

**Brunswick Hills Township
Zoning Commission Public Hearing Minutes
August 6, 2026 – Second Public Hearing (Variance Period of Validity)**

Call Meeting to Order

Mr. Witt called the second Brunswick Hills Township Zoning Commission Public Hearing of the evening to order at 7:12 PM. The purpose of this hearing is the continuation of the public hearing regarding the proposed Zoning Resolution text amendment addressing the period of validity on variances, specifically proposed Section 1005-3.

Note: This is the second of three meetings held by the Zoning Commission on August 6, 2026. The Pledge of Allegiance had been recited at the first public hearing earlier in the evening and was noted as already on record. The same board members were present for this hearing as were present for the first public hearing.

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:** None
- **Board Members Absent:** None
- **Others in Attendance:** Mr. DeCastra, Trustee; Mr. Humphrey, Assistant Zoning Inspector; Ms. Beck, Secretary

PURPOSE OF PUBLIC HEARING

Mr. Witt noted that this hearing continues the commission's prior discussion on the proposed Zoning Resolution text amendment to add a period of validity for variances under Section 1005-3. The Medina County Planning Commission reviewed the proposed amendment at its August 5, 2026 meeting and provided a recommendation, including suggested language modifications. Copies of the Planning Commission's recommendation were made available to the public. Mr. Witt noted the commission had discussed this matter at length over many prior meetings and opened the floor for commission discussion considering the Planning Commission's recommendation.

COMMISSION DISCUSSION:

Planning Commission Recommendation — Language Modification:

Ms. Brunn referenced the Planning Commission's recommended language, noting that the Planning Commission suggested replacing the phrase "construction is started" with "commence substantial work authorized by the variance." Ms. Brunn expressed concern that the term "substantial work" remains subjective and could be interpreted differently by different parties, and questioned whether it provides meaningful improvement over the original phrase. Mr. Humphrey offered his view that the intent of "work authorized by the variance" is to distinguish work specifically tied to the variance from other general construction activity happening on the same site. He noted that in a case such as Circle K, which had multiple variances and other permitted work occurring simultaneously, only the work directly authorized by the variance would count toward triggering the period of validity. Ms. Brunn acknowledged that this distinction was helpful, but noted that the term "substantial" still requires a judgment call, and suggested it would be important to define the term either in the resolution or within the BZA's variance approval itself.

Mr. Witt offered his view that "substantial work" is inherently subjective and difficult to quantify uniformly, as it will differ project to project. He stated that it may be most appropriate to allow the BZA to define, at the time of issuing a variance, what constitutes commencement of substantial work for that

language to draft proposed changes and circulate them to the full commission via the township group email prior to August 13th.

Mr. Kalina stated that he had not objected to adding language to the resolution from the beginning, but expressed his preference for language that allows the Zoning Inspector to grant extensions, consistent with the Prosecutor's guidance, rather than routing all extension requests back through the BZA. He stated this position is driven primarily by concern for residents.

MOTION TO CONTINUE PUBLIC HEARING:

Mr. Witt asked commission members who are not satisfied with the current proposed language to draft their suggested changes and circulate them to all members via the township group email before August 13th, so the commission can review, discuss, and finalize the language at the continued hearing.

Motion: Mr. Kalina made a motion to continue the public hearing on the proposed Zoning Resolution amendment addressing the period of validity on variances to Thursday, August 13, 2026 at 6:45 PM. Mr. McFarland seconded the motion.

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

The public hearing will be continued on Thursday, August 13, 2026 at 6:45 PM.

ANNOUNCEMENT OF CONTINUED HEARING:

This public hearing is continued to Thursday, August 13, 2026 at 6:45 PM. No further advertisement is required as the continuation date and time are being announced at this meeting.

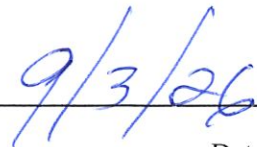
NOTE ON ADJOURNMENT:

This public hearing was not formally adjourned. It was continued to August 13, 2026. The meeting concluded at 7:46 PM and the commission proceeded immediately to the regular Zoning Commission meeting on the same date.

Respectfully Submitted,

Dalith Beck, Zoning Secretary

Edward Witt, Chair



Date