RECORD OF PROCEEDINGS

Minutes of ~~Danbury Township Board of Trustees Special~~ Public Hearing ZC-2015-125 Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held ~~November 10, 2015~~ 20

The Special Meeting of the Danbury Township Board of Trustees held at the Danbury Township Hall, 5972 E. Port Clinton Eastern Road, Marblehead, Ohio on November 10, 2015, was called to order at 6:00 p.m. by President Charles B. Scott; the pledge of allegiance was recited, with Mr. Scott, Ms. Dianne M. Rozak, and Mr. David M. Hirt. Also present Fiscal Officer Shelley Seamon and Zoning & Planning Administrator Kathryn Dale.

Visitors in attendance were Kevin & Pam Vogel.

Mr. Scott turned the public hearing over to Zoning & Planning Administrator Kathryn Dale who stated that the purpose of the hearing was for Board of Trustees to consider Zoning Case ZC-2015-125. A map amendment from "A" Agricultural to "C-2" General Commercial for 2.236 acres located at 8192 North Shore Blvd. (PIN# 01416715617003) and 2.023 acres located at 8218 North Shore Blvd. (PIN #0141167915617004). Allan & Dixie Cameron and Kevin & Pam Vogel. Owners/ Applicants.

Mrs. Dale gave a brief summary regarding the history of the properties, specifically Mr. Cameron's property because previously, Mr. Cameron went through a rezoning request for his property that was ultimately approved by the Township, however was overturned by referendum.

Mrs. Dale explained to the Trustees how the property owners became co-applicants, which to make the request contiguous with other "C-2" zoned properties.

Mrs. Dale shared that Mr. Vogel has expressed interest to expand his building in order to house his woodworking shop in the building as well. Mrs. Dale indicated that there is ample space for expansion whether expansion is on the front or back side of the existing building and either expansion will meet the setback requirements.

Mrs. Dale acknowledged that the co-applicants were requesting the "C-2" General Commercial and the Land Use Plan calls for commercial activity in this area. Mrs. Dale shared details regarding the shared driveway of the co-applications and reminded the Trustees that either property maybe used for any of the permitted uses in the "C-2" General Commercial zoning district if the request is approved.

Mrs. Dale reported that the Ottawa County Regional Planning Commission met on September 15, 2015 to consider the map amendment and recommended approval as presented.

Mrs. Dale acknowledged that on October 7, 2015 the Zoning Commission met and voted to recommended approval as presented.

Mrs. Dale shared that the Commission did not have any major concerns and indicated the Commission felt the proposed map amendment would make the map conform more closely to the Land Use Plan.

Mrs. Dale also shared that there were no visitors at either hearing, adjacent properties owners were notified of both hearings and indicated she did not receive any phone calls regarding this case.

A brief discussion of the proposed map amendment occurred amongst the Board and the following action was taken: Ms. Rozak moved and Mr. Hirt seconded the motion to approve the map amendment as presented in Resolution 26-2015. The vote was unanimous and motion carried. (A copy of Resolution 26-2015 is listed below).

Resolution 26-2015

The Board of Trustees of Danbury Township, County of Ottawa, Ohio, met in special session at 6:00 p.m., on November 10, 2015, at the Danbury Township Hall, 5972 E. Port Clinton Eastern Road, Marblehead, Ohio 43440, with the following members present: Ms. Dianne Rozak; Mr. Charles Scott; Mr. David Hirt.

Ms. Rozak introduced the following resolution and moved its adoption:

RESOLUTION NO. 26-2015

A RESOLUTION ADOPTING AN APPLICATION FOR A MAP AMENDMENT TO THE DANBURY TOWNSHIP ZONING MAP

WHEREAS, Ohio Revised Code section 519.12(A)(1) authorizes amendments to the zoning map initiated by the filing of an application by one or more of the owners or lessees of property within the area proposed to be changed, and

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WHEREAS, Allan & Dixie Cameron, Owners of 2.236 acres located at 8192 North Shore Blvd. (PIN# 0141167915617003), and Kevin & Pamela Vogel, Owners of 2.023 acres located at 8218 North Shore Blvd. (PIN# 0141167915617004) jointly filed Case No. ZC-2015-125, an application for a Map Amendment to the Danbury Township Zoning Map from "A" Agricultural to "C-2" General Commercial to said site containing 4.259 gross acres.

WHEREAS, the Ottawa County Regional Planning Commission held a public hearing on September 15, 2015, and recommended approval of the proposed map amendment; and

WHEREAS, the Danbury Township Zoning Commission held a public hearing on October 7, 2015 and by motion and vote recommended approval of the proposed map amendment as presented, and

WHEREAS, on November 10, 2015 the Board of Trustees held a public hearing on said amendment and reviewed all pertinent documents and received public comment, and

NOW, THEREFORE, BE IT RESOLVED that the Board of Trustees at the conclusion of the public hearing, by motion and vote, voted to accept the recommendation of the Danbury Township Zoning Commission and that the application for a Map Amendment be approved as presented, finding that the Decision Criteria "ii" of Section 7.6.7.B of the Danbury Township Zoning Resolution is satisfied and that the amendment would be in the best interest of the Township and the public, and is in keeping with good land use planning.

BE IT FURTHER RESOLVED by the Board of Trustees of Danbury Township, Ottawa County, Ohio:

1) The Board does hereby adopt the amendment to the Danbury Township Zoning Map attached hereto as Exhibit A; and

2) That the property be subject to the regulations of Article 3.1.8 ("C-2" General Commercial) and other applicable sections of the Danbury Township Zoning Resolution, including but not necessarily limited to area regulations, building setbacks, landscaping, buffering and screening, signage, lighting, and parking lot standards; and

3) That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and of any of its committees that resulted in such formal action were taken in meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code; and

4) That this Resolution shall be effective at the earliest date allowed by law.

Mr. Hirt seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows: Vote Record: Ms. Rozak-yes; Mr. Scott –yes; Mr. Hirt-yes.

ADOPTED this 10th day of November, 2015.

There being no further business before the Board Mr. Scott moved and Ms. Rozak seconded the motion to adjourn at 6:11 p.m. The vote was unanimous and motion carried.

Shelley J Spencer
Fiscal Officer

Danbury Township Board of Trustees