

# **BRUNSWICK CITY PLANNING & ZONING COMMITTEE**

## **Agenda APRIL 13, 2026 5:55 PM**

1. Discussion Items
  - (a) **ORD. NO. 21-2026** - An emergency ordinance authorizing the City Manager to submit a Petition for Annexation in conjunction with Bethel Church to the Medina County Board of Commissioners to annex real property owned by the City of Brunswick located in Brunswick Hills Township to the City of Brunswick. - **1st Reading** (To be brought from Planning & Zoning Committee, *Administration/Grant Aungst*)
2. General Discussion
3. Adjournment

THE CITY OF BRUNSWICK  
**PROPOSED LEGISLATION**



**DATE:** 4/13/2026

**TO:** Vice Mayor Nicholas Hanek and Members of City Council

**FROM:** Carl S. DeForest, City Manager  
Grant Aungst

**COPY:** Mayor Ron Falconi

**LEGISLATION:** **ORD. NO. 21-2026** - An emergency ordinance authorizing the City Manager to submit a Petition for Annexation in conjunction with Bethel Church to the Medina County Board of Commissioners to annex real property owned by the City of Brunswick located in Brunswick Hills Township to the City of Brunswick. - **1st Reading** (To be brought from Planning & Zoning Committee, *Administration/Grant Aungst*)

**BACKGROUND:** The City of Brunswick is the record owner of real property located in Brunswick Hills Township, identified as Medina County Permanent Parcel Nos. 001-02B-05-023 and 001-02B-05-020, consisting of approximately 0.0545± total acres, that are contiguous to real property located in the City of Brunswick.

**PURPOSE AND EXPLANATION:** Pursuant to Ohio Revised Code Section 709.16, the legislative authority of the City of Brunswick may petition the Medina County Board of Commissioners to annex contiguous territory owned by the City of Brunswick.

**IMPLEMENTATION SCHEDULE:** April 13, 2026

**FINANCIAL INFORMATION:**

**FINANCIAL SUMMARY:**

**RECOMMENDED ACTION:**

One Reading	Yes
Two Readings	No
Three Readings	No
Emergency	Yes
Suspension of Rules	Yes

If emergency or suspension of the rules, why the request?

That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public health, welfare, and safety and for the additional reason to immediately commence annexation proceedings.

**ADDITIONAL  
INFORMATION:**

CITY OF BRUNSWICK, OHIO  
ORDINANCE NO. 21-2026

BY: Mr. Delsanter, Mr. Lambert, and Mr. Kuczma

AN EMERGENCY ORDINANCE AUTHORIZING THE CITY MANAGER TO SUBMIT A PETITION FOR ANNEXATION IN CONJUNCTION WITH BETHEL CHURCH TO THE MEDINA COUNTY BOARD OF COMMISSIONERS TO ANNEX REAL PROPERTY OWNED BY THE CITY OF BRUNSWICK LOCATED IN BRUNSWICK HILLS TOWNSHIP TO THE CITY OF BRUNSWICK.

WHEREAS: The City of Brunswick is the record owner of real property located in the Brunswick Hills Township as identified as Medina County Permanent Parcel Nos. 001-02B-05-023 and 001-02B-05-020 consisting of approximately 0.0545± total acres (the "Parcels"), which Parcels are contiguous to real property located in the City of Brunswick; and

WHEREAS: Pursuant to Ohio Revised Code Section 709.16, the legislative authority of the City of Brunswick may petition the Medina County Board of Commissioners to annex contiguous territory owned by the City of Brunswick.

WHEREAS: THE COUNCIL OF THE CITY OF BRUNSWICK HEREBY ORDAINS:

SECTION 1: That the City Manager is hereby authorized and directed, upon approval of the Law Director, to submit the Petition for Annexation designating Attorney Daniel P. Calvin as agent, as attached hereto as Exhibit "A" and incorporated herein by reference, to the Medina County Board of Commissioners to effectuate the annexation of the Parcels from Brunswick Hills Township to the City of Brunswick.

