

DANBURY TOWNSHIP

ZONING INSPECTOR

5972 E. Port Clinton Rd.
Marblehead, OH 43440

(419) 734-6120

Kathryn A. Dale, AICP
Zoning Inspector

MEMORANDUM

To: Honorable Trustees

From: Kathryn A. Dale, AICP

Date: November 9, 2016

**Re: Receipt of Zoning Commissions Recommendation
Case# 2016-164 Map Amendment - Noggle**

Please accept this memorandum as receipt of the Zoning Commission's action on Case# 2015-165 – Map Amendment and to schedule a public hearing before the Board of Trustee's for some time between November 22, 2016 and December 9, 2016. The Amendment application is as follows:

ZC-2016-164 Request for a Map Amendment from “A” Agricultural to “R-C” Recreational Commercial for 1.23 acres located at 8653 E. Bayshore Road (PIN# 0141123315022000). Jack & Sharon Noggle, Owner/Applicant.

The Ottawa County Regional Planning Commission recommended Denial at their September 20, 2016 meeting based upon the Danbury Township Land Use Plan. The Zoning Commission held a public hearing regarding this amendment on October 5, 2016 and had only 3 voting members which resulted in a 2-1 vote for Denial. The Commissions by-laws state that in the event that only three (3) members of the Commission are present, a unanimous vote of those present shall be made. A vote that results in a 2-1 decision shall be placed on the next agenda where more members will be present and the hearing shall be re-held. The case was re-heard November 2, 2016 where the Zoning Commission voted 3-1 to recommend Denial.

Attached, please find all of the documentation regarding the proposed amendment. Should you have any questions regarding the proposed amendments, please call.

DANBURY TOWNSHIP ZONING COMMISSION
REQUEST FOR ZONING AMENDMENT
Danbury Township, Ottawa County, Ohio

APPLICATION NO: #2016 - 164

Applicant's Name: Jack & Sharon Noggle
8653 E. Bayshore Road
Marblehead, Ohio 43440

Fee: \$200.00 + postage & legal advertisement

Date Filed: August 29, 2016

Request: Map Amendment from "A" Agricultural to "R-C" Recreational Commercial for
1.23 acres located at 8653 E. Bayshore Road (PIN# 0141123315022000).

Ottawa County Regional Planning Commission Recommendation:

Per 09.21.16 letter from M. Messa, the Regional Planning Commission voted to recommend denial to the Danbury Zoning Commission based upon the Danbury Township Land Use Plan.

Date of Hearing: September 20, 2016

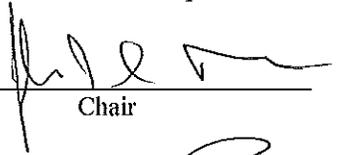
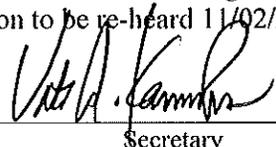
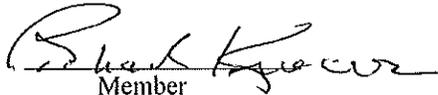
Zoning Commission Action:

Mr. Dress made a motion to approve the Map Amendment request citing Decision Standard "v" of Section 7.6.7.B of the Danbury Township Zoning Resolution was satisfied. Mr. Kracer 2nd the motion.

Date of Hearing: October 5, 2016

Vote resulted as follows: Ms. Kopanski - Abstained; Mr. Kaminskas - No; Mr. Dress - Yes;
Mr. Kracjer - No. Motion failed 2-1.

*** In the event that only three (3) members of the Commission are present, a unanimous vote of those present shall be made. A vote that results in a 2-1 decision shall be placed on the next agenda where more members will be present and the hearing shall be re-held. Application to be re-heard 11/02/2016.*

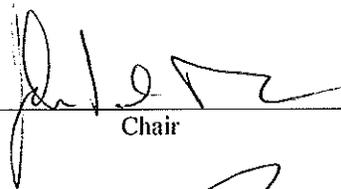
 Chair Abstained Vice-Chair  Secretary
 Member _____ Member- Vacant

Zoning Commission Action:

