Brunswick Hills Township
Zoning Commission Regular Meeting Minutes
September 3, 2026

Call Meeting to Order

Mr. Witt called the Brunswick Hills Township Zoning Commission Regular Meeting on September 3, 2026 to order at 7:00 PM.

A roll call of the board was executed.

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

Mr. Witt asked everyone to stand for the Pledge of Allegiance and for a moment of silence for our troops and first responders.

APPROVAL OF MINUTES

Mr. Witt noted that the first order of business is approval of the meeting minutes from July 30, August 6, and August 13, 2026. Six sets of minutes in total. Mr. Witt stated that he found the minutes to be well written and easy to read.

Mr. Witt identified a possible omission in the August 13th public hearing minutes for the variance period of validity, specifically on page two, fifth paragraph, in the first sentence, should read "language". Ms. Beck noted the correction and confirmed it would be updated.

Motion: Ms. Brunn made a motion to approve each of the meeting minutes before the commission this evening. Mrs. Wetterman seconded the motion.

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

NEW BUSINESS

Final Site Plan Review — Green Thumb Industries, Inc. (GTI / Rise Dispensary)
2181 Pearl Road, Parcel No. 001-02D-15-001, Zoning: C3

Mr. Witt introduced the final site plan for the proposed Green Thumb Industries (GTI) project at 2181 Pearl Road. The commission reviewed a slide deck presented by the applicant's engineering team. Adam Barker, Civil Engineer and Project Manager with Osborne Engineering, presented on behalf of GTI. Ryan Wheeler, Design Lead and Civil Engineer with Osborne Engineering, was also present.

Mr. Barker described the existing site conditions. The property at 2181 Pearl Road is zoned and is approximately three acres in total. The project scope focuses on the commercial use portion of the property, which consists of less than one acre on the front corner. The existing building is approximately 5,200 square feet and currently houses two tenants: the Sleepy Hollow Market (approximately 2,300–2,400 square feet), located at the corner of the building, and Rico's Bar and Grill (approximately 2,700–2,800 square feet), occupying the remainder. There is also a residential unit located at the rear of the property behind the main commercial building; the proposed improvements do not impact that residence. Current parking consists of approximately nine paved concrete spaces, two of which are ADA accessible, along the front of the building, plus a large unmarked gravel lot used by customers and employees.

GTI proposes to remodel the Rico's Bar and Grill portion of the building into a Rise retail dispensary. The Sleepy Hollow Market portion of the building is intended to remain unchanged in its physical configuration at this time, though it was confirmed that both existing tenants, Sleepy Hollow Market and Rico's Bar and Grill will be vacating the premises by the end of September 2026, and GTI will hold a lease for the entire building. GTI does not intend to sublease the space; the former market portion will remain vacant while GTI assesses its operations and determines future use of that square footage.

Key proposed site improvements include the following. A drive through will be added to the rear of the building, consisting of a paved concrete lane with a designated stop bar where customers can safely receive their orders and exit the site without having to enter the building. Approximately 28 additional paved parking stalls are proposed to bring the site into compliance with the zoning ordinance's requirement of one space per 200 square feet of retail use. The majority of the new spaces on the south side of the building are designated for employee parking. A loading zone meeting the ordinance's requirement of a 40-foot by 12-foot space has been incorporated. A "sally port" — a fenced, secured area at the southeast corner of the building is included for delivery truck access, allowing secure deliveries without requiring product to be transported across parking lots. The fencing is aluminum and will be located at the rear of the building.

The entry door currently shared between the Sleepy Hollow Market and Rico's Bar and Grill will be reconfigured. The Rise entry will be relocated to the south side of the building to create a clear distinction between the two storefronts. The former Rico's entry on the front face of the building will be new facade material, and GTI's Rise branding and logo will be placed on that front face. The entire exterior facade of the building will be painted Metro Gray, addressing the currently peeling paint condition. The existing patio on the south end of the building will be removed to accommodate the sally port and additional parking. Ms. Brunn asked whether windows would be replaced as part of the exterior work; Mr. Barker indicated he would need to confirm with the architects, but that the current plans show the facade being painted uniformly rather than window replacement.

The drive-through lane and new parking stalls will be paved in concrete. The area at the rear of the building between the existing market entrance and the existing driveway will remain as gravel. No improvements to the existing driveways are proposed at this time. Site lighting was not shown on the submitted plans; Mr. Barker indicated that if site lighting is required under the zoning ordinance, the applicant will adhere to that requirement. ADA parking, curbing, and accessible space signage are all included in the proposed improvements.

Mr. McFarland asked about expected traffic volumes and peak hours. Mr. Barker stated no formal traffic study has been conducted but offered to reach out to GTI for projected peak hour. Mr. McFarland raised a concern about potential conflicts between dispensary customers and the market customers using the same parking lot. Mr. DeCastra clarified that GTI holds a lease for the entire building and that the market and dispensary will not be operating simultaneously, as both current tenants are vacating.