SECTION 2: That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public health, welfare, and safety and for the additional reason to immediately commence annexation proceedings. Therefore, the same shall be in full force and effect from and after its passage by the required number of votes or from the earliest time allowed by law.

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PASSED: 1<sup>st</sup> Reading \_\_\_\_\_

RULES SUSPENDED: AYES \_\_\_\_\_ NAYS \_\_\_\_\_

ADOPTED: \_\_\_\_\_ AYES \_\_\_\_\_ NAYS \_\_\_\_\_

ATTEST: \_\_\_\_\_  
Clerk of Council  
Laura E. Timura, MMC

**Petition for Annexation  
To the City of Brunswick  
of 21.0788 acres, more or less  
In the Township of Brunswick Hills  
(Regular Petition – O.R.C. §709.02) (as to Parcel 1)  
(Municipal Petition – O.R.C. §709.16(B)) (as to Parcels 2 and 3)**

Bethel Church, pursuant to O.R.C. §709.02, and the City of Brunswick, pursuant to O.R.C. §709.16, (collectively, “Petitioners”) hereby petition for the annexation of Medina County Permanent Parcel Numbers 001-02B-05-022 (Parcel 1), 001-02B-05-023 (Parcel 2) and 001-02B-05-020 (Parcel 3) (collectively, “Property”) to the City of Brunswick.

In support of its petition, Petitioners state as follows:

1. The legal description of the perimeter of the Property is attached hereto as **Exhibit A** and made a part hereof.
2. A plat map of the Property is attached hereto as **Exhibit B** and made a part hereof. The Property is adjacent to the City of Brunswick.
3. Bethel Church is the sole owner of the real property known as Medina County Permanent Parcel Number 001-02B-05-022 (Parcel 1). The City of Brunswick is the sole owner of the real property known as Medina County Permanent Parcel Numbers 001-02B-05-023 (Parcel 2) and 001-02B-05-020 (Parcel 3).
4. The City of Brunswick authorized Parcel 2 and Parcel 3 to be annexed to the City of Brunswick as set forth in the City of Brunswick, Ohio, Ordinance No. \_\_\_\_\_-2026, attached hereto as **Exhibit C** and made a part hereof.
5. A list of all tracts, lots, or parcels in the territory proposed for annexation, and all tracts, lots, or parcels located adjacent to that territory or directly across the road from it is attached hereto as **Exhibit D** and made a part hereof.
6. Daniel P. Calvin, Attorney, of 4996 Foote Road, Medina, Ohio 44256, is hereby appointed agent for Petitioners, with full power and authority to do any and all things necessary in connection with the filing, review and approval of this petition

*[Signatures Appear on Following Page]*

[Signature Page to Petition for Annexation]

Petitioners:

**Bethel Church**

By: \_\_\_\_\_

Name: Steve Witt

Title: Pastor

Date: \_\_\_\_\_

**City of Brunswick**

By: \_\_\_\_\_

Name: Carl S. DeForest

Title: City Manager

Date: \_\_\_\_\_

**Acceptance of Appointment**

The undersigned, named herein agent for Petitioners, hereby acknowledges and accepts the appointment of agents for said Petitioners.

