

RECORD OF PROCEEDINGS

Minutes of

Danbury Township Board of Trustees Special
Public Hearing

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held

April 8, 2015
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The public hearing of the Danbury Township Board of Trustees held at the Danbury Township Hall, 5972 E. Port Clinton Eastern Road, Marblehead, Ohio on April 8, 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 in attendance.

Also present were Fiscal Officer Shelley Seamon, Zoning & Planning Administrator Kathryn Dale, Rita Mahler, Jim Mahler, John Paul Dress, Guy C. Tibbels, Jodi Kopanski, Larry White, Becky White, Jackie Grosziler, Elizabeth A. Redinger, James O. Redinger, Jeff Bumbera, Mike Behlke, Sherri Roth, Joan Gerber, Jim Benya, Joan Benya, John Tibbels, Cheryl Hamsen, and Steve Pitzer.

Trustee Charles Scott stated that the purpose of the public hearing was for the Board to review and consider case # ZC-2015-005 Map Amendment from "A" Agricultural to "R-C" Recreational Commercial for 8.3574 acres of part Lot 12, Section 4 located at 6421 E. Bayshore Road, (PIN#014-0467606672-001). Behlke Properties, LTD, Mike Behlke/Owner & Applicant. Ms. Rozak motioned to open the public hearing. Mr. Scott seconded the motion. All were in favor, motion carried.

Ms. Dale provided an overview of the staff report and shared that all documentation regarding this case was available in her office prior to this hearing, as well as on the Township website. Ms. Dale clarified that the rezoning is being requested for the entire property which is made up of one (1) parcel. In July 1996, the first building, or southernmost building, received a permit as an agricultural building for the storage of hay, maintain farm equipment, house livestock and store farm implementation. In July of 1999, the owners applied for and received a Conditional Use from the Board of Zoning Appeals to allow commercial storage on the property and subsequently 5 additional buildings of various sizes were constructed, the last being permitted in 2008. In May of 2007 the zoning resolution removed "Storage Areas" as a Conditional Use in the "A" Agricultural District, which then made this property, as well as others, a legal nonconforming use.

Ms. Dale reviewed that the "R-C" Recreational Commercial zoning district regulations were provided to the Trustees & Zoning Commission, and are available for public viewing, that lists all the permitted and conditional uses for the requested zoning district. Ms. Dale also reviewed the surrounding existing conditions and zoning designations.

Ms. Dale shared that the 2011 adopted Land Use Plan, which is a guiding document, calls for "Medium-Density Residential" uses for this property, however, this land-use plan is a living, breathing document subject to changes and is not a "set in concrete" document. If appropriate, deviations from the land-use plan can occur. Ms. Dale explained that the way the land-use plan was set-up, was by breaking the Township up into groups or "like" areas and then providing a designation to those areas. It is not a parcel-specific plan and does not designate parcels based on how they are being used.

The text portion of the plan promotes existing businesses to expand within the parameters of their existing property boundaries and maximize the existing use of physical land as opposed to expanding and sprawling onto undeveloped land. The plan specifically considered whether storage facilities should be permitted along the Lake and Bay or should it be more internally located, however no specific recommendation was given regarding these facilities, but rather reviewed the Pro's & Con's of each general location; These facilities are essential to the area, but require the use of valuable land area along the waterfront. When these facilities have been allowed within the interior of the peninsula, problems surrounding their appearance and upkeep have occurred.

This particular storage facility has provided a mound along the western side of the buildings to help shield the outdoor storage on the property. According to the Conditional Use that was approved for the property, the mound was only required if there was outdoor storage. If everything was stored inside buildings, then no mounding was required. While not 100% solid, there is an existing, natural tree line along the eastern property line as well, to help screen items stored outside of the buildings from that side too.

