Planning Commission
Zoning Map Amendment
Substation Rd Project
Brunswick Hills Township

App. No.:	056-2025-MA	**Parcels:**	001-02C-05-006
Meeting:	September 3, 2025		001-02C-02-019
Hearing:	August 14, 2025	**Site Area:**	Approximately 5.012 acres
Applicant:	Zoning Commission	**Current Zoning:**	R-R Rural Residential
Owner:	Thomas Carlisle	**Proposed Zoning:**	R-1 Residential
		Reviewer:	Jeff Kassouf

EXECUTIVE SUMMARY

In an email dated July 14, 2025, Dalith Beck, Zoning Secretary for Brunswick Hills Township, submitted a map amendment request. The applicant proposes to change a portion of the zoning district on the 5.012-acre subject site from R-R Rural Residential to R-1 Residential.

Recommendation: APPROVAL

ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	C-2 Commercial	Water Tower, County Commissioners
East	I-1 Industrial	Brunswick City Substation
South	R-R Rural Residential	Cossett Creek Golf Course
West	R-R Rural Residential	Cossett Creek Golf Course, Stormwater Pond

Proposal: The applicant proposes to change Parcel 001-02C-05-006 and part of 001-02C-02-019 from R-R Rural Residential to R-1 Residential (see Map 2).

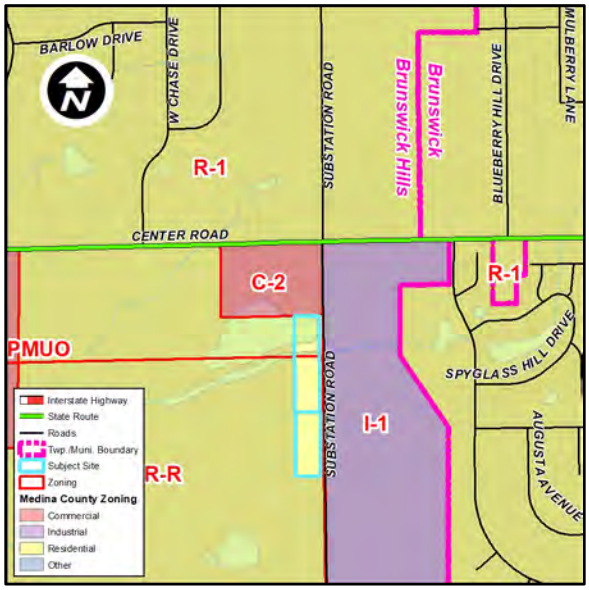
Site Conditions: The site is mostly wooded with rolling topography, steeper on the northern portion of the site. The stormwater pond for Cossett Creek Golf Course and subsequent riparian setback is intersecting the northern parcel. The watershed is the Rocky River at Valley Center. The southern portion is relatively level. There is sewer and central water at Substation Road.

Access: The site has direct access to Substation Road.

***Map 1**: General aerial view with Topographic lines.*

Comprehensive Plan: The 2018 Comprehensive Land Use Plan (Comprehensive Plan) concludes that between 2000 and 2010, Brunswick Hills Township grew in population by 81.1%, a rate of 8.1% per year. This is a good justification for increasing density, as this rate likely remained for the following decades or has increased.

Note: Section 6 of the 2005 Comprehensive Plan contained extensive language about "Suburban Residential" properties and an outline for future development, including increasing density and concentrating residences. The 2021 Zoning Resolution references this language. This was removed in the update that added the 2010 Census data.



***Map 2:** Current Zoning Overview*

Current Zoning: The R-R Rural Residential District "is established to provide for detached single-family dwellings on large lots with very low densities in a semi-rural atmosphere. The district is also intended to "preserve significant areas of open space, retain rural vistas, and limit the density of development consistent with the rural nature of the Township and its public facilities, services, and infrastructure" (Brunswick Hills Township Zoning Resolution Section (§ 402-1).

Permitted uses include the following (§ 402-2(A)):

- Single-family residential dwellings
- Roadside stands
- Accessory uses incidental to the principal use
- Signs
- Parking
- Adult Family Homes
- Class I Home Occupation
- Conservation Developments

Conditionally permitted uses include the following (§ 402-2(B)):

- Public and parochial schools
- Churches and other places of worship
- Government or private recreational facilities
- Cemeteries.
- Governmental owned and/or operated buildings or facilities
- Class II Home Occupations
- Special events
- Quasi-public, institutionally or organizationally owned and/or operated recreational, instructional, and meeting facilities
- Adult Group Homes
- Rear lot developments

Minimum sized lots are two acres with 100 feet of frontage and 200 feet wide at the building line (100 feet).

Proposed Zoning: The stated purpose of the R-1 Residential District is to "…accommodate detached single-family residences at low densities in areas suitable for suburban style development as set forth in the Comprehensive Land Use Plan. The stipulated densities and development controls are intended to provide for the creation of areas with an appropriate suburban character while carefully controlling the associated impacts of development on both the environment and the community" (§ 403-1).

Permitted uses include the following (§ 403-2(A)):

- Single-family residential dwelling
- Roadside stands
- Signs
- Parking
- Adult Family Homes
- Accessory uses provided such uses are incidental to the principal use.