\_\_\_\_\_  
Daniel P. Calvin

**Exhibit A**  
**Legal Description**

**See attached.**

**Exhibit B  
Annexation Plat**

**See attached.**

**Exhibit C**  
**City of Brunswick, Ohio, Resolution No. \_\_\_\_\_-2026**

**See attached.**

**Exhibit D**  
**Property and Adjacent Tracts**

Parcel Number	Name	Mailing Address
<b>Annexation Parcel</b>		
001-02B-05-022	Bethel Church	16670 E Bagley Road, Middleburg Heights, OH 44130
001-02B-05-023	City of Brunswick, Medina County, Ohio	4095 Center Road, Brunswick, OH 44212
001-02B-05-020	City of Brunswick	4095 Center Road, Brunswick, OH 44212
<b>Properties Adjacent to Annexation Parcel</b>		
001-02B-05-003	Baker, Jacob	285 N Carpenter Road, Brunswick, OH 44212
003-18B-03-142	Gailey, Timothy A. & Wanda M.	83 N Carpenter Road, Brunswick, OH 44212
003-18B-03-105	Legacy View Capital Ltd	3054 N Oak Hill Road, Silver Lake, OH 44224
003-18B-03-106	Frick, Wendy as Trustee	96 N Carpenter Road, Brunswick, OH 44212
003-18B-03-107	Dakdouk, Raydan G. & Haifa R.	104 N Carpenter Road, Brunswick, OH 44212
003-18B-09-011	Fesler, Kristina & Tyler	112 N Carpenter Road, Brunswick, OH 44212
003-18B-09-012	Bruggeman, Derrick A. & Monica J.	120 N Carpenter Road, Brunswick, OH 44212
003-18B-09-020	Rick, David A.	128 N Carpenter Road, Brunswick, OH 44212
003-18B-09-021	Sutula, Kathleen Ann	136 N Carpenter Road, Brunswick, OH 44212

<b>Parcel Number</b>	<b>Name</b>	<b>Mailing Address</b>
003-18B-09-022	Konecny, Joseph F. & Stephanie H.	144 N Carpenter Road, Brunswick, OH 44212
003-18B-09-023	Aim Restoration LLC	3912 Keller Hanna Drive, Brunswick, OH 44212
003-18B-09-024	Senauskas, Troy A. & Jacqueline V.	158 Carpenter Road, Brunswick, OH 44212
003-18B-09-025	McLaughlin, Barbara	174 N Carpenter Road, Brunswick, OH 44212
003-18B-09-026	Yetzer, Isaac L. & Brandi	182 N Carpenter Road, Brunswick, OH 44212
003-18B-09-014	Brock, Daniel & David C.	206 N Carpenter Road, Brunswick, OH 44212
003-18B-09-015	Brock, Daniel	206 N Carpenter Road, Brunswick, OH 44212
003-18B-09-016	Mckown, Denny	224 N Carpenter Road, Brunswick, OH 44212
003-18B-09-017	City of Brunswick	4095 Center Road, City Hall, Brunswick, OH 44212
003-18B-10-195	Waite Farm Homeowners Association	3933 Center Road, Brunswick, OH 44212
003-18B-10-145	Singh, Rajbinder	250 Wellford Way, Brunswick, OH 44212
003-18B-10-144	Kreit, Justin M.	240 Wellford Way, Brunswick, OH 44212
003-18B-10-143	Fallon, Michael J.	232 Wellford Way, Brunswick, OH 44212
003-18B-10-142	Alberty, Kathleen A.	224 Wellford Way, Brunswick, OH 44212
003-18B-10-141	Raina, Rupinder & Jagmohan	214 Wellford Way, Brunswick, OH 44212

<b>Parcel Number</b>	<b>Name</b>	<b>Mailing Address</b>
003-18B-10-115	Torres, Kelli R. & Julio Angel	208 Wellford Way, Brunswick, OH 44212
003-18B-10-114	Vlcek, Michael Dominick & Theresa Marie	198 Wellford Way, Brunswick, OH 44212
003-18B-10-113	Smith, Anthony & Kelly A.	190 Wellford Way, Brunswick, OH 44212
003-18B-10-112	Johnson, Jesse & Nicole M.	182 Wellford Way, Brunswick, OH 44212
003-18B-10-111	Orlic, Ivan & Donna	174 Wellford Way, Brunswick, OH 44212
003-18B-10-110	Downing, Hugh C. & Helene C.	164 Wellford Way, Brunswick, OH 44212
003-18B-10-109	Yates, Randall & Josephine Papa	156 Wellford Way, Brunswick, OH 44212
003-18B-10-108	Pompili, Michael & Kristen	148 Wellford Way, Brunswick, OH 44212
003-18B-04-110	Waite Farm Homeowners Association	3933 Center Road, Brunswick, OH 44212

**PLAT OF REGULAR ANNEXATION OF 21.0788 ACRES  
FROM THE TOWNSHIP OF BRUNSWICK HILLS TO THE CITY OF BRUNSWICK**

*Situated in the Township of Brunswick Hills, County of Medina, State of Ohio,  
and known as being part of Tract 2, Lot 24 of Original Brunswick Township*

