

BRUNSWICK HILLS TOWNSHIP TRUSTEES
REGULAR MEETING
July 14, 2026

The Brunswick Hills Township Board of Trustees met in regular session on Tuesday, July 14, 2026, at Brunswick Hills Township Town Hall.

Board of Trustees Chair Ryan Nixon, Trustee Vice-Chair Thomas DeCastra, Assistant Zoning Inspector Wes Humphrey, Interim Fire Chief Tim Haas, and Service Foreman Cory Schultz present.

Trustee Chair Nixon called the meeting to order at 7 PM, noting that the meeting was properly advertised.

PRESENTATION:

None.

MINUTES:

Ryan Nixon moved to approve the June 16, 2026, special meeting minutes. Thomas DeCastra seconded. DeCastra – yes. Nixon – yes. Motion carried.

Ryan Nixon moved to approve the June 18, 2026, regular meeting minutes. Thomas DeCastra seconded. DeCastra – yes. Nixon – yes. Motion carried.

Ryan Nixon moved to approve the June 29, 2026, special meeting minutes. Thomas DeCastra seconded. DeCastra – yes. Nixon – yes. Motion carried.

Ryan Nixon moved to approve the July 7, 2026, special meeting minutes and the July 7, 2026, public hearing meeting minutes. Thomas DeCastra seconded. DeCastra – yes. Nixon – yes. Motion carried.

DEPARTMENT REPORTS:

Zoning Department:

Assistant Zoning Inspector Wes Humphrey presented the monthly report for June.

13 permits issued.

\$2,066.84 collected.

Police Department:

None.

Fire Department:

Interim Chief Tim Haas presented the monthly report for June.

Request approval to purchase 3 sets of bunker gear including; turnout coats, turnout pants, helmets and boots. In the amount of \$13,191.00 from PO 21 to Phoenix Outfitters. This is to replace expiring gear. We are on a schedule to replace at least 3 sets of gear per year. Trustee Nixon moved to approve the purchase

of 3 sets of bunker gear in the amount of \$13,191.00 to Phoenix Outfitters. Trustee DeCastra seconded the motion. DeCastra – yes. Nixon – yes. Motion carried.

Hydrant flushing has completed. You may see the water department painting hydrants now that flushing is complete.

The department received the Ohio EMS grant for \$2,500. This is a reimbursement grant. We purchase items then submit them for reimbursement.

Service Department:

Service Foreman Cory Schultz presented the monthly report for June.

Request approval to attend Trench-a-Truck at Cool Beans on July 25th 10am to 1pm. Sending 2020 Kenworth and 2 employees.

Resolution 41-2026. Trustee DeCastra offered and moved to adopt **Resolution 41-2026** Increase Appropriations in Fund 1000-330-390-0000 – reappropriation of funds for the purpose of the purchase and build of a new plow/dump Kenworth truck. Trustee Nixon seconded the motion. DeCastra – yes. Nixon – yes. Resolution adopted.

PUBLIC INPUT FOR DEPARTMENT HEADS:

Patti Wetterman 1085 Substation Rd. congratulated the Road crew for the work done on Laurel Rd. The work was well done and completed quickly.

TRUSTEE REPORTS:

Ryan Nixon:

None.

Thomas DeCastra:

We have the applicant here for the Circle K site plan. We also have the recommendation from the Zoning Commission to approve the site plan that Circle K has presented.

Bret Lamb, Circle K Development Manager, presented the proposed Circle K development, consisting of a 4,000-square-foot convenience store with a double-stacked six-pump fuel canopy. The approximately \$6.5 million project will include access from both Pearl Road and Sleepy Hollow Road and is expected to create 15–20 jobs. Mr. Lamb noted that the project received approval for five variances from the Board of Zoning Appeals and explained that Circle K will own and operate the store as a corporate location. He estimated a construction timeline of approximately 200 days, weather permitting, and stated that the building exterior will utilize a brick-like Nichiha façade. He also confirmed that diesel fuel will be available.

Trustee DeCastra reported that the Fire and Police Departments had no concerns with the project and that the Road Department's only inquiry related to the availability of diesel fuel. He stated that he attended both the Board of Zoning Appeals and Zoning Commission meetings, commended both boards for their thorough review of the application, and noted that resident concerns primarily involved the site's topography and access configuration. He further explained that the Sleepy Hollow Road entrance was

designed to accommodate fuel delivery trucks in accordance with ODOT direction. Trustee DeCastra moved for approval of the Circle K site plan as provided. Trustee Nixon seconded the motion. DeCastra – yes. Nixon – yes. Motion carried.

