

**Brunswick Hills Township Board of Zoning Appeals Regular Meeting Minutes**  
**March 4, 2026**

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**Brunswick Hills Township**  
**Board of Zoning Appeals Public Hearing Meeting Minutes**  
**March 4, 2026**

**Call Meeting to Order**

Chairman, Chris Schigel called the Brunswick Hills Township Board of Zoning Appeals Public Hearing meeting for March 4, 2026 to order at 7:00 pm.

A roll call of the board was executed.

- **Board Members in Attendance:** Mr. Radesic, Ms. Barron, Mr. Schigel, Mr. Timura.
- **Alternate Board Members as voting members:**
- **Board Members Absent:**
- **Others in Attendance:** Trustee, Mr. DeCastra, Mr. Humphrey, Assistant Zoning Inspector, Mr. Lucien, Zoning Inspector, Ms. Beck, Zoning Secretary

Mr. Schigel stated that a quorum is present. Meeting has been properly advertised and is being taped for the record. Before any vote, a yes, simple majority vote with a quorum is in favor of the applicant. A tie vote of four will deny the applicant's request. The Brunswick Hills Township Board of Zoning Appeals acts within the regulations of Sec. 519 of the Ohio Revised Code.

**APPROVAL OF MINUTES**

**1. January 14, 2026 Organizational Meeting Minutes**

Mr. Schigel stated we have the minutes to approve for the January 14, 2026 organizational meeting. No corrections were noted.

**Motion:** Mr. Schigel moved to approve the minutes as written for the January 14, 2026 organizational meeting. Ms. Barron seconded the motion.

**Roll Call:** Mr. Timura- yes, Mr. Radesic- yes, Ms. Barron- yes, Mr. Schigel- yes.

**2. January 14, 2026 Public Hearing Meeting Minutes**

Mr. Schigel stated we have the minutes to approve for the January 14, 2026 public hearing meeting. No corrections were noted.

**Motion:** Mr. Schigel moved to approve the minutes as written for the January 14, 2026 public hearing meeting. Mr. Timura seconded the motion.

**Roll Call:** Ms. Barron- yes, Mr. Radesic- yes, Mr. Timura- yes, Mr. Schigel- yes.

**NEW BUSINESS:**

**1. Robert Norton, 1593 Marks Road, Valley City, OH 44280- PP#001-02C-04-005, Zoning RR, Area Variance.**

Mr. Norton was present requesting an 11-foot 4-inch variance beyond the permitted 10-foot front yard extension to allow for a covered front walkway extending a total of 21 feet 4 inches from the residence. The structure had already been substantially constructed at the time of the meeting.

Mr. Norton testified that construction was completed during the fall season. He explained that the project included demolition of an existing porch that had fallen into disrepair, followed by reconstruction and expansion into a covered walkway connecting the home to the driveway. He stated that the intent was to improve accessibility, particularly for emergency responders and future mobility needs. He acknowledged

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that he did not initially obtain a building permit but indicated that he did later engage with the county and the zoning office to bring the project into review and compliance.

Mr. Schigel asked whether the applicant had informed the Zoning Inspector at the time of application that construction had already been completed. Mr. Norton responded that he did disclose this information. It was further noted that the sidewalk portion of the project had not yet been poured due to cold weather.

Zoning Inspector, Mr. Lucien was sworn in and stated that he was first notified of the matter approximately three weeks prior to the meeting. He stated that the structure is located more than 100 feet from the roadway. Mr. Lucien further noted that the addition enhances the appearance of the home and is consistent with surrounding architectural features. He stated that in his opinion, the structure would not have drawn attention during routine inspection and that it was identified only due to an anonymous complaint concerning the applicant and a neighboring property.

Mr. Schigel asked whether a building permit had originally been obtained. Mr. Norton confirmed that no permit was pulled prior to construction, however he is now actively working through the permitting process.

**PUBLIC COMMENT:**

Ron Wetterman, 1085 Substation Road, Brunswick

Mr. Wetterman stated that the original porch had deteriorated and was replaced, after which the applicant expanded the structure into a covered walkway. He further stated his belief that porch replacement does not typically require a permit, though expansion beyond the original footprint may differ in regulatory requirements.