The mound on the west was deeply discussed during the Zoning Commission meeting and the owner, Mr. Behlke, stated at that hearing, he had authorized a company to come in and remove some of the dirt, and according to him it was free; but the company ended up taking more than he had expected. Since then, Mr. Behlke has worked on trying to rebuild that mounding on the perimeter of the property. In comparison to what could be, the facility is overall orderly and well kept. In regards to the land use plan, even though the plan does not recommend commercial for this side of Bayshore, the Township found at one time commercial use of the property would be appropriate and the property was developed as such.

Ottawa County Regional Planning Commission (OCRPC) was forwarded the proposed amendments on January 27, 2015 and held a hearing on February 17, 2015. Enclosed in the Trustee's packet was OCRPC's decision letter recommending Approval. Ms. Dale shared that the OCRPC staff recommended denial, as they always do when a request does not match the land-use plan designation for the property in question, but ultimately the Commission and deciding Board, voted to approve the request as presented.

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At the March 4, 2015 Zoning Commission hearing, the Commission recommended that the Board of Trustees approve of the request as presented based on Decision Criteria "ii", which states "The proposed amendment will make the map conform more closely with the Land Use Plan". The Zoning Commission felt this criteria was met with regard to promoting existing businesses to expand within the parameters of their existing property boundaries and maximize the existing use of physical land as opposed to expanding and sprawling onto undeveloped land.

Discussion that took place during the public hearing portion at the Zoning Commission hearing, centered around the existing dirt mound system along the western side of the subject property, which is currently being repaired and replaced, the operations of each property and the traffic coming to and from the subject property in comparison to the adjacent riding stable and horse breeding property to the west, and economic impact of the proposed request on both these properties.

Ms. Dale shared that at the Zoning Commission hearing, the Redinger's were the only adjacent property owners present, so a lot of the discussion during that hearing revolved around the property in questions and theirs. This evening there are many more people in attendance and the Board will certainly learn and hear more about the request than the Zoning Commission heard.

Based on the questions asked of the applicant and adjacent owner, the Zoning Commission ultimately felt that the adjacent owners, who improved their property after the storage facility existed, are just as much of a commercial enterprise with more traffic coming to and from their property daily than the existing storage facility. The adjacent property owners expressed concerns about noises and activity from equipment that occasionally operates at the storage facility as a safety concern for their boarders, employees and the horses themselves, but the Zoning Commission felt that these were not daily, around-the-clock activities that caused long-term disruption and the storage facility owner has the right to improve his property as much as the neighbor. Additionally, the Zoning Commission felt that not approving the request could have just as much, if not more, negative economic impact for the applicant of the subject property than it would for the adjacent owners, since the property is already a commercial use and the rezoning would make it more conforming as opposed to continuing a nonconforming use. In regards to the mounding, the adjacent owners asked if the mound would be fixed yet this year and the Mr. Behlke indicated it would be as soon as the weather permitted.

Ms. Dale reviewed that the decision criteria of the zoning code was included in the Trustee's packets, as well as the decision sheet from the BZA 1999 Conditional Use hearing, and the site plans that were submitted for permits.

Mr. Scott opened the floor to Mr. Behlke to speak about his request. Mr. Behlke stated that when they were awarded their Conditional Use 15 years ago and made up their master plan for their property, that they would build buildings as needed, which was taken away from him evidently and he didn't know that. He believed that once you built something, it would be grandfathered unless it was a safety issue and he assumed he was grandfathered and still allowed to operate. He stated that when he found out he wasn't, and stated he would use his health as an excuse, he would like to get his property in order so he can pass it down to his family so they don't have to go through this. He clarified what he meant by that was to continue the business, and if he could have afforded to build 15 buildings at one time he would have, but they chose to only build as there was a need and demand. Mr. Behlke stated he pays commercial tax on the property, but now he can't do anything with it.

Ms. Rozak asked Mr. Behlke about the traffic coming into his property and if it was safe to assume that most of it comes in along the east side of his property. Mr. Behlke stated all traffic comes in from that side because that is his only access. 95% of the property to the north is gated and people drop their stuff off in the front, near the gate. He stated that no one is allowed in his buildings except for him. Ms. Rozak asked how much activity occurs on the west side of the property. Mr. Behlke replied that none occurs. He said he has some trailers stored on the back-side of the buildings, but as far as commercial traffic, there is none on that side of the property right now.