**LEWIS LAND PROFESSIONALS, INC. CIVIL ENGINEERS, SURVEYORS**

**APPROVALS**

PER OHIO REVISED CODE 709.02

*This Annexation Plat was duly accepted by the Brunswick City Council  
at its regular meeting held on the \_\_\_\_ day of \_\_\_\_\_,  
202\_ by Ordinance No. \_\_\_\_\_.*

\_\_\_\_\_  
*President*

\_\_\_\_\_  
*Deputy Clerk of Council*

*Approved this \_\_\_\_ day of \_\_\_\_\_, 202\_, by the  
Medina County Commissioners.*

\_\_\_\_\_  
*Commissioner*

\_\_\_\_\_  
*Commissioner*

\_\_\_\_\_  
*Commissioner*

*Approved for transfer this \_\_\_\_ day of \_\_\_\_\_, 202\_, by the*

*Medina County Tax Map Office.  
Tax Map Draftsman: \_\_\_\_\_*

*Received for transfer this \_\_\_\_ day of \_\_\_\_\_, 202\_, by the*

*Medina County Auditor's Office.  
County Auditor: \_\_\_\_\_*

*Received and Recorded this \_\_\_\_ day of \_\_\_\_\_, 202\_, by the Medina  
County Recorder's Office and is recorded by Plat Document No. \_\_\_\_\_.*

*Recorder: \_\_\_\_\_*

**ACCEPTANCE**

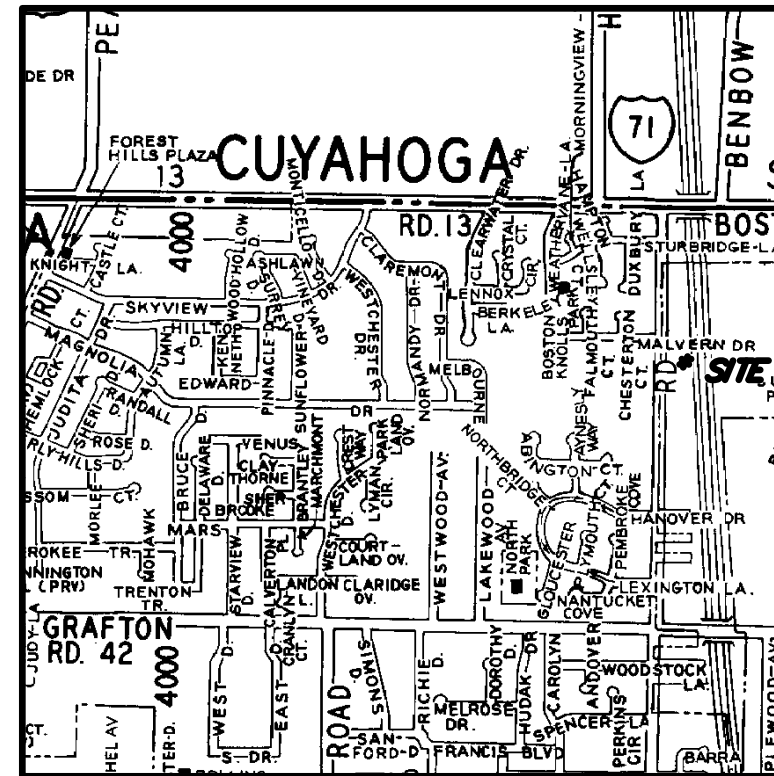
*I, Stephen B. Witt, Pastor/President of Bethel Church, An Ohio Corporation, owner of  
the land embraced within this annexation plat, hereby acknowledge this plat and  
annexation to be my free act and deed. I certify that there are no delinquent taxes  
or assessments against the lands embraced within this plat.*

