

**Brunswick Hills Township
Zoning Commission Public Hearing Minutes
August 6, 2026**

Call Meeting to Order

Mr. Witt called the Brunswick Hills Township Zoning Commission Public Hearing on August 6, 2026 to order at 6:30 PM for the purpose of reviewing the proposed Zoning Resolution amendment to remove cannabis/marijuana related language from the Zoning Resolution.

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

Mr. Witt noted that copies of the evening's agenda and the results from the Medina County Planning Commission meeting held the prior evening (August 5, 2026) were available for the public on the table.

Mr. Witt asked everyone to stand for the Pledge of Allegiance, then asked everyone to observe a moment of silence in memory of Mr. David Smerek, board member, friend and colleague who was laid to rest the previous week. The commission and public paused to honor his memory.

PURPOSE OF PUBLIC HEARING

Mr. Witt noted that this is the continuation of the public hearing regarding the proposed Zoning Resolution amendment to remove cannabis and marijuana related language from the Zoning Resolution, specifically Section 303-13. He stated that the Medina County Planning Commission reviewed the matter at its August 5, 2026 meeting and recommended approval of the proposed amendment, with a minor suggestion regarding verbiage. He explained that the commission had addressed this matter thoroughly at prior meetings, and the intent is to remove the section and retain it as a reserved placeholder so that minimal structural changes to the resolution are required. Mr. Witt opened the floor for commission discussion.

Ms. Brunn asked about the Planning Commission's position on retaining the section as "reserved." Mr. Witt clarified that the Planning Commission was satisfied with the reserved placeholder approach after discussion, noting that the word "reserved" simply functions as a placeholder in the resolution.

PUBLIC COMMENT:

Frank Bertoli, 5165 Roxanne Lane

Mr. Bertoli expressed opposition to the proposed amendment. He questioned why the proposed change was not more widely publicized to township residents and stated his belief that the majority of residents, if made aware, would oppose allowing a cannabis dispensary in the township. He stated that the commission works for the residents and that an issue of this significance should be put to a public vote. He expressed concern that the commission was proceeding without adequate community input or opposition, noting that few residents were in attendance.

Mr. Bertoli returned to the microphone later in the meeting to discuss the appearance of the property where the dispensary is proposed to be located. He rejected the premise that improving the visual appearance of a corner justifies permitting a cannabis business, stating that the nature of the business, not its storefront, is the concern. He reiterated his position that the issue affects the entire community and

deserves a community wide vote, and he directly addressed the commission members, stating that if they cannot represent the residents' wishes on an issue of this magnitude, they should not hold their positions.

Jason Radesic, 2890 Laurel Road

Mr. Radesic stated that he prepared remarks for the commission and presented them. He began by thanking board members for their time and effort in service to the township. He stated that the marijuana issue before the commission should not be taken lightly and has serious potential consequences for the character and image of the township. He expressed concern about the adequacy of public notice, stating that he only learned of the hearings by accessing the township calendar and scrolling to the notes section, and questioned whether typical residents would take those steps to find meeting information. He noted that when he arrived at the start of the meeting there were only two members of the public present and stated that such low attendance is inconsistent with what would be expected if the issue were broadly known.

Mr. Radesic stated his opposition to the proposed change and expressing that the trustees' referral of the matter to the Zoning Commission for a language change was difficult for him to understand. He stated that marijuana is a gateway drug that ruins lives and referenced personal experience with a family member whose life was significantly harmed by marijuana use. He noted there are 9 cannabis dispensaries within 15 miles of the township and questioned the need for an additional one in Brunswick Hills. He expressed concern about the proximity of such a business to a middle school and the message it sends about the township's values and character. He asked the commission to deny the proposed change and to preserve the township's rural and family oriented identity and warned that approving the change would provoke significant community backlash.

Mr. Radesic later returned to address a comment from the commission and to ask a follow up question. He stated that he did not follow the annexation argument being made as a justification for the language change and reiterated that the commission would be changing the verbiage specifically to allow a business that many residents do not want. He cautioned the commission that the community reaction to approval of the change would be severe and urged the board to reconsider.