Mr. Hirt asked if any repairs take place in the buildings. Mr. Behlke said no, that he is the only one in his building; there is no water or electric, it's just a stone floor and the building; he personally puts the boats in and he pulls them out.

Mr. Scott opened the floor for visitors present and asked them to state their name for the record.

Mr. Larry White, 1805 S. Church Road, stated he has complained in the past about Behlke and the property is a mess. Stated there is a semi there sometimes and Mr. Behlke hauls stone out on the weekends. Claims Mr. Behlke sold the hay that was supposed to be stored in the first original building and got the first permit under false pretenses. Called the Board a "joke" and stated they don't care what happens because they don't live there and don't have to look at it. Stated he talked to Behlke in the past about putting up more trees along the east, was under the impression it would happen and it never did. Became very insulting towards the Board and calling them names. Provided nothing more germane to the request.

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Jim and Elizabeth Redinger, owners of JLR Horse Stables, 4034 Memorial Shoreway. Mr. Redinger said he spoke at the Zoning Commission meeting and wanted to share for the record that there had been a numerous of phone calls made to Ms. Dale about Mr. Behlke taking down the mound in the rear of the property, was accusatory that Ms. Dale stated she didn't know what he was doing, yet had this application. Felt they were led astray when they asked what was occurring and no one could tell them. Said this looks like a set-up because they were not notified of the zoning application until after the dirt mound was removed two weeks later. Stated when they requested to have it put back, Ms. Rozak & Ms. Dale were contacted and nothing was going to be done, but eventually it was, but not well. Stated he felt like the whole story was not presented.

Ms. Dale addressed Mr. Redinger sharing with him that when his wife first called the office, she stated a building was being built without a permit, which Mr. White also came in later about with the same accusations. Mr. Redinger stated Mr. White didn't know anything about that until 2 weeks later. Ms. Dale clarified, that Mrs. Redinger asked if a building was being built, which the answer was "no" at that time because, at that time, we did not have any applications. Mrs. Redinger spoke up and said that Ms. Dale provided her with his personal phone number and to contact him directly. Ms. Dale stated that was correct because at that time we did not have this rezoning application. Mr. Behlke spoke up and said Mrs. Redinger did call him because he was being accused of being on their property to remove the dirt mound. Mr. Redinger stated they wouldn't have done that and Mr. Behlke stated that, yes, Ms. Redinger had.

Ms. Dale spoke and shared that when Mrs. Redinger called asking if a building was being built, the answer was no because there were no permits on file for a new building. When she indicated Mr. Behlke was taking down the dirt mound, Ms. Dale said she explained to Mrs. Redinger the day she called, he was allowed to do that, but that she wanted it put back. Mr. Redinger questioned whether Mr. Behlke was allowed to do that. Mrs. Dale said yes, but was interrupted again by Mr. Behlke & Mr. Redinger. Mr. Redinger stated that removing the mound would have been a violation of the Conditional Use. Mr. Behlke said he wanted to clarify because the dirt mound was not a nice mound, it was a pile of dirt from the sanitary sewer installed from the former manufactured home park across the street that he formerly owned, so while it may have looked like a mound from one side, it was 300 loads of junk dirt piled there. Mr. Redinger stated that it had been there for about 2-3 years. Mr. Behlke said it was until he could find someone willing to take it.

Ms. Dale attempted to finish; when it was established that in fact Mr. Behlke was not constructing a building, he was allowed to move some dirt, and Mrs. Redinger asked for it to be put back as it was. Mr. Redinger interrupted that this was all after this application. Ms. Dale responded that no it wasn't and that she would like to finish now. The conversation he is referring to all took place before this application was filed. Ms. Dale shared that Ms. Redinger called multiple times following that initial call asking us (the Township) to get the Army Corps and EPA involved, which Ms. Dale shared, had already been reviewed with her a year ago, that he was allowed to bring in dredging's through the Army Corps. Ms. Dale stated that whole conversation took place well before this application was received. Ms. Dale said at that time, she then gave Ms. Redinger his phone number because at that point it was a concern over a common property line that was not a zoning matter and was something to be worked out between neighbors, just as Mr. White had contacted him years ago about trees being installed.

