BRUNSWICK HILLS TOWNSHIP TRUSTEES
SPECIAL MEETING – PUBLIC HEARING
SEPTEMBER 22, 2026

The Brunswick Hills Township Board of Trustees met in special session on Tuesday, September 22, 2026, at Brunswick Hills Township Town Hall.

Board of Trustees Chair Ryan Nixon, Trustee Vice-Chair Thomas DeCastra, Trustee Tony Destro present.

Trustee Chair Nixon called the meeting to order at 6:00 PM, noting that the public hearing was properly advertised.

The purpose of this public hearing is to discuss the following proposed amendments to the Brunswick Hills Township Zoning Resolution as recommended by the Brunswick Hills Township Zoning Commission:

1. An amendment to Section 303-13, removing the existing medical marijuana language and replacing it with the word "Reserved" as a placeholder for future regulation.
2. An amendment to Section 1005-3 – Issuance, adding a period of validity for variances granted by the Board of Zoning Appeals.

Section 303-13 – Medical Marijuana

Trustee DeCastra explained that the proposed amendment would remove the existing medical marijuana language from Section 303-13 and replace it with the word **"Reserved."** He noted that the amendment was recommended with modifications by the County Planning Commission and subsequently reviewed by the Zoning Commission. The proposed amendment would remove the existing medical marijuana-specific language while retaining the section number for purposes of maintaining the organization of the Zoning Resolution. Discussion was held regarding the Township's existing regulations concerning adult-use cannabis and the proposed amendment. Trustee DeCastra also presented information regarding cannabis tax distributions to other Ohio townships, including Painesville Township, and discussed potential tax revenue associated with dispensary operations. He reported that Painesville Township had received approximately $342,000 in 2026 through July from two dispensaries and discussed the potential for significant tax revenue to Brunswick Hills Township considering we have comparable or greater regional access.

Section 105-3 – Issuance / Variance Validity

Trustee DeCastra reviewed the proposed amendment to Section 105-3 concerning the validity period of variances granted by the Board of Zoning Appeals. The proposed language would establish a one-year period of validity for a variance unless the applicant has obtained a zoning certificate or commenced substantial work authorized by the variance. The proposed amendment would also permit the Zoning Inspector to grant an extension when circumstances beyond the applicant's control have prevented commencement of the approved activity. Trustee DeCastra explained that the amendment would apply prospectively to future variances and would not affect variances that were previously granted. Once the required zoning certificate has been obtained or substantial work has commenced, the variance would

remain with the property. He further stated that the proposed language had been reviewed by the Prosecutor's Office and that similar provisions have been adopted by other Ohio townships.

PUBLIC COMMENT

Linda Hudson expressed excitement for the Township moving in the right direction with the dispensary and support for the proposed changes, noting the importance of preserving previously granted variances while establishing a process for monitoring future variances.

Kelly Gualdoni asked about the process for obtaining an extension if circumstances outside an applicant's control prevented completion of the authorized work within the one-year period. Trustee DeCastra explained that the applicant could provide the Zoning Inspector with information regarding the circumstances causing the delay and request an extension.

Trustee Nixon noted there was no further public comment and moved to adjourn. DeCastra seconded. DeCastra – yes. Destro – yes. Nixon – yes. Motion carried.

Adjourned at 6:18 PM.

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Ryan Nixon, Trustee Chair Thomas DeCastra, Trustee Vice-Chair

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Tony Destro, Trustee Bob Roksandich, Fiscal Officer