Lawrence Brook, 1609 Marks Road, Brunswick

Mr. Brook stated that he is a neighboring property owner, stated that he lives adjacent to the applicant and believes the construction was well executed. He further commented that the improvement enhanced the appearance of the property and increased surrounding property values.

**DUNCAN FACTORS:**

A. Whether the property in question will yield a reasonable return, and whether there can be any beneficial use of the property without the variance.”

Mr. Schigel – Yes, Ms. Barron – Yes, Mr. Timura – Yes, Mr. Radesic – Yes

B. Whether the variance is substantial.

Mr. Schigel – No, Ms. Barron – No, Mr. Timura – No, Mr. Radesic – No

C. Whether the essential character of the neighborhood will be substantially altered, and whether adjoining properties will suffer interference with their proper future development and rights as a result of the variance.

Ms. Barron – No, Mr. Timura – No, Mr. Radesic – No, Mr. Schigel – No

D. Whether the variance will adversely affect the delivery of governmental services.

Mr. Schigel – No, Mr. Radesic – No, Ms. Barron – No, Mr. Timura – No

E. Whether the property owner purchased the property with knowledge of the zoning restriction.

Mr. Timura – No, Mr. Schigel – No, Ms. Barron – No, Mr. Radesic – No

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F. Whether the property owner's predicament can be obviated through some method other than the variance

Mr. Radesic – No, Ms. Barron – No, Mr. Schigel – No, Mr. Timura – No

G. Whether the spirit and intent of the zoning resolution will be observed and substantial justice done by granting the variance.

Mr. Schigel – Yes, Ms. Barron – Yes, Mr. Timura – Yes, Mr. Radesic – Yes

H. Whether the property in question has unique or exceptional circumstances or conditions that do not generally apply to other properties in the vicinity and within the same district.

Ms. Barron – No, Mr. Radesic – No, Mr. Schigel – No, Mr. Timura – No

**Motion:** Mr. Schigel made a motion to approve the application for 1593 Marks Road, PP# 001-02C-04-005, granting an eleven (11) foot four (4) inch variance from the permitted ten (10) foot frontal yard extension. Ms. Barron seconded the motion.

**Roll Call:** Mr. Timura- yes, Mr. Radesic- yes, Ms. Barron- yes, Mr. Schigel- yes.

Motion approved.

Mr. Schigel stated that any person adversely affected by the Board's decision may appeal to the Medina County Court of Common Pleas within 30 days from the date the decision letter is signed, on the grounds that the decision is unreasonable or unlawful.

Mr. Schigel advised Mr. Norton that the Board's decision would be in a written letter. He was further instructed not to undertake any additional construction related to the project until 30 days have elapsed and the decision letter has been signed in the event an appeal is filed.

**2. Aleksandr & Lyudmila Shvets, 2200 W. 130<sup>th</sup>, Brunswick, Ohio 44212- PP# 002-02D-20-040**, Zoning RR, Area variance.

Mr. and Mrs. Shvets were present requesting approval to install a front yard fence along their property on West 130th Street on a corner lot. They stated that the fence is intended to improve safety for their children and pets due to high traffic volume along West 130th Street. They noted that one of their children has special needs and they have a need for additional protection from traffic. They further described prior incidents involving pets being struck by vehicles. The fence will extend approximately 275 feet along West 130th Street and will not extend along Sleepy Hollow Road. The applicants stated that vegetation near the intersection will be removed to improve sight distance.

Zoning Inspector, Mr. Lucien was sworn in and stated that the Ohio Department of Transportation standards require a 30 foot sight triangle at intersections. He stated that the proposed fence location, combined with removal of vegetation, meets and exceeds required safety standards.

Mr. Schigel stated that he had driven past the property on four separate occasions and observed that the removal of existing shrubbery would improve sight visibility in the area. Mr. Timura asked when the applicant anticipated completing the project. The applicant responded that once all approvals are in place and weather conditions improve, construction would proceed, with an estimated completion timeline of approximately one month.

Mr. Timura further asked whether any fencing would be installed along Sleepy Hollow, referencing previously stated safety concerns. The applicants responded that no fencing is proposed along Sleepy Hollow due to lower traffic speeds and the presence of a hill in that area.

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**PUBLIC COMMENT:**

Linda Link, 2844 Sleepy Hollow, Brunswick

Ms. Link stated that the existing grassy mound along Sleepy Hollow obstructs traffic visibility and creates a blind spot near the intersection. She explained that this condition forces drivers to pull forward to the edge of the roadway to ensure they can safely view oncoming traffic.