Mr. Redinger asked if in relation to the Conditional Use if it was not a requirement to have a 4' mound in the back of the property. Ms. Dale stated only if there had been outdoor storage. Mr. Redinger said that over the course of a month-to-2 months last year on the west side of the property where Mr. Behlke stated there is no activity, he had dredging's dropped all over the property, adjacent to their property. The reason they were asking about the Army Corps was because of the concerns of what the dredging material may contain. He stated for that period of time there was a substantial amount of activity of trucks and machinery.

Mr. Redinger stated he has nothing personal against Mr. Behlke, he runs his business well, he keeps the property in decent shape, he keeps the property mowed and he runs a decent business and has been able to expand it very successful under the current zoning that he has. There is no personal vendetta. Mr. Redinger stated he is here to discuss zoning and the proper use of the zoning on both Mr. Behlke's and their property. The concern is the effect this would have on the surrounding properties since this property is totally surrounded by agricultural property. Mr. Redinger stated he has no problem with Mr. Behlke being able to expand under the current zoning because he has to come and make a request every time to get a new permit to get it extended. There is then some control on what he can and cannot put in. Not knowing what he's going to do if he gets this rezoning is what concerns them. That will have a definite effect on the value of their property. As far as the horses are concerned, any activity can be very disturbing to the horses. Mr. Redinger stated they have 22 acres and use all 22 acres and spread the horses out as best they can to give them the proper care. He said it aggravates him if the effects of the values of the change onto surrounding properties isn't considered. He provided the Trustee with a letter from Todd Kroehle, who is one of his listing agents, providing an opinion on the effects this change would do to the value of his business and property, if approved. Other agents they have spoken with locally as well, have shared with them this request would have a negative effect on the value of their property.

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Mr. Redinger also shared he has security concerns if more storage buildings are built in the future. Unless there are some controls of some kind in place to protect his business interest, he's not against Mr. Behlke expanding his business, but thinks it should be done in such a way that it doesn't negatively affect the adjacent properties. Mr. Redinger also discussed the scenic route designation of Bayshore Road and provided the Board with multiple photographs of what they see from their property on a continual basis. He willingly offered that their property has indeed for sale for 2½ years and they too have to get their estate in order so their children do not run into a problem down the road.

Ms. Rozak stated, for clarification, that when she was asking about activity on the western side of the Behlke property, she was not considering the dredging activity, but activity directly related to the commercial business. Mr. Redinger stated that if Mr. Behlke expands buildings on the west, then it will be much different than what is there now. Ms. Rozak agreed.

Mr. Behlke stated the photographs that were just provided to the Board and him by Mr. Redinger are all mid-construction photos and winter, so he did not feel it was an accurate depiction of what the property looks like most of the time. He shared that the dredging hauls occur quickly because dredging is not allowed after April 15th. Maybe 20 loads were brought in from the Tibbels Marina last year. Mr. Behlke said a representative of the EPA was to the property a month ago because Mrs. Redinger told them he was contaminating the property, but the EPA didn't find any problems. Mr. Behlke said he doesn't do any active commercial activity anymore and is just trying to make his property conform and so his kids don't have to deal with things they thought they already had in place.

Ms. Rozak confirmed with Mr. Redinger that the letter he provided was an opinion and not a factual report or appraisal. Mr. Redinger confirmed that it was a third-party, professional opinion. Ms. Rozak asked what year the stables began operating. Mrs. Redinger stated it was about 9-10 years ago. Ms. Rozak stated she was looking at Mr. Behlke's permit applications, and if that were the case there would have been 5 of the 6 buildings already constructed. Mrs. Redinger disagreed and thought there were only 2-3 buildings there. Mr. Redinger reiterated he has no problem with how Mr. Behlke has operated currently, but more about what can happen in the future.

