

**Brunswick Hills Township
Zoning Commission Regular Meeting Minutes
July 9, 2026**

Call Meeting to Order

Mr. Witt called the Brunswick Hills Township Zoning Commission Regular Meeting on July 9, 2026 to order at 7:04 PM.

A roll call of the board was executed.

- **Board Members in Attendance:** Mr. Witt, Mrs. Wetterman, Mr. McFarland, Mr. Kalina, Ms. Brunn
- **Alternate Board Members as Voting Members:**
- **Board Members Absent:** None
- **Others in Attendance:** Mr. Smerek, Alternate Member, Mr. Humphrey, Assistant Zoning Inspector; Ms. Beck, Secretary

APPROVAL OF MINUTES

Mr. Witt noted that the board had two sets of minutes to approve: the June 11, 2026 Public Hearing minutes and the June 11, 2026 Regular Meeting minutes.

Motion: Mr. McFarland made a motion to approve the June 11, 2026 Public Hearing minutes and the June 11, 2026 Regular Meeting minutes as written. Mr. Witt seconded the motion.

Roll Call: Mr. Kalina – Abstain; Ms. Brunn – Abstain, Mrs. Wetterman – Yes; Mr. McFarland – Yes; Mr. Witt – Yes

ADDITIONAL BUSINESS

Proposed Text Amendment — Removal and Revision of Cannabis/Medical Marijuana Language from Zoning Resolution Section 303-13

Mr. Witt shared that the Trustees have initiated a proposal to the Medina County Planning Commission to remove and reserve Zoning Resolution Section 303-13, which addresses medical marijuana within the township.

Ms. Beck provided context, noting that the Trustees started the process by proposing to the Planning Commission that Section 303-13 be removed and reserved. In order to comply with the required procedural timeline, the Zoning Commission must hold a public hearing prior to August 2, 2026, even though the Planning Commission will not review the proposal until its August 5th meeting and a recommendation will therefore not yet be available. The board agreed that a public hearing should be scheduled for Thursday, July 30, 2026 at 7:00 PM.

Ms. Brunn and other board members noted that the existing Section 303-13 language specifically references medical marijuana only, predating Ohio's passage of recreational marijuana legislation.

Mr. Humphrey recommended that rather than simply removing Section 303-13, the board should consider replacing the blanket prohibition with a conditional use provision added to the appropriate commercial zoning districts, such as C2 and C3, so that dispensaries and related uses are permitted with conditions rather than outright prohibited. This approach was supported by multiple board members. It was noted that all conditional use applications in the township are reviewed by the Board of Zoning Appeals, which would allow the BZA to impose conditions on any individual dispensary application, such as operating hours, security requirements, etc.

Mr. McFarland suggested that updated language should use the term “cannabis” or “cannabis compounds” rather than “marijuana,” reflecting current industry and state terminology.

Board members discussed adjacent products that may be sold alongside cannabis in retail settings, Board members acknowledged that these products are commonly sold alongside cannabis in retail settings and that any new zoning language should be drafted carefully to address the full range of potential uses.

Mr. Kalina suggested that rather than drafting language from scratch, the board should reach out to the Medina County Planning Commission for sample language used by other Ohio townships that have addressed cannabis zoning. He noted that the County Planner is typically able to provide sample language.

Mr. Smerek raised the question of whether a zoning fee is in place for conditional use applications of this type, noting that applicants should be expected to pay applicable fees. Mr. Humphrey noted that fees are set by the Trustees and that a commercial conditional use application fee would need to be added.

Applications for next meeting: Ms. Beck noted that she has received one new case application for the August 6, 2026 regular meeting.

Township Email System for Board Members

Ms. Beck presented information to the board regarding newly established township email accounts for Zoning Commission members. She provided each member with a sheet containing their township email information along with instructions for setting up multi-factor authentication. She noted that two distribution lists have been created — one for the BZA and one for the Zoning Commission — so that members can communicate with all board members and staff by sending to a single address.

Ms. Beck asked each member to log in and confirm access so that she can begin routing official township communications to the township addresses.

Mr. Kalina recommended that Ms. Beck also send the Zoning Commission’s township email address to Denise Testa at Medina County Planning Services, requesting that the Zoning Commission be added to the Planning Commission’s distribution list for concept plans. He noted that concept plans submitted to the Planning Commission by developers may involve Brunswick Hills Township properties and that, historically, that information has not reliably reached all Zoning Commission members. The board agreed that adding the township email to the Planning Commission’s list would help ensure all members receive relevant information going forward. Ms. Beck agreed to request this from Denise at Medina County Planning Services.

UPCOMING MEETING SCHEDULE

The board confirmed the following upcoming meeting schedule:

- Thursday, July 30, 2026 at 7:00 PM — Zoning Commission Public Hearing on proposed removal/revision of cannabis language from Zoning Resolution Section 303-13
- Thursday, August 6, 2026 at 6:45 PM — Continued Public Hearing on proposed text amendment (Zoning Resolution Section 1005-3, Variance Period of Validity)
- Thursday, August 6, 2026 at 7:00 PM — Zoning Commission Regular Meeting

PUBLIC COMMENT:

Mr. Witt opened the floor for public comment.

Mr. Humphrey, Assistant Zoning Inspector brought up a property in the township that he is working on that was subject of prior litigation involving an oil company at Prospect and Boston roads. He stated that this was prior commercial used in a residential zoning and indicated he had submitted the matter to the attorney for an opinion. He will provide an update to the commission once he gets the opinion from the attorney.

MOTION TO ADJOURN

Motion: Ms. Brunn made a motion to adjourn the July 9, 2026 Zoning Commission Regular Meeting. Mr. Kalina seconded the motion.

Vote: All in favor – Aye unanimously.

Adjourned at 7:48 PM.

Respectfully Submitted,

Dalith Beck, Zoning Secretary

Edward Witt, Chair

Date

8/6/2026