Conditionally permitted uses include the following (§ 403-2(B)):

- Public and parochial schools
- Churches and other buildings for the purpose of religious worship
- Governmentally or privately owned and/or operated picnic areas, playgrounds, private parks, swimming facilities, golf courses, tennis clubs, country clubs, equestrian activities, and other similar recreational facilities or uses of similar character
- Cemeteries
- Class II Home Occupations
- Governmental owned and/or operated buildings or facilities
- Special events
- Quasi-public, institutionally or organizationally owned and/or operated recreational, instructional, and meeting facilities, such as those developed and used by the Y.M.C.A., Y.W.C.A., Boy Scouts, or various fraternal or community service groups
- Adult Group Homes

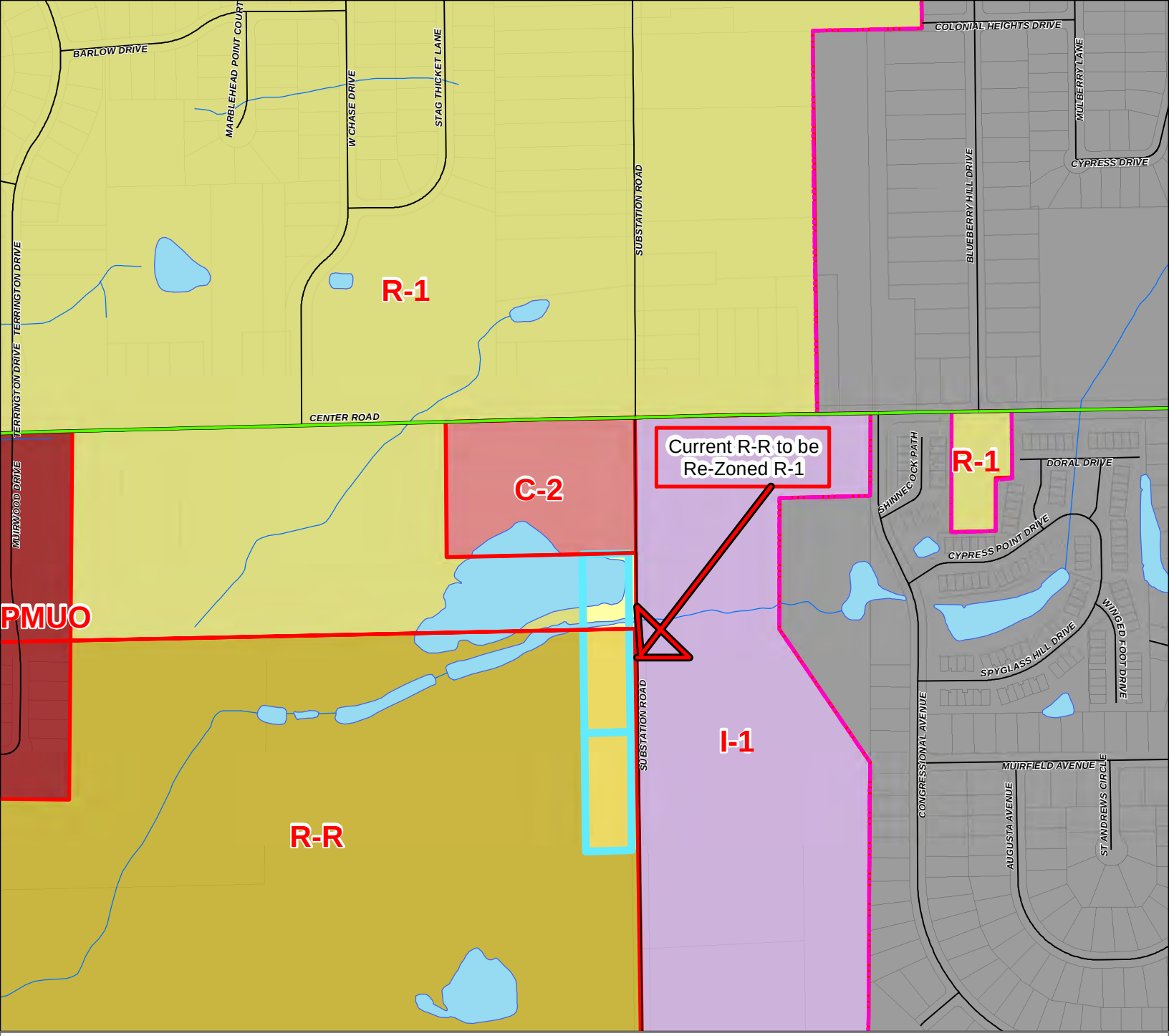
The minimum sized lots are 15,000 square feet (§ 403-3) with a minimum lot width of 90 feet at the setback line (50 feet).

Department of Planning Services Comments:

1. Sewer and water are available to the site.
2. The subject site has no future land use (FLU) assigned. The 2010 Census update apparently removed the FLU designations.
3. Amending the zoning district on this property would allow the Township's residential density to better align with its population growth. Permitting more intensive residential development, such as single-family attached homes, is particularly important given the limited buildable land in the surrounding area, including the golf course, utility sites, and other constraints. The change keeps the site consistent with the goals of the 2005 Comprehensive Plan, which align with the issues highlighted in the 2018-uploaded Plan.
4. Parcel 001-02C-02-019 is partially R-1, and the southern parcel is fully R-R.

Department of Planning Services Recommendation: Staff recommend that the Medina County Planning Commission **APPROVE** the proposed zoning map amendment from R-R Rural Residential to R-1 Residential.

Attachments: Map Exhibit



Brunswick Hills Township

056-2025-MA Detail

- Interstate Highway
- Federal Highway
- State Route
- Railroads
- Twp./Muni. Boundary
- Subject Site
- Streams
- Lakes
- Parcel Boundary

Zoning Districts

- C-2 Community Commercial
- I-1 Industrial
- PMUO Planned Mixed Use Overlay
- R-1 Residential
- R-R Rural Residential

Medina County Ohio

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