Mr. Scott shared that as a business man and business owner, with Mr. Behlke's property being a legal nonconforming use, if anything happened to those buildings he risks not being able to rebuild them.

Ms. Rozak wanted to clarify that Mr. Redinger is concerned about what may happen, or what can happen with a rezoning, not what is currently happening on the subject property. Mr. Redinger agreed; unless it's done in such a way that takes into consideration what is next door, what their business is, without effecting Mr. Behlke's business or his expansion.

Mr. Scott shared that he is one of the reasons why storage buildings were taken out of the Agricultural Zoning District, in-part because it did not take into consideration the adjacent properties, it wasn't against anyone personally and it was a generalization, but at the same time, there was so much existing commercial land available, but agricultural land was cheaper and it appeared to be going that way.

Mr. Redinger reiterated they aren't after Mr. Behlke's business, but they want the same rights. The protections Behlke has to expand his business, they have a business and want the same options to expand and be protected. They don't want anything detrimental to hurt him or to hurt themselves and Mr. Redinger feels it is up to the Trustees to come up with something they can all agree on.

Mr. Scott opened the floor to anyone else who wished to speak.

Mrs. Joan Gerber, 7983 Melody Lane, stated she is concerned about the Township, and was relieved to read Mrs. Redinger's opinion piece in the *Beacon*, that someone else is concerned beyond what is happening on one individual piece of property. She expressed there should be a moratorium on anymore zoning changes, especially involving storage buildings allowed in the Township, especially since there is an updated land use plan coming in 2017. She stated that it seems to her that storage buildings are one of the major things that people think they're going to make money on. Danbury was a farming and vacation community. It is now inundated with condos. Condominiums have no storage, so storage buildings go up. She questions who is filling up all these storage units in Danbury and believes it is people who own property even outside of this Township. It's beginning to look ugly. Her discussion switched to the new Dollar General store being constructed. Mr. Scott redirected her back to the topic at hand. She concluded with her concern about the amount of storage.

Mrs. Redinger expressed that she did submit a letter to the newspaper, and she now realizes this is beyond her immediate concern. She stated, as she stated in the letter, she feels the Township is indiscriminately zoning storage units. Since submitting that letter she has heard and learned there are similar concerns of residents in the Township.

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Mrs. Rita Mahler, 1491 Church Road. Mrs. Mahler stated from their front yard you can see the Behlke storage buildings and the horse stables. She said the activity going to the Behlke property is limited, except when there are dredging's or he's hauling stuff away, but otherwise there is no activity. Mr. Behlke keeps his property maintained, the buildings look nice and the stables look nice, but there is a lot of activity from the stables with trucks, horse trailers and bobcats moving manure or hay and the manure smells travel. They both have businesses, but Mr. Behlke shouldn't be limited from how he's already established and using the property.

Mr. Jeff Bumbera, 6604 E. Bayshore. Asked how much of an expansion he is looking for. Mr. Behlke stated he has 8 acres. 4 acres has buildings on it and now he cannot use the remaining 4 acres, but he pays commercial taxes on all 8 acres. All he wants is what he was awarded 15 years ago, and because he didn't develop it all at one time, that has now been taken away from him, so the remaining 4 acres...the buildings are already there. Mr. Behlke said if he owned 20 vacant acres and was making this request, this Board and the community should kick him out the door, but he's already here and established. Mr. Behlke commented that the Redinger's have been allowed to develop their 22 acres, but now he's not allowed to develop his, and he feels it's beside the fact on whether or not he does add anymore buildings. Mr. Behlke said since he only has 4 acres left, he could only do another row of buildings and would meet or exceed all of the setback requirements.