Ms. Beck confirmed that no concerns were received from township safety services. Mr. Humphrey noted no zoning concerns with the project as presented, though he acknowledged a traffic study might be worthwhile given the site's location. Mrs. Wetterman noted that the Police Chief commented at a prior Trustees meeting that he sees no problem with the proposed use. Ms. Beck confirmed the fire department also reviewed the plans and had no concerns.

Mr. Barker stated the best case scenario is to have building permits in hand by the end of 2026, assuming site plan approval proceeds smoothly this evening. Following this meeting, Osborne would submit for permits through Medina County and the architectural team would begin the building permit process.

The commission and Trustee DeCastra discussed the future of the former Sleepy Hollow Market square footage. Mr. DeCastra confirmed that GTI holds the lease for the whole building and is not permitted to sublease. GTI intends to hold that space vacant and assess its operations before deciding whether to

expand the retail dispensary space, add office space, or pursue another use within their operation. resolved.

Ms. Brunn raised the question of whether the commission should be voting on the site plan before resolving the question of whether a marijuana dispensary is a permitted use in the C3 zone under the existing Zoning Resolution. She noted the application states the change of use is from "eating and drinking establishment to retail sales marijuana dispensary" and expressed concern that approving the site plan while the use question is still open.

Mr. DeCastra clarified the process and explained that the site plan approval is a separate action from a use determination. A site plan approval does not grant permission for a specific use, the use must also independently meet the zoning resolution's requirements before a building permit will be issued. He stated that what the commission is reviewing is whether the physical site plan brings the property into compliance with the applicable development standards (parking, access, loading, setbacks, etc.), and that the use determination is a separate permitting step. Mr. Witt and Mr. Humphrey both affirmed this explanation.

Mr. Witt noted that the commission would address the use question following the site plan vote, under old business.

MOTION — Green Thumb Industries Final Site Plan Recommendation:

Motion: Mr. McFarland made a motion to recommend approval of the final site plan for Green Thumb Industries, Inc. at 2181 Pearl Road, Parcel No. 001-02D-15-001. Mrs. Wetterman seconded the motion.

Roll Call: Mr. McFarland – Yes; Mrs. Wetterman – Yes; Ms. Brunn – No; Mr. Witt – Yes

Motion approved 3–1. Recommendation of approval to be forwarded to the Board of Trustees.

Mr. Witt acknowledged the thoughtful discussion and thanked all members for their deliberate approach.

PUBLIC COMMENT

Linda Hudson, 314 Pearl Road
Ms. Hudson asked for clarification on whether access between the Rise dispensary space and the former Sleepy Hollow Market space would be maintained, and what would occupy the market portion of the building. Mr. DeCastra confirmed that both current tenants are vacating by end of September, GTI will hold the full lease, the market space will sit empty initially, and the interior firewall between the two spaces will be maintained.

OLD BUSINESS

Proposed Text Amendment — Zoning Resolution Section 303-13: Removal of Medical Marijuana Language

Mr. Witt introduced the old business item, noting that the commission had conducted extensive public hearings and deliberations on this matter. He stated that what is before the commission tonight is the text amendment proposed by the Board of Trustees: to remove the medical marijuana language from Section 303-13 and replace it with the word "Reserved." He clarified that any additional work on updating the commercial use tables or addressing conditional use language is a separate matter to be addressed at a future meeting, and that tonight's vote is on the Trustees' proposed amendment.

Ms. Brunn asked whether the township's position is that an adult use marijuana dispensary is already a permitted use as a retail sales establishment under the existing Zoning Resolution. Mr. DeCastra

confirmed this is the Trustees' position, noting that the Zoning Resolution defines retail sales establishment broadly as an establishment engaged in the selling or rental of goods or merchandise to the general public for personal or household consumption, and that this definition is intentionally broad. He further confirmed that the county prosecutor and township legal counsel have agreed with this interpretation. He noted the definition was intentionally written broadly during the January 2026 revision cycle to allow for good conversations about retail establishments without being overly prescriptive.

Mr. McFarland noted that the existing Section 303-13 only addresses medical marijuana and does not address adult recreational use at all, meaning the prohibition has never applied to recreational use. Ms. Brunn acknowledged this but expressed concern that simply removing the language and inserting a placeholder, without adding any specific cannabis related language to the commercial use tables, leaves the resolution silent on the topic in a way that could create ambiguity.

Mr. Witt asked Mr. DeCastra if he could provide some more details of the Trustees Discussions Mr. DeCastra provided background and noted that the Trustees invited multiple dispensary operators to meet with them and that GTI approached the township after identifying the Pearl Road property. He outlined the geographic constraints on where a dispensary could realistically locate within the township's commercial districts, noting that Route 42 is difficult due to the proximity of numerous daycares within the required setback distances; Marks Road is primarily an industrial corridor with no meaningful retail traffic; the property north of the Red Onion is partly in the city and the township portion is within 125 feet of a daycare; and Discount Drug Mart has explicitly declined to allow a dispensary adjacent to its property. He described the current Pearl Road property as an effective "annexation wall," noting that a cannabis operator holding a lease there is unlikely to annex the property to the City of Brunswick, thereby protecting the township's revenue and zoning authority over that corridor.