\_\_\_\_\_  
*Stephen B. Witt, Pastor/President*

STATE OF OHIO  
MEDINA COUNTY

*BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY  
APPEARED THE ABOVE NAMED STEPHEN B. WITT, WHO ACKNOWLEDGED THE MAKING OF THE  
FOREGOING INSTRUMENT AND THE SIGNING OF THIS PLAT TO BE THEIR FREE ACT AND DEED,  
IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL  
AT \_\_\_\_\_, \_\_\_\_\_, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 202\_.*

\_\_\_\_\_  
*NOTARY PUBLIC*



**ACREAGE SUMMARY**

TOTAL AREA TO BE ANNEXED 21.0788 ACRES  
(AREA IN R/W TO BE ANNEXED 1.3123 ACRES)

*SURVEYOR'S CERTIFICATION*

*I hereby certify that I have surveyed the land on this plat, that the plat is a  
correct representation of the land surveyed, that the survey balances and closes,  
that all dimensional and geodetic details are correct, and that the monuments  
shown thereon exist or shall be set at all lot corners and radius returns.*

Date: \_\_\_\_\_  
*Eric J. Misanko Reg. Ohio Surveyor No. PS-#8850*

**Lewis Land Professionals, Inc.**  
*Civil Engineering & Surveying*  
 8691 Wadsworth Rd. Suite 100 Wadsworth, Ohio 44281  
 Phone: (330) 335-8232  
 www.landprosinc.com  
**DATE PREPARED: MARCH 2026**  
**SHEET 1 OF 2**  
 PROJ. No. 25-327 DRAWING NAME 25-327.dwg

Lewis Land Professionals, Inc. has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

INTERSTATE 71 (WIDTH VARIES)

STATE OF OHIO (11) STATE OF OHIO (12)

(10) STATE OF OHIO  
D.V. 298, PG. 676  
12/29/62

TOTAL ANNEXATION AREA  
21.0788 ACRES  
(1.3123 ACRES IN R/W)