Mr. Bumbera said his next question was for Ms. Dale. How is this or what other "R-C" zoning district property can have storage buildings, particularly in front of his property, which is commercial? Ms. Dale asked for clarification if he was speaking of the former Tommer property located at 1909 & 1911 Church Road or Wohler's property. He stated he was talking about the former Tommer property and his concern is what is going to happen across the street from him. Ms. Dale stated that the former Tommer property, now owned by Hubbs', is currently zoned agricultural and had 2 manufactured or single-family homes on it and one storage barn. Tommer's had a Conditional Use on the property to allow for outdoor boat storage, which was discontinued and removed from the property and that property is no longer allowed to be used for outdoor storage. What the new owners did was split the property into 3 single-family lots, placing each of the single-family homes on their own lot and the storage barn was placed on the same lot as the single-family home located on the corner, making it that property's accessory structure. The second single-family home, once subdivided, came in and applied for a 40' x 50' detached garage to that house. The permit was issued for that garage in a residential capacity. If the owners are running a business out of that garage, then the Township needs to be aware of it and be able to prove it to stop them. However, the Township cannot just go and accuse them of running a business.

Ms. Dale stated that in regards to the property in question and if it gets rezoned, that decision does not set precedence for other properties. Every case, which the Zoning Commission and the Trustees decide, have to look at each case on its own merits, which includes what the surrounding zoning districts are and surrounding uses and whether or not there are similar or like uses. Ms. Dale expressed her opinion that this hearing would have a much different discussion if the property in question was vacant and undeveloped land as opposed to a property that already has 6 buildings on it. What Mr. Behlke is allowed to do, as a nonconforming use, he is still allowed to expand – up to 20% for each building. That is roughly a 20' wide addition onto each building that a permit can be issued for.

Mr. Bumbera asked if Ms. Dale was now talking about Mr. Behlke's property. She stated she was. He said his question is about the big parcel of land across from him and if it can be lined with storage buildings. Ms. Dale stated she felt she answered that question. The property was issued a residential garage permit, is zoned Agricultural and is not zoned for commercial.

Mrs. Redinger asked about the 2017 Land Use Plan. Ms. Rozak clarified that we have not started yet for this update, but are in the process of forming the committee because the process takes so long and the Township wants to be in the position to be able to adopt it in 2017 when it expires as opposed to just starting the process at that time.

Mr. Scott asked if there are any other questions or comments. There being none, Mr. Scott made a motion to close the public hearing. Ms. Rozak seconded the motion. All were in favor, motion carried.

Discussion concluded and the following action was taken: Ms. Rozak moved to approve the map amendment as presented in Resolution No. 07-2015. Mr. Scott seconded the motion. The vote was unanimous and motion carried.

The Board of Trustees of Danbury Township, County of Ottawa, Ohio, met in regular session at 6:00 p.m., on April 8, 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:

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RESOLUTION NO. 07-2015
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

WHEREAS, Behlke Properties, LTD., Michael Behlke, Owners, located at 6421 E. Bayshore Road (Pin# 0140467606672001), filed Case No. ZC-2015-005, an application for a Map Amendment to the Danbury Township Zoning Map from "A" Agricultural to "R-C" Recreational Commercial to said site containing 8.3574 gross acres.

WHEREAS, the Ottawa County Regional Planning Commission held a public hearing on February 17, 2015, and recommended approval of the proposed map amendment; and

WHEREAS, the Danbury Township Zoning Commission held a public hearing on March 4, 2015 and by motion and vote recommended approval of the proposed map amendment as presented, and

WHEREAS, on April 8, 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 3.1.10 ("R-C" Recreational 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.

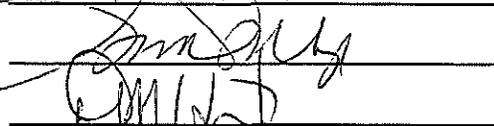
Mr. Scott seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows: Vote Record: Ms. Rozak -yes; Mr. Scott-yes; Mr. Hirt-yes.

ADOPTED this 8th day of April, 2015.

There being no further business Ms. Rozak moved to adjourn at 6:52 p.m. Mr. Hirt seconded the motion. The vote was unanimous and motion carried.



Fiscal Officer



Danbury Township Board of Trustees