

**Brunswick Hills Township
Zoning Commission Regular Meeting Minutes
August 6, 2026**

Call Meeting to Order

Mr. Witt called the Brunswick Hills Township Zoning Commission Regular Meeting on August 6, 2026 to order at 7:46 pm.

Note: This regular meeting followed two public hearings held earlier the same evening — a public hearing on the proposed removal of cannabis/marijuana language from the Zoning Resolution, and a public hearing on the proposed text amendment addressing the variance period of validity.

SWEARING IN OF NEW ALTERNATE MEMBER

Prior to the call to order of the regular meeting, Mr. DeCastra administered the oath of office to Mr. William Molnar, newly appointed alternate member of the Brunswick Hills Township Zoning Commission. Mr. Molnar was sworn in and took his seat as alternate member.

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

APPROVAL OF MINUTES

Mr. Witt noted that the board had two sets of minutes to approve: The July 9, 2026 Public Hearing minutes and the July 9, 2026 Regular Meeting minutes.

Motion: Mr. Witt made a motion to approve the July 9, 2026 Public Hearing minutes and the July 9, 2026 Regular Meeting minutes as submitted. Mrs. Wetterman seconded the motion.

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

NEW BUSINESS

Site Plan Review — Bethel Church Expansion, 197 North Carpenter Road, Parcel No. 001-02B-05-022, Zoning: R1

Mr. Witt introduced the site plan for the proposed expansion of Bethel Church, thanking the church for its continued presence within the township. He noted that township safety forces reviewed the project and returned no comments or concerns.

Justin Gustafson, Architect, AODK Architecture, and Pastor Steve Witt, Lead Pastor of Bethel Church, presented the proposed expansion to the commission.

Pastor Witt provided background on the church, noting that Bethel Church has been in Brunswick Hills for 22 years and that this is its third building project, following additions in 2010 and 2017. He described the expansion as functioning as a community center for both the congregation and outreach purposes, noting partnerships with St. Ambrose Parish and a local food pantry. He stated that the church had briefly considered relocating to the city of Brunswick but chose to remain in Brunswick Hills Township.

Zoning Inspector's Comments: Mr. Humphrey confirmed no zoning concerns with the project as presented. He noted the parking situation was discussed with the applicant and that additional parking will be addressed in a future phase. He confirmed dark sky compliant lighting should be incorporated when site lighting is eventually installed.

Ms. Brunn raised a question regarding a prior site plan case involving a deviation from an approved site plan, referencing an overhang/porch/patio issue. Mr. Humphrey clarified that the prior matter involved a deviation from the original site plan that had not been included in the submitted plans and therefore required a separate action. The commission confirmed the Bethel Church expansion does not present any similar issue.

MOTION — Bethel Church Site Plan Recommendation:

Motion: Mr. Kalina made a motion to recommend approval of the site plan as presented for Bethel Church at 197 North Carpenter Road, Parcel No. 001-02B-05-022. Mrs. Wetterman seconded the motion.

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

Motion approved 5–0. Recommendation of approval to be forwarded to the Board of Trustees.

ADDITIONAL BUSINESS: None

PUBLIC COMMENT:

Mr. Witt opened the floor for public comment. No public comment was received.

ANNOUNCEMENT OF NEXT MEETING:

The next regular Zoning Commission meeting is scheduled for Thursday, September 3, 2026 at 7:00 PM.

MOTION TO ADJOURN:

Motion: Ms. Brunn made a motion to adjourn the August 6, 2026 Zoning Commission Regular Meeting. Mrs. Wetterman seconded the motion.

Vote: All in favor – Aye unanimously.

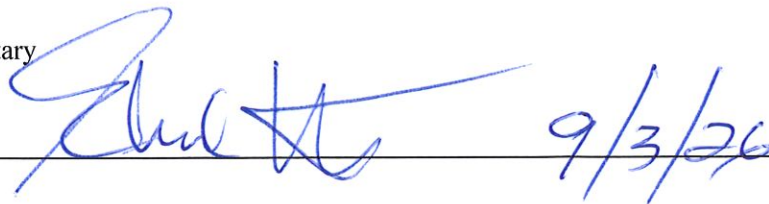
Adjourned at 8:16 PM

Respectfully Submitted,

Dalith Beck, Zoning Secretary

Edward Witt, Chair

Date

Handwritten signature of Dalith Beck in blue ink, followed by the date 9/3/26 in blue ink.