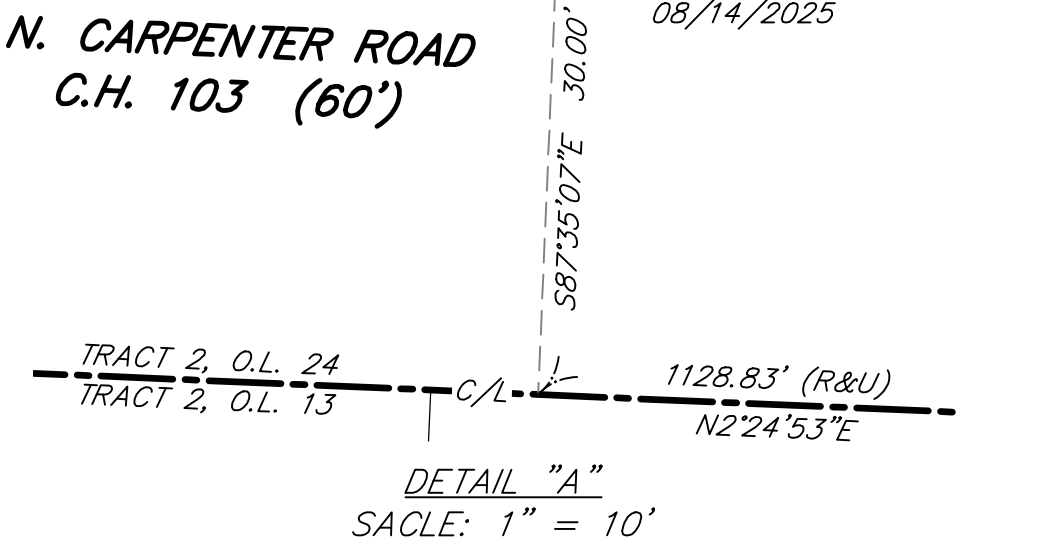
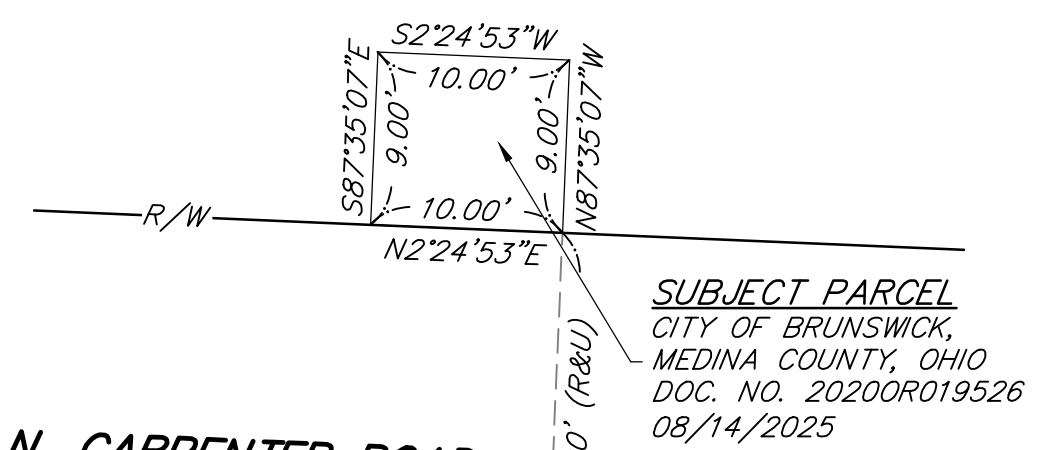
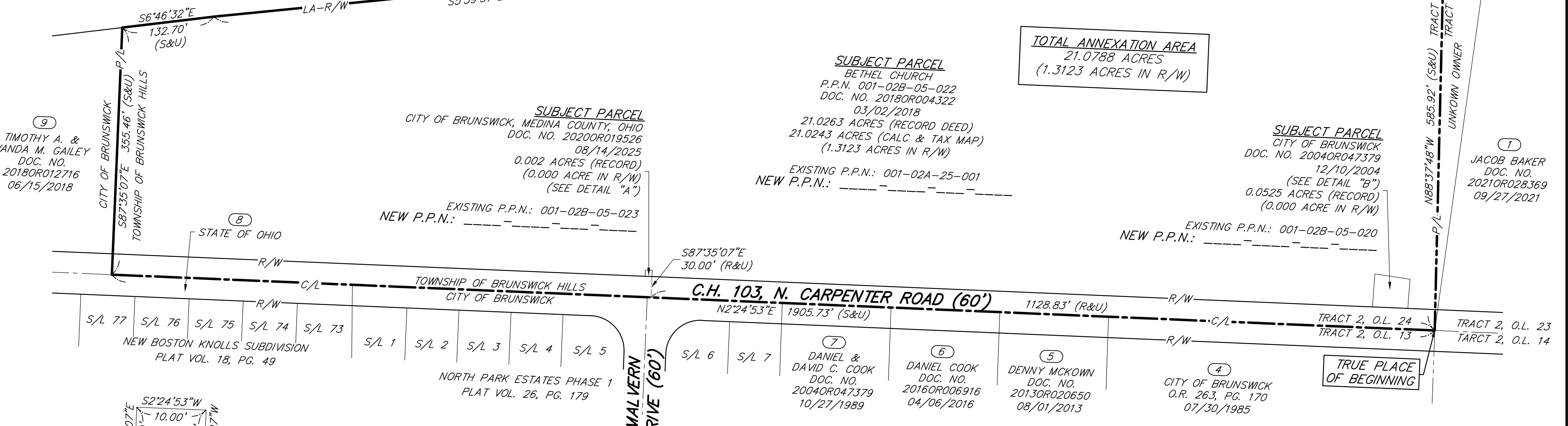
**SUBJECT PARCEL**  
BETHEL CHURCH  
P.P.N. 001-02B-05-022  
DOC. NO. 2018OR004322  
03/02/2018  
21.0263 ACRES (RECORD DEED)  
21.0243 ACRES (CALC & TAX MAP)  
(1.3123 ACRES IN R/W)  
EXISTING P.P.N.: 001-02A-25-001  
NEW P.P.N.: \_\_\_\_\_

