

**Brunswick Hills Township
Zoning Commission Public Hearing Minutes
June 11, 2026**

Call Meeting to Order

Mr. Witt called the Brunswick Hills Township Zoning Commission Public Hearing on June 11, 2026 to order at 6:15 PM.

A roll call of the board was executed.

- **Board Members in Attendance:** Mr. Witt, Mrs. Wetterman, Mr. McFarland
- **Alternate Board Members as Voting Members:** Mr. Smerek
- **Board Members Absent:** Ms. Brunn, Mr. Kalina
- **Others in Attendance:** Mr. DeCastr, Trustee, Ms. Beck, Secretary

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

OLD BUSINESS: Proposed Rezoning of BlueBell Parkway Property
Parcel 001-02D-27-037 — Proposed Rezoning from RR to R3

Mr. Witt provided an overview of the matter, noting that the Medina County Planning Commission had reviewed the proposed rezoning the prior week. He stated that not all planning commission members were present for the vote. The final vote was five against and three in favor of recommending approval, with two members absent. The three votes in favor included the planning commission chairman. Mr. Witt noted that the matter was now before the Zoning Commission for public comment.

Mr. Witt directed attendees to sign in on the public hearing sign in sheet and opened the floor for public comment.

PUBLIC COMMENT:

John Slagter, 950 Main Avenue, Cleveland, Ohio (Legal Counsel for Property Owner)

Mr. Slagter stated that he represents the owner of the parcel under consideration and expressed support for the proposed rezoning from RR to R3. He outlined his client's intent to develop single family, non rental residential housing. Mr. Slagter summarized his attendance at the Medina County Planning Commission meeting and explained that the primary dispute at that meeting was not the merits of the rezoning itself, but whether the planning commission had authority to act given the existing consent decree on the property. He referenced a letter from the Medina County Prosecutor's Office, written in June 2025, which some interpreted as prohibiting any zoning change beyond what the consent decree or current RR zoning allowed.

Mr. Slagter offered his legal opinion that the consent decree does not prohibit the Township from rezoning the property. He noted that the proposed R3 single family development of approximately 30 homes would be a significant improvement over the 140 multifamily units permitted under the consent decree, and asked the Commission to recommend approval of the rezoning to the Board of Trustees.

In response to a question from the Commission regarding how long it has been since this process has been going on, Mr. Slater stated that the process has been underway for at least a year and that delay causes significant costs. He reiterated that the property will eventually be developed and that the current proposal represents a preferred outcome for the community compared to alternatives permitted under the consent decree.

In response to a question regarding the number of anticipated variances, Mr. Slagter acknowledged that variances will be required and would be reviewed under the practical difficulty standard for area variances, consistent with Duncan factors.

Kristin Hunter, 4293 Butterfly Circle

Ms. Hunter stated that while she agreed single-family homes are preferable to a retirement community on the parcel, her concern is that the process must be followed correctly. She noted that the consent decree does not explicitly authorize a rezoning to R3, and that she would not accept verbal representations that the prosecutor has approved this approach without seeing a written opinion. She referenced the Medina County Planning Commission's decision not to recommend approval in the absence of written confirmation from the prosecutor. Ms. Hunter also quoted remarks made by Trustee DeCastra at a prior meeting in August 2024 regarding the township's responsibility to protect the community from development interests. She requested that the Commission refrain from taking action until the prosecutor's opinion permitting the R3 rezoning is received in writing.

In response to a question from Mr. Witt regarding what she would like to see on that property, Ms. Hunter confirmed she would support single family housing on the property, provided the proper process is followed.

Ben Woods, 2660 Hollyhock Lane

Mr. Woods stated he echoed Ms. Hunter's procedural concerns. He indicated he does not oppose residential development on the property, but that his concern is with procedural issues surrounding development activity in the area. He expressed that the neighborhood has been working to defend the quality of life for future residents and stated he has no personal issues with the developer's legal counsel or the property owner. He declined to address matters related to the commercial block or other pending items.

Kris Kormos, 4215 Butterfly Circle

Mr. Kormos referenced the Brunswick Hills Township Comprehensive Use Plan, citing objectives related to protecting remaining open spaces, preserving wildlife habitat, and maintaining the rural character of the Township. He noted that Objective 5 of the quality of life section states the Township is not seeking to attract additional residential growth, which he indicated conflicts with the proposed rezoning. He also cited Action 6.1, which calls for protecting the Township's rural character and managing future development thoughtfully. He estimated that the proposed R3 plan, based on lot densities, yard requirements, minimum yard depth, and minimum side yard widths, would require over 114 variances. He questioned whether such a proposal constitutes thoughtful development consistent with the Comprehensive Plan and urged the Commission to reach the same conclusion as the Medina County Planning Commission.

Kathleen Scheutzow, 3926 Foskett Road

Ms. Scheutzow sought clarification from Mr. Slater regarding whether the development discussed was limited to the parcel at issue or whether additional future development was contemplated. Mr. Slater confirmed the discussion is limited to the concept plan for the southern parcel currently subject to the rezoning request.

Ms. Scheutzow noted her familiarity with the Township having been present during prior litigation that resulted in the existing consent decree. She expressed the opinion that the appropriate mechanism is to renegotiate the settlement agreement directly between the property owner and the Township, rather than pursuing a standard rezoning process. She stated she does not oppose modification of the consent decree to remove the multifamily provisions but believes renegotiation and court modification of the agreement is the proper path. She also referenced the June 16, 2025 letter from the Medina County Prosecutor, noting that its final sentence states the parcel may be developed under the consent decree or in accordance with the current RR zoning, and indicated she did not read that letter as authorizing a standard R3 rezoning.

Kristin Hunter, 4293 Butterfly Circle (Follow-Up Comment)

Ms. Hunter reiterated her concern that the Commission was receiving legal guidance from the developer's legal counsel rather than from the Township's own legal counsel. She noted that the Medina County Planning Commission declined to move forward in part because the prosecutor's opinion had not been provided in writing and questioned why the Zoning Commission would proceed without the same written confirmation.

Trustee DeCastra

Trustee, Mr. DeCastra confirmed that the Commission has been in communication with the prosecutor's office. He stated that on the advice of the prosecutor, those communications have been classified as privileged and confidential, and that the prosecutor has directed the township not to share the contents publicly. He noted that the planning commission has received an email from the prosecutor addressing the situation at the planning commission meeting and the related letters, but that this information must remain confidential as privileged legal counsel to the Township.

ANNOUNCEMENT OF NEXT MEETING:

Mr. Witt announced that the next regular meeting is tentatively scheduled for Thursday, July 2, 2026, and noted the date may be subject to change.

MOTION TO ADJOURN

Mrs. Wettermann made a motion to adjourn the public hearing. Mr. Smerek seconded the motion.

Roll Call: Mr. McFarland – Yes, Mr. Smerek- yes, Mrs. Wettermann – Yes; Mr. Witt – Yes.

Adjourned at 6:47 PM

Respectfully Submitted,

Dalith Beck, Zoning Secretary

Edward Witt, Chair

Date