

**Brunswick Hills Township Board of Zoning Appeals Regular Meeting Minutes  
June 10, 2026**

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**Brunswick Hills Township  
Board of Zoning Appeals Public Hearing Meeting Minutes  
June 10, 2026**

**Call Meeting to Order**

Vice Chair, Gregg Timura called the Brunswick Hills Township Board of Zoning Appeals Public Hearing meeting for June 10, 2026 to order at 7:00 pm.

A roll call of the board was executed.

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

Mr. Timura asked everyone to stand for the Pledge of Allegiance.

Mr. Timura stated that a quorum is present. Meeting has been properly advertised and is being taped for the record. Mr. Timura noted that with only three voting members present, any variance request would require a unanimous vote to pass, and that a single dissenting vote would result in denial. The Brunswick Hills Township Board of Zoning Appeals acts within the regulations of Sec. 519 of the Ohio Revised Code.

**APPROVAL OF MINUTES**

**1. May 6, 2026 Public Hearing Meeting Minutes**

Mr. Timura stated we have the minutes to approve for the May 6, 2026 Public Hearing meeting. No corrections were noted.

**Motion:** Mr. Radesic moved to approve the minutes as written for the May 6, 2026 Public Hearing meeting. Ms. Barron seconded the motion.

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

**NEW BUSINESS:**

**1) Circle K -Corner of Sleepy Hollow & Pearl Road PP # 001-02C-18-008**

Richard Blasey, Project Representative, 7050 W. Saginaw Hwy, Lansing, MI 48917 and Bret Lamb, Development Manager for Circle K were present. Mr. Blasey explained that the project had originally been pursued through rezoning, however, they were advised that rezoning would constitute spot zoning, and therefore the project was resubmitted as a variance request. He explained that the site, due to its size and configuration, did not fully meet C-3 zoning requirements and needs multiple variances. He described the requests as including placement of parking within the front landscape setback, placement of signage within the setback area, an increase in driveway width to accommodate fuel delivery trucks, and the nonconforming lot size requirements under the zoning resolution.

Mr. Timura raised concerns regarding the application submitted to the board. He stated that the application appeared to clearly list only three variance requests, while additional variance requests were referenced in supporting documents but not on the application itself. Mr. Timura noted that the Board must rely on a clear and complete applications.

Mr. Lucien and Mr. Humphrey were sworn in by Vice Chair, Mr. Timura.

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Zoning Inspector, Mr. Lucien responded that the application included attachments that identified all requested variances and that a zoning code reference had been included on the application.. Mr. Timura noted that the code reference was not sufficiently clear in the application itself and that the presentation created ambiguity as to what was formally before the Board.

The Board then discussed how to proceed given both the application clarity concerns and the fact that only three Board members were present. Mr. Timura reiterated that any variance would require a unanimous vote and that the board would only vote on the three variances as listed on the application should they want to proceed. Mr. Timura provided the option to defer until next month to Mr. Blasey and Mr. Lamb and asked how they would like to proceed.

Mr. Blasey requested that the matter be deferred to allow for clarification of the application, review of all requested variances, and participation of a fuller Board.

Mr. Blasey and Mr. Lamb asked if there is anything additional they could provide to the board. Ms. Barron asked regarding traffic impacts. They confirmed that a traffic study had been completed and submitted to ODOT earlier that week. The Board requested that a copy or summary of the traffic study be provided prior to the next hearing due to concerns regarding traffic conditions at the intersection and proximity to residential areas.

The board and the applicants agreed to defer this until July 1, 2026 at which time the zoning office and the applicant will confirm that all required variance requests have been clearly listed on the application, and properly submitted for Board review.

**OLD BUSINESS:** None

**ADDITIONAL BUSINESS:**

**PUBLIC COMMENT:**

Jeff Soclof, 447 University Parkway, University Heights, OH

Mr. Soclof stated that he is the real estate broker representing the seller of the property and inquired about the timing and process for the next scheduled hearing on the matter. He further asked if the Board would be able to confirm whether all five Board members would be present at the rescheduled hearing.

The Board advised that the next scheduled meeting is on Wednesday, July 1<sup>st</sup> at 7:00 pm, The discussion then moved to checking individual members' schedules and confirming that at least four members could attend on July 1 at 7:00 p.m., but no absolute guarantee of all five members was given especially since one Board member was not present at the meeting to confirm.

Wes Humphrey, 1918 Pearl Road, Brunswick, OH

Mr. Humphrey, Zoning Inspector informed the Board that, after consulting with Planning Services, it was determined that the subject property qualifies as a legally nonconforming lot under the Township Zoning Resolution. He explained that the Zoning Inspector may issue a nonconforming lot certificate administratively, which could eliminate the need for the requested lot size area variance. Although the variance would remain on the application for the time being, he noted that it may ultimately be unnecessary if the property is formally recognized as legally nonconforming through the certificate process.

**ANNOUNCEMENT OF NEXT MEETING DATE:** Wednesday, July 1, 2026 at 7:00 pm

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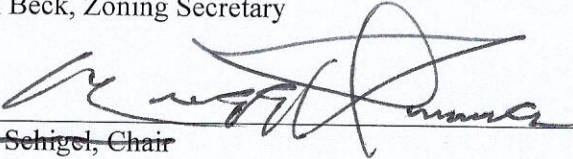
**MOTION TO ADJOURN**

**Motion:** Mr. Radesic motioned to adjourn the Regular Meeting of June 10, 2026. Ms. Barron seconded the motion.

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

Meeting Adjourned at 7:30 PM

Respectfully Submitted,  
Dalith Beck, Zoning Secretary

  
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Chris Schigel, Chair

7-1-26  
\_\_\_\_\_  
Date

GREGG TIMURA VICE CHAIR