**SUBJECT PARCEL**  
CITY OF BRUNSWICK, MEDINA COUNTY, OHIO  
DOC. NO. 2020OR019526  
08/14/2025  
0.002 ACRES (RECORD)  
(0.000 ACRE IN R/W)  
(SEE DETAIL "A")  
EXISTING P.P.N.: 001-02B-05-023  
NEW P.P.N.: \_\_\_\_\_

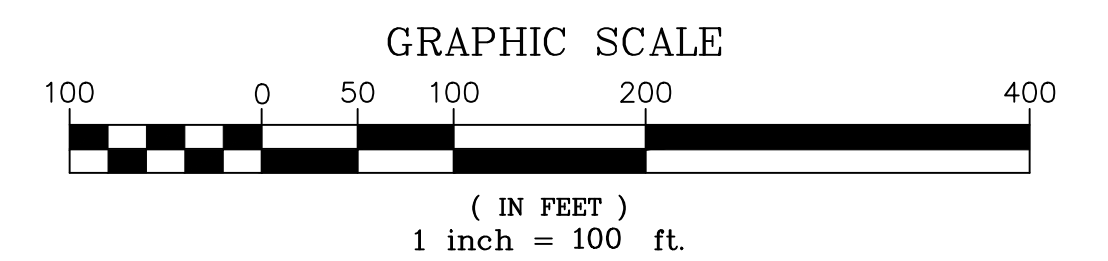
**SUBJECT PARCEL**  
CITY OF BRUNSWICK  
DOC. NO. 2004OR047379  
12/10/2004  
(SEE DETAIL "B")  
0.0525 ACRES (RECORD)  
(0.000 ACRE IN R/W)  
EXISTING P.P.N.: 001-02B-05-020  
NEW P.P.N.: \_\_\_\_\_

(9) TIMOTHY A. & WANDA M. GAILEY  
DOC. NO. 2018OR012716  
06/15/2018

(1) JACOB BAKER  
DOC. NO. 2021OR028369  
09/27/2021



ADJOINING PROPERTIES				
NO.	NAME	PARCEL ADDRESS	MAILING ADDRESS	PARCEL NUMBER
1	UNKNOWN OWNERSHIP	N/A	N/A	001-02B-05-____
2	JACOB BAKER	285 N. CARPENTER RD. BRUNSWICK, OH 44212	285 N. CARPENTER RD. BRUNSWICK, OH 44212	001-02B-05-003
3	DIANE RENEE ZAVGER & ROSEMARY GLEYDURA	286 N. CARPENTER RD. BRUNSWICK, OH 44212	286 N. CARPENTER RD. BRUNSWICK, OH 44212	003-18B-09-069
4	CITY OF BRUNSWICK	N. CARPENTER RD. BRUNSWICK, OH 44212	4095 CENTER RD. BRUNSWICK, OH 44212	003-18B-09-017
5	DENNY MCKOWN	224 N. CARPENTER RD. BRUNSWICK, OH 44212	224 N. CARPENTER RD. BRUNSWICK, OH 44212	003-18B-09-016
6	DANIEL BROCK	206 N. CARPENTER RD. BRUNSWICK, OH 44212	206 N. CARPENTER RD. BRUNSWICK, OH 44212	003-18B-09-015
7	DANIEL & DAVID C. BROCK	194 N. CARPENTER RD. BRUNSWICK, OH 44212	206 N. CARPENTER RD. BRUNSWICK, OH 44212	003-18B-09-014
8	STATE OF OHIO	N. CARPENTER RD.	N/A	003-18B-03-116
9	TIMOTHY A. & WANDA M. GAILEY	83 N. CARPENTER RD. BRUNSWICK, OH 44212	83 N. CARPENTER RD. BRUNSWICK, OH 44212	003-18B-03-142
10	STATE OF OHIO	INTERSTATE HIGHWAY 71	N/A	001-02B-05-002
11	STATE OF OHIO	INTERSTATE HIGHWAY 71	N/A	001-02B-05-005
12	STATE OF OHIO	INTERSTATE HIGHWAY 71	N/A	001-02B-07-013



The "Basis of Bearings" for this survey is the centerline of C.H. 103, Carpenter Road, being North 02°24'53" East as recorded in Survey Book 46, Page 44 as recorded in Medina County Engineer's Records.