COMMISSION DISCUSSION:

Ms. Brunn suggested that the commission address the public's concerns about how and where meetings are publicized. Mr. Witt asked Ms. Beck if she could provide details. Ms. Beck responded, explaining that the township is required under the Ohio Revised Code to publish a legal notice in the Medina Gazette at least 10 days prior to a public hearing. She noted that continued hearings do not require re-publication. She also noted that the township website is updated with upcoming meetings. Additionally, the Zoning Commission holds regular meetings on the first Thursday of each month at 7:00 PM (subject to change if needed) and that meeting notices also appear in the Gazette the Monday of the week in which a meeting is held, covering Zoning Commission, BZA, and any Trustee meetings for that week.

Mr. Witt offered remarks in response to the public comments. He acknowledged and respected the views expressed by those who spoke. He noted that since the legalization of marijuana at the state level, cannabis businesses are permitted to operate in Ohio, and that township residents are currently traveling outside the township to make purchases at dispensaries elsewhere. He noted that the location where a dispensary has been proposed, while not blighted in the formal sense, has not been an attractive corner for decades. He stated these observations as context, noting the commission's role in considering the amendment within the legal framework available to it.

Mr. Kalina provided an extended explanation of the legal constraints facing Ohio townships with respect to zoning authority. He noted that unlike municipalities operating under home rule, townships face significant limitations in their ability to restrict land use, including the ever present threat of annexation. He explained that when a property owner believes a township will not accommodate their proposed use, they have the option to pursue annexation to an adjacent municipality, which would result in the township

losing both zoning authority over the parcel and the associated tax revenue. He referenced the Hinkley Township/Drug Mart situation as an example. He noted that the commission is aware of at least one prospective applicant who had considered annexing to the City of Brunswick before choosing to pursue the approval process within the township, and expressed that retaining that applicant within the township is beneficial. He acknowledged the difficulty of the situation and the legitimate concerns raised by residents, while explaining the broader context in which the commission must operate.

Mr. McFarland raised a question about whether removing Section 303-13 is sufficient on its own, or whether a corresponding addition to the commercial zoning use tables would be required to specifically identify dispensaries as permitted or conditional uses within C1, C2, or C3 districts. Mr. Humphrey noted that if a dispensary is classified under state law as a retail establishment, and retail establishments are already listed as permitted uses in the commercial districts, no additional language may be required. Mr. DeCastra confirmed that Ohio law defines a dispensary as a retail establishment.

Mr. Kalina then raised the question of whether a dispensary, even if technically qualifying as a retail use, should be subject to a conditional use process rather than being treated as a permitted use outright. He noted that the commission recently required a gas station to go through a conditional use process for its fuel pumps, and that a church is listed as a conditional use in each commercial zone. He stated his personal view that a cannabis dispensary should be a conditional use, which would provide the township an additional layer of review and the ability to attach conditions such as operating hours, security requirements, and annual renewal provisions. Ms. Brunn expressed agreement, noting that specific language governing where such a use could be located and under what conditions made sense. Several other board members expressed support for further discussion before taking a final vote.

MOTION AND CONTINUATION OF PUBLIC HEARING:

The commission agreed to continue the public hearing to allow additional time to research conditional use language. The commission voted to continue the public hearing to Thursday, August 13, 2026 at 6:30 PM.

Motion to Continue Public Hearing: Mr. Witt made a motion to continue the public hearing to Thursday, August 13, 2026 at 6:30 PM. Mr. Kalina seconded the motion.

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

ANNOUNCEMENT OF CONTINUED HEARING:

This public hearing is continued to Thursday, August 13, 2026 at 6:30 PM. No further advertisement is required as the continuation date and time are being announced at this meeting. The commission will use the intervening time to research conditional use language and consult available resources.

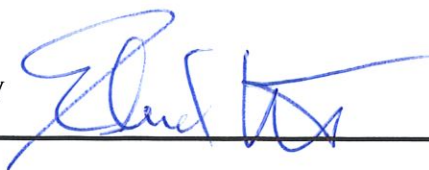
NOTE ON ADJOURNMENT:

This public hearing was not formally adjourned. It was continued to August 13, 2026. The meeting concluded at 7:12 PM and the commission proceeded to the second public hearing of the evening regarding the proposed Zoning Resolution text amendment addressing the variance period of validity.

Respectfully Submitted,

Dalith Beck, Zoning Secretary

Edward Witt, Chair



9/3/26
Date