She further expressed concern that the proposed fence would further reduce visibility along West 130th Street. She noted that snow accumulation in the winter and heavy weed growth in the summer could compound existing sight issues. While acknowledging that the proposal may meet minimum zoning requirements, she expressed concern that it would still negatively impact overall intersection visibility.

Mr. Schigel requested clarification regarding the proposed setback distance for the fence. The applicant stated that the fence would be located between 30 and 40 feet from the roadway. Mr. Timura noted concern that the plans did not clearly specify a fixed setback distance, making the proposal unclear.

Assistant Zoning Inspector, Mr. Humphrey, was sworn in and advised that the Board should clearly define whether setback measurements are to be taken from the right of way line or from the edge of the roadway to ensure consistency and enforceability.

**DUNCAN FACTORS:**

A. Whether the property in question will yield a reasonable return, and whether there can be any beneficial use of the property without the variance

Mr. Schigel – Yes, Ms. Barron – Yes, Mr. Timura – Yes, Mr. Radesic – Yes

B. Whether the variance is substantial.”

Ms. Barron – No, Mr. Schigel – No, Mr. Timura – No, Mr. Radesic – No

C. Whether the essential character of the neighborhood will be substantially altered, and whether adjoining properties will suffer interference with their proper future development and rights as a result of the variance.

Ms. Barron – No, Mr. Timura – No, Mr. Radesic – No, Mr. Schigel – No

D. Whether the variance will adversely affect the delivery of governmental services.

Mr. Schigel – No, Mr. Radesic – No, Ms. Barron – No, Mr. Timura – No

E. Whether the property owner purchased the property with knowledge of the zoning restriction.

Ms. Barron – No, Mr. Schigel – No, Mr. Timura – No, Mr. Radesic – No

F. Whether the property owner’s predicament can be obviated through some method other than the variance.

Mr. Radesic – No, Ms. Barron – Yes, Mr. Schigel – Yes, Mr. Timura – No

G. Whether the spirit and intent of the zoning resolution will be observed and substantial justice done by granting the variance.

Mr. Schigel – Yes, Ms. Barron – Yes, Mr. Timura – Yes, Mr. Radesic – Yes

H. Whether the property in question has unique or exceptional circumstances or conditions that do not generally apply to other properties in the vicinity and within the same district.

Mr. Schigel – Yes, Mr. Timura – Yes, Ms. Barron – No, Mr. Radesic – Yes

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Following discussion, the Board determined that a minimum setback condition was necessary. The Board established that the fence must be installed no closer than 35 feet from the roadway along West 130th Street.

**Motion:** Mr. Schigel made a motion to approve the application for 2200 W. 130<sup>th</sup> St, PP# 002-02D-20-040, to install a fence in the front yard located thirty-five (35) feet back from the roadway. Mr. Timura seconded the motion.

**Roll Call:** Ms. Barron- yes, Mr. Timura- yes, Mr. Radesic- yes, Mr. Schigel- yes.

Variances unanimously granted.

The applicant was instructed not to begin construction for 30 days pending issuance of the decision letter and expiration of the appeal period.

**ADDITIONAL BUSINESS:**

**Training– Fraud, Waste & Abuse**

The Board viewed a required training provided by the Ohio Auditor of State covering fraud, waste, and abuse in public service.

The Board noted that no new cases were filed for the next scheduled meeting. The Secretary will prepare to prepare decision letters for review and signature by Mr. Schigel.

**ANNOUNCEMENT OF NEXT MEETING DATE:**

**Motion:** Mr. Timura motioned to cancel the next scheduled regular meeting on April 1, 2026 at 7:00 pm. Ms. Barron seconded the motion.

**Roll call:** Mr. Radesic- yes, Ms. Barron- yes, Mr. Timura- yes, Mr. Schigel- yes.

**MOTION TO ADJOURN**

**Motion:** Mr. Schigel motioned to adjourn the Regular Meeting of March 4<sup>th</sup>, 2026. Mr. Timura seconded the motion.

**Roll Call:** All in favor- aye unanimously.

Meeting Adjourned: 8:09 PM

Respectfully Submitted,  
Dalith Beck, Zoning Secretary

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Chris Schigel, Chair

Date