**SURVEY LEGEND**

- Usd. (U) - Used
- Surv. (S) - Record Survey (46/44)
- R/W - Right of Way
- C/L - Centerline
- P/L - Property Line
- # ADJOINING PROPERTIES TABLE ITEM NO.

- REFERENCES  
MEDINA COUNTY RECORDER'S RECORDS  
DEEDS & PLATS AS SHOWN & LISTED.
- REFERENCES  
MEDINA COUNTY ENGINEER'S RECORDS  
SURVEY BOOK/PAGES: (46/44)

**Lewis Land Professionals, Inc.**  
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8691 Wadsworth Rd. Suite 100 Wadsworth, Ohio 44281  
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www.landprosinc.com  
DATE PREPARED: MARCH 2026  
SHEET 2 OF 2  
PROJ. No. 25-327 DRAWING NAME 25-327.dwg



Legal Description  
21.0788 Record Acres  
Project 25-327

Situated in the Township of Brunswick Hills, County of Medina, State of Ohio and known as being part of Original Brunswick Township Tract 2, Lot 24, also known as being all of lands conveyed to Bethel Church, an Ohio Corporation on March 02, 2018 in Document No. 2018OR004322 of the Medina County Recorders records, and being all of lands conveyed to the City of Brunswick, Medina County, Ohio on August 14, 2020 in Document No. 2020OR019526 of the Medina County Recorders records, and being all of lands conveyed to the City of Brunswick, on December 10, 2004 in Document No. 2004OR047379 of the Medina County Recorders records being further bounded and described as follows:

**COMMENCING** at a record railroad spike at the intersection of the centerline of C.H. 103, North Carpenter Road (width varies) with the westerly line of said Lot 24, which is the **TRUE PLACE OF BEGINNING** for the following described parcel;

Thence **North 02°24'53" East**, along the centerline of said North Carpenter Road, also being the westerly line of said Lot 24, a distance of **1905.73 feet** to the southwesterly corner of lands conveyed to Timothy A. & Wanda M. Gailey on June 06, 2018 in Document No. 2018OR012716 of the Medina County Recorders records;

Thence **South 87°35'07" East**, along the southerly line of said Gailey lands, a distance of **355.46 feet** to a record 5/8" iron pin (capped R.E. Knight 6448) on the westerly right-of-way line of Interstate I-71 (width varies);

Thence **South 06°46'32" East**, along the westerly right-of-way line of said Interstate I-71, a distance of **132.70 feet** to a record 5/8" iron pin (capped R.E. Knight 6448);

Thence **South 05°39'37" East**, continuing along the westerly right-of-way line of said Interstate I-71, a distance of **885.40 feet** to a record 5/8" iron pin (capped R.E. Knight 6448);

Thence **South 03°02'35" East**, continuing along the westerly right-of-way line of said Interstate I-71, a distance of **891.47 feet** to a record 5/8" iron pin (capped R.E. Knight 6448) on the southerly line of said Lot 24;

Thence **North 88°37'48" West**, along the southerly line of said Lot 24, passing over a record 5/8" iron pin at 555.91 feet, a distance of **585.92 feet** to the **PLACE OF BEGINNING**, containing a record **21.0788 acres** of land, more or less, (1.3123 acres in right-of-way) as described by Eric J. Misanko, Ohio Registered Surveyor #8850, for and on behalf of Lewis Land Professionals on March 24, 2026, as determined from a record survey performed by Robert E. Knight, Ohio Registered Surveyors #6448 on September 4, 2009 and filed in Survey Book 46-44, of the Medina County Engineer's Survey records.

This description is based on documents of record and does not reflect a current field survey of the property.

The basis of bearing for this description is **North 02°24'53" East** along the centerline of said C.H. 103, North Carpenter Road per Survey Book 46-44 of the Medina County Engineer's Survey records.

**8691 Wadsworth Rd. Ste. 100 Wadsworth, Ohio 44281**  
**(330) 335-8232**