Mr. DeCastra also noted that in Brunswick Hills Township, 56% of residents voted in favor of marijuana legalization in the 2023 referendum, and that the Trustees have received feedback from residents roughly four to one in support of having a dispensary in the township. He further noted that GTI's Ohio license is for the district covering Medina County and that the Division of Cannabis Control is more likely to approve a license transfer when the local jurisdiction is supportive.

Mr. McFarland suggested that Section 303-13 could be deleted entirely in the future once new language is added to the commercial use tables, rather than leaving it as a placeholder. Mr. Witt agreed that all options, including amending Table 1, adding a conditional use provision and refining the terminology from "medical marijuana" to "cannabis" or "cannabis related products" are open for discussion at next month's meeting. He asked Mr. McFarland to develop proposed language for consideration.

After extended discussion, Mr. Witt reaffirmed that the only action before the commission tonight is to vote on the Trustees' proposed amendment: to remove the medical marijuana language from Section 303-13 and replace it with the word "Reserved." He noted that the additional work on cannabis language, the commercial use table, and conditional use requirements will be placed on the October 1, 2026 regular meeting agenda.

MOTION — Proposed Text Amendment to Zoning Resolution Section 303-13:

Motion: Mrs. Wetterman made a motion to send a recommendation to the Brunswick Hills Township Board of Trustees requesting approval of the following amendment to the Zoning Resolution: Section 303 – Regulations Applicable to All Zoning Districts, Section 303-13, to remove the medical marijuana language and replace it with the word "Reserved." Mr. Witt seconded the motion.

Roll Call: Mr. McFarland – Yes; Ms. Brunn – No; Mrs. Wetterman – Yes; Mr. Witt – Yes

Motion approved 3–1. Recommendation to be forwarded to the Board of Trustees.

Proposed Text Amendment — Zoning Resolution Section 1005-3: Variance Period of Validity

Mr. Witt introduced the second old business item, noting that the commission finalized the proposed language for the variance period of validity amendment at the August 13, 2026 public hearing. He stated that the proposed language is substantially verbatim from the Medina County Planning Commission's recommendation, with one modification: the commission agreed that extensions of the one year period shall be granted by the Zoning Inspector rather than requiring reapplication before the BZA, consistent with the Medina County Prosecutor's guidance.

Motion: Ms. Brunn made a motion to recommend approval of the proposed text amendment to Zoning Resolution Section 1005-3 regarding the period of validity on variances, as written. Mrs. Wetterman seconded the motion.

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

Motion approved unanimously 4–0. Recommendation to be forwarded to the Board of Trustees.

Mr. Witt noted that the final agreed language for Section 1005-3 reads as follows: "No variance granted by the Board of Appeals shall be valid for a period longer than one year from the date of approval, unless within such period the applicant has obtained a zoning certificate and commenced substantial work authorized by the variance. The Zoning Inspector may grant an extension of a set amount of time upon a finding that circumstances beyond the applicant's control prevented commencement of the approved activity."

ADDITIONAL BUSINESS

Mr. Witt noted there is no additional business for this meeting. He announced that future agenda items for October 1, 2026 will include proposed language for the commercial use tables and conditional use provisions related to cannabis dispensaries, for which Mr. McFarland will develop draft language for the commission's consideration.

PUBLIC COMMENT:

Linda Hudson, 314 Pearl Road
Ms. Hudson offered remarks in support of both actions taken by the commission this evening. With respect to the cannabis amendment, she stated that removing the medical marijuana prohibition gives senior citizens and those with medical need the ability to access cannabis products locally rather than traveling out of the county or state. She expressed agreement with Mr. DeCastra's assessment that geographic and regulatory constraints make a second dispensary in the township unlikely. With respect to the variance period of validity amendment, she expressed support for giving the Zoning Inspector the authority to grant extensions, noting that strong zoning inspectors have historically been effective in managing these situations, and that the incoming Zoning Inspector will have this authority as a tool going forward. She thanked the commission for the thoroughness and care of its work. Mr. Witt thanked Ms. Hudson, noting that she has been a consistent advocate for having a cannabis dispensary available in the township for residents in need.

ANNOUNCEMENT OF NEXT MEETING:

The next regular Zoning Commission meeting is scheduled for Thursday, October 1, 2026 at 7:00 PM.

MOTION TO ADJOURN

Motion: Ms. Brunn made a motion to adjourn the September 3, 2026 Zoning Commission Regular Meeting. Mr. McFarland seconded.

Vote: All in favor – Aye. Motion carried.

Adjourned at 8:26 PM

Respectfully Submitted,

Dalith Beck, Zoning Secretary

Edward Witt, Chair

10/1/2026

Date