas DeCastra and Trustee-elect Tony Destro present.

Chair Kusnerak called the meeting to order at 5:00 PM, noting that the meeting was properly advertised and that we are here for the purpose of a recommendation from the Zoning Commission to approve the Amendments to the Zoning Resolution.

Trustee Kusnerak asked the former Chairperson of the Zoning Commission, Thomas DeCastra, to address the Board. DeCastra gave an overview of the changes to the zoning resolution. DeCastra stated the majority of the changes were focused on the commercial aspect of the resolutions. We cleaned up C1, C2 and C3. Revamped what were acceptable businesses. Updated the list of services that were aloud. Added a table for anyone looking at the commercial areas and what is aloud in those areas. Also did the same thing in the business conditional language. We looked at the conditional business and cleaned up the language. Made it clearer and easier to understand what those are. We had a recommendation to remove anything that had to do with noise control. Noise control is not a zoning issue, that is controlled by local ordinances. We had to go through the whole book and clean that out. We understand that there was some misunderstanding as to when a site development plan is required. We created a definition of a primary site plan and a final site plan. We cleaned that up and made sure it is understood that it is focused on true development of the property. We updated the language to match the ORC. We did some analysis on surrounding townships regarding agriculture uses. We looked at what Montville has since they are equivalent in size, etc. We opened it up to under 1 acre, people could grow veggies or apple trees. Allowing them to have a farm stand during the summertime. But we are not allowing any type of husbandry of any type of animals. We focused on vegetables and fruits. Then we just focused on cleaning up language, grammar and definitions to make it read better. One of our goals was to shrink the page count and we did that by 9 pages.

Kusnerak asked for public comment and there was none.

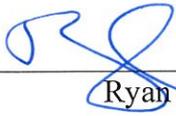
Trustee Murphy asked if there were pages of just definitions. DeCastra stated yes some of them had to be cleaned up and alphabetized.

Kusnerak offered Resolution 37-2025 to approve the recommendation from the Zoning Commission to amend the current zoning resolution. Murphy seconded. Kusnerak – yes. Murphy – yes. Resolution adopted.

Kusnerak noted that now that it is passed it does not go into effect for 30 days to give the public a chance to appeal the decision.

Murphy moved to adjourn. Kusnerak seconded. Murphy – yes. Kusnerak – yes. Motion carried.

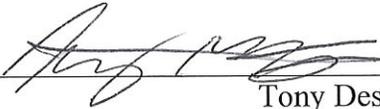
Adjourned at 5:08 PM.



Ryan Nixon, Trustee



Thomas DeCastra, Trustee



Tony Destro, Trustee

Bob Roksandich, Fiscal Officer