

**Brunswick Hills Township  
Zoning Commission Regular Meeting Minutes  
February 5, 2026**

**Call Meeting to Order**

Mr. Witt called the Brunswick Hills Township Zoning Commission on January 8, 2026 regular meeting to order at 7:00 pm.

A roll call of the board was executed.

- **Board Members in Attendance:** Ms. Brunn, Mr. Kalina, Mr. Witt, Mrs. Wetterman, Mr. McFarland.
- **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.

Mr. Witt asked everyone to stand for the Pledge of Allegiance and for a moment of silence for our troops and first responders.

**Approval of meeting minutes:**

The Commission reviewed the following meeting minutes:

- January 8, 2026 – Organizational Meeting
- January 8, 2026 – Regular Meeting
- January 29, 2026 – Public Hearing

Mr. Witt asked the board if there are any updates or corrections to the meeting minutes. There were none.

**Motion:** Mr. McFarland made a motion to approve the minutes from the January 8, 2026 Organizational Meeting, the January 8, 2026 Regular Meeting, and the January 29, 2026 Public Hearing as written. Mrs. Wetterman seconded the motion.

**Roll Call:** Mr. McFarland- yes, Ms. Brunn, abstained from both the January 8, 2026 meeting minutes, yes for January 29, 2026 Public Hearing, Mr. Kalina- yes, Mrs. Wetterman, yes, Mr. Witt- yes.

**NEW BUSINESS:**

**Variance Language Discussion**

The Commission discussed the current zoning resolution language regarding variances and the lack of a time limitation for implementation once a variance is granted. Members discussed that currently variances may remain open-ended, which can create challenges when construction is never started or when circumstances change after the variance was granted.

Discussion included how variances typically run with the land, potential timeframes for starting construction, possible enforcement considerations, and whether additional language should be added to the zoning resolution. The Commission agreed to review the proposed language further and revisit the discussion at the March meeting.

**Article 11 Compared to Ohio Revised Code**

The Commission reviewed portions of Article 11 of the Township Zoning Resolution compared with updates to the Ohio Revised Code. Discussion included updates to public notice procedures and expanded options for advertising public hearings including township websites and social media platforms.

It was noted that the Township currently publishes notices in the newspaper, on the township website, and on social media. Another change discussed was in Section 1108, which currently states that a unanimous vote of the Board is required. It was noted that the Ohio Revised Code has been updated to require a majority vote of the Board of Trustees, and the township zoning resolution should be updated to reflect this change. The Commission agreed the zoning resolution should be updated to reflect these statutory changes and will prepare draft language for review at the next meeting.

**Conservation Development Overlay – Section 402.6.3**

The Commission discussed the Conservation Development Overlay District and its potential role in future Township development. Topics included the current minimum acreage requirement, long term development considerations, and balancing development opportunities with preservation of open space.

Members discussed planning considerations related to development near Township borders and the concept of a yield plan to ensure density limits are consistent with traditional zoning layouts. The Commission agreed to continue discussion at a future meeting and move the item to Old Business for the next agenda.

**OLD/CONTINUED BUSINESS:** None

**ADDITIONAL BUSINESS:**

Commission members viewed the State of Ohio Auditor’s required fraud, waste, and abuse training video as required by the State.

The training provides guidance on identifying and reporting potential misuse of public funds and reinforces ethical responsibilities for public employees.

**PUBLIC COMMENT:**

Ron Wetterman, 1085 Substation Road, Brunswick, OH 44212

Mr. Wetterman commented that the Board of Zoning Appeals has historically placed time limits on some approvals. He referenced a past experience from the early 1980s when he constructed a building and was required to begin construction within three months of receiving the permit and complete the project within two years. He noted that having those limits in place proved helpful when construction delays occurred after he had to replace his contractor. Mr. Wetterman expressed that establishing time limits can help ensure projects move forward and prevent approvals from remaining open indefinitely.

**ANNOUNCEMENT OF NEXT MEETING:** Thursday, March 5, 2026 at 7:00pm

**MOTION TO ADJOURN**

**Motion:** Ms. Brunn made a motion to adjourn. Mr. McFarland seconded the motion.

**Roll Call:** All in favor – Aye. Motion passed unanimously.

Adjourned at 8:06 PM

Respectfully Submitted,  
Dalith Beck, Zoning Secretary

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Edward Witt, Chair

Date