Fireworks Discussion

Trustee DeCastra reported that the Board had received emails from residents regarding fireworks usage within the Township. He explained that fireworks are regulated by the State of Ohio and that local jurisdictions have the option to prohibit their use; however, Brunswick Hills Township has not adopted such a prohibition. He noted that the increased fireworks activity during the recent holiday was likely attributable to the celebration of America's 250th anniversary and was not representative of a typical year. Trustee Nixon agreed, stating that he had heard from residents and believed fireworks activity has generally decreased since consumer fireworks became legal in Ohio. Trustee DeCastra reminded residents that state law establishes specific dates and times when fireworks are permitted and encouraged everyone to comply with those regulations. He also advised residents experiencing fireworks outside the permitted times to contact the Police Department's non-emergency number.

Trustee DeCastra stated Trustee Destro wanted us to mention that to celebrate America's 250th anniversary there will be a Community Homecoming on August 29th and 30th at the Brunswick Historical Society at Heritage Farm Park on Laurel Road. Trustee Nixon stated he didn't see any reason why we wouldn't be participating in this and representing the Township in full force. We will send a note to all the department heads to let them know about this.

Trustee DeCastra gave an update on the Employee Policy Manual. In the next week or two I will be sending a very long document to you and Tony for you to review. Then we can get with the department heads and go over a new updated employee policy manual. I have been working with Baker and Dublikar on the update.

Trustee DeCastra gave a park update. He received confirmation from the Medina County Park District that if we want it \$25,000 for the RFP if plenty enough. We just need to determine the schedule. They usually provide 4 months for the actual RFP. The decision was made to wait for Tony to return to discuss it further.

Zoning Board Appointments and Zoning Inspector Position

Trustee Nixon requested an update on vacancies for the Township's zoning boards following the receipt of two applications.

Trustee DeCastra reported that the Zoning Commission currently has all five regular member positions filled and one of two alternate positions filled. An application has been received for the remaining alternate position. He further reported that the Board of Zoning Appeals (BZA) currently has four regular members and one alternate, and an application has been received to fill the vacant regular member position. He emphasized the importance of maintaining a full BZA membership due to its quasi-judicial authority, noting that a full board helps ensure the ability to conduct business and render decisions. He encouraged interested residents to apply for the remaining alternate position on the BZA, stating that the Township provides training and support for board members.

Trustee DeCastra then discussed filling the vacant Zoning Inspector position, noting that Assistant Zoning Inspector Wes has been performing the duties on an interim basis. Trustee Nixon stated that he supported moving forward with the job posting and noted that the job description had been reviewed by the County

Prosecutor and incorporated recommended revisions. Trustee DeCastra motioned to move forward with the posting of the Zoning Inspector position for a period of 3 weeks starting July 15th until August 5th. Trustee Nixon stated he will send a note to Fire Chief Haas to update the marquees. Trustee Nixon seconded the motion. DeCastra – yes. Nixon – yes. Motion carried.

Tony Destro:

None.

FISCAL OFFICER:

Trustee Nixon presented the Payroll Payment listing dated 7/14/2026 in the amount of \$81,282.16. Trustee DeCastra seconded the motion. DeCastra – yes. Nixon – yes. Motion carried.

Trustee Nixon presented the Warrant Payment listing dated 7/14/2026 in the amount of \$187,295.52. Noting the larger payments to Henderson Truck & Equipment at \$120,468.72 and Medical Mutual at \$56,142.23. Trustee DeCastra seconded the motion. DeCastra – yes. Nixon – yes. Motion carried.

Trustee DeCastra moved to approve a PO to Henderson Truck & Equipment for the purpose of the Kenworth plow truck accessories in the amount of \$120,468.72. Trustee Nixon seconded the motion. DeCastra – yes. Nixon – yes. Motion carried.

OLD BUSINESS:

None.

NEW BUSINESS:

Trustee Nixon moved to approve the PO and payment to the City of Brunswick for the amount of \$86,411.08 for dispatch services, emergency hyper reach and active 911. Trustee DeCastra seconded the motion. Trustee Nixon brought up that last year was the first time the entire amount came out of the general fund. Historically it was split between the departments. I don't see any reason to change back to splitting it among departments. Trustee DeCastra agreed. DeCastra – yes. Nixon – yes. Motion carried.

MISCELLANEOUS & CORRESPONDENCE:

None.

UPCOMING MEETINGS:

Trustees:	July 28 th at 7pm
BZA:	August 5 th at 7pm
Zoning Commission:	July 30 th Public Hearing
	August 6 th Public Hearing at 6:45pm
	Regular meeting to follow at 7PM

PUBLIC INPUT:

Alan Tailor, 2173 Pearl Road, expressed opposition to the proposed cannabis dispensary. He questioned the projected tax revenue, citing uncertainty regarding long-term financial benefits, and expressed concern that neighboring communities had chosen not to permit dispensaries. He also referenced litigation involving the proposed operator and urged the Trustees to carefully consider the potential impact on the Township before making a final decision.

Dan Campbell, 2400 Fawn Haven, opposed the proposed cannabis dispensary, citing concerns regarding public safety, youth access, crime, and preservation of the Township's rural character. He also expressed opposition to additional commercial development within the Township and later discussed the potential impact of the Bluebell commercial development on nearby residential property values. Mr. Campbell questioned the authority of the Board of Zoning Appeals (BZA) and the Trustees regarding approved variances. Trustees explained the statutory authority of the BZA and the limitations placed on the Board of Trustees under Ohio law.

Chris Kormos, 4215 Butterfly Circle, President of the Fox Village Homeowners Association, opposed the proposed cannabis dispensary, expressing concerns regarding public safety, crime, neighborhood character, and the impact on the community. He urged Trustees to take into consideration and look at the impact on the neighborhoods that surround the dispensary in the communities with existing dispensaries. Not just on the dispensary location itself. He also addressed the Caves at Bluebell development, stating that concerns raised during the zoning process regarding variances and compliance with the Zoning Resolution had not been adequately addressed. He requested that the Township review available legal options concerning the approved variances. Trustee DeCastra stated that the Township would again consult with legal counsel regarding any available remedies but in the past has been told there isn't anything that the Township can do once a variance is granted by the BZA.

Rekha Tailor, 2173 Pearl Road, expressed concerns regarding the proposed cannabis dispensary, including potential impacts on public safety, youth, and questioned the reliability of projected tax revenue. She requested additional information regarding the Township's research and later asked how many dispensaries could ultimately be permitted within Brunswick Hills Township. Trustees summarized the research conducted to date, noting that they found no evidence indicating an increase in crime associated with licensed dispensaries. They also discussed the state's licensing and security requirements, applicable zoning regulations, and explained that geographic limitations would likely restrict the Township to no more than two potential dispensary locations.

Sam Turnea Wood Rose Dr. stated that while he recognized medical uses for cannabis, he did not believe a dispensary was necessary given existing facilities in nearby communities. He also stated he hated to see society going in a direction that normalizes the use of cannabis. Also show concern that it doesn't fit the character of Brunswick Hills Township. Later, speaking as the tree contractor working on the Caves at Bluebell project, he explained the necessity of the tree removal, acknowledged residents' concerns regarding the loss of privacy, and recommended that the developer consider installing a denser landscape buffer or mature replacement trees. He encouraged cooperation between the developer, Township officials, and residents to reduce the long-term impacts of the project.

Anthony Esposito, 4239 Butterfly Circle, presented several concerns regarding the Caves at Bluebell commercial development. He questioned compliance with approved site plans, landscaping requirements, the proposed buffer between commercial buildings and the residential homes, commercial building height, construction impacts; such as dust and safety zones, and the treatment and communication with Township residents. Later, speaking from his experience as a real estate professional, he expressed concern that the proximity of the commercial development would negatively affect nearby residential property values and encouraged the Township to consider those impacts during future commercial development reviews.

Ben Woods 2660 Hollyhock Lane questioned the approval process for the Caves at Bluebell development, stating that the project differed from what had been originally presented during zoning proceedings. He expressed concern regarding Township oversight and encouraged residents to remain engaged in Township government and future zoning activities.

Billy Hudson 314 Pearl Rd, commented that tree removal was an expected part of the development process but encouraged the developer to install replacement landscaping to restore the visual buffer between the commercial property and the neighboring residential subdivision.

Kelly Friedel, 4201 Butterfly Circle, expressed concern regarding the loss of privacy resulting from the removal of trees along the Bluebell development. She discussed the impact on neighborhood character, pedestrian and child safety, school bus stop safety, future business traffic, and the overall quality of life within Fox Village. She requested that substantial replacement landscaping be installed to restore the privacy buffer.

Linda Hudson, 314 Pearl Road, encouraged Township officials to continue working collaboratively with developers to improve landscaping and buffers between commercial and residential properties, referencing previous projects (such as The Arbors) where similar concerns had been successfully addressed. She also presented comments regarding the NOACA I-71 Corridor Study, expressing concern that surrounding townships were not adequately represented in regional transportation planning despite anticipated population growth and increased traffic. Ms. Hudson encouraged residents to remain informed, become involved in local government, and participate in future elections and planning discussions. Information regarding the NOACA I-71 Corridor project is available for viewing on their website www.noaca.org.

The Board thanked all residents for their comments and participation. Trustees responded to questions throughout the public comment period by discussing the Township's research regarding cannabis dispensaries, the statutory authority of the Board of Trustees and Board of Zoning Appeals, ongoing efforts to provide training for zoning officials, and the Township's commitment to reviewing concerns raised regarding the Caves at Bluebell development within the limits of its legal authority.

OFF CAMERA:

Trustee Nixon moved to go off camera at 9:23 PM for the purpose of signing warrants and purchase orders and any other business we may have forgotten.

Trustee Nixon motioned to adjourn the meeting. DeCastras seconded. DeCastras – yes. Nixon – yes.

Adjourned at 9:40 PM.

Ryan Nixon, Trustee Chair

Thomas DeCastra, Trustee Vice-Chair

Tony Destro, Trustee

Bob Roksandich, Fiscal Officer