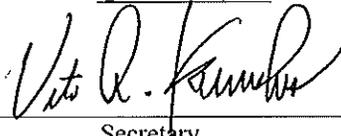
Mr. Kracer made a motion to approve the Map Amendment request, citing Decision Standard "ii" of Section 7.6.7.B was satisfied. Mr. Dress 2nd the motion

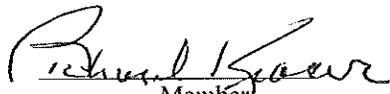
Date of Hearing: November 2, 2016

Vote resulted as follows: Ms. Kopanski - Abstained; Mr. Kaminskas - No; Mr. Dress - Yes; Mr. Kracjer - No; Mr. Brown - NO. Motion Failed 3-1


Chair

Abstained
Vice-Chair


Secretary


Member


Member

Board of Trustees Action:

Date of Hearing: _____, 2016

Vote resulted as follows: Mr. Scott - ____; Mrs. Rozak - ____; Mr. Hirt - ____;

Dianne M. Rozak

David M. Hirt

Charles B. Scott, President



STAFF REPORT

Zoning Commission

Meeting Date: October 5, 2016
November 2, 2016

Board of Trustees

Meeting Date: November 22, 2016

Case #: ZC-2016-164

Applicant: Jack & Sharon Noggle

Request: **Map Amendment from "A" Agricultural to "R-C" Recreational Commercial** for 1.23 acres located at 8653 E. Bayshore Road (PIN# 0141123315022000).

DESCRIPTION:

The owner is requesting to rezone the 1.23 acre parcel located at 8653 E. Harbor Road from "A" Agricultural to "R-C" Recreational Commercial.

There is no prior zoning history assigned to this property. According to the Auditor's property record available online, the property is taxed as a two-family and all structures were constructed prior to 1975 when zoning took effect. There are two existing SF homes on the property and 2 detached accessory structures, which are considered to be grandfather/nonconforming to some degree. Because both homes have been vacant for more than 2 years, only one of the structures would never be permitted to be fixed up and used again as a dwelling unit. The setbacks for three of the structures are also encroached upon but grandfathered, so future expansion of those buildings may be limited, no matter what the zoning district is.

SURROUNDING VICINITY:

North:	"A" Agricultural	Vacant Wooded Land
East:	"R-2" Suburban Residential	Vacant Wooded Land
South:	"R-C" Recreational Commercial	South Beach Resort, SF Homes
West:	"A" Agricultural	Abandoned SF Home

LAND USE PLAN:

The 2011 adopted Land Use Plan calls for Medium Density Residential uses for this property with Recreational Commercial across the street along the Sandusky Bay. Medium-Density Residential is defined as *"uses, either year round or seasonal at a density of two (2) to three (3) dwelling units per acre. Some form of sanitary sewer service, either public or private is required in these areas."*

There are 4 large areas on the land use map designating this but the plan goes on to say their specific locations should be reviewed. The determination of these Medium Density Residential areas was based upon land uses already in existence and the availability of public sewer and water.

The plan is a guide and not a "set in concrete" document. If appropriate, deviations from the plan can occur. Some of the goals of the land use plan that may be applicable to the request are:

- Goal #1:** Maintain the recreational, commercial, and manufacturing facilities required to serve the permanent and seasonal populations.
- Goal #2:** For undeveloped land that adjoins developed land, attain a blend of business and residential activities that enhance the day to day life of the residents and businesses and make the community more attractive for everyone.

AGENCY REVIEWS:

Ottawa County Regional Planning Commission (OCRPC) was forwarded the proposed amendments on August 29, 2016 and held a hearing on September 20, 2016. Attached is OCRPC's decision letter recommending Denial.

At the October 5, 2016 Zoning Commission hearing, there were only three (3) members of the Commission present to vote on the request. According to the Commission's By-Laws, a unanimous vote of those three (3) members present shall be made. However, the vote resulted in a 2-1 decision to Deny the request. A vote that results in a 2-1 decision is required to be placed on the next agenda where more members will be present and the hearing shall be re-held.

The second hearing held November 2, 2016, the Commission motioned that the request be approved as presented based on Decision Criteria "ii", however, the motion failed by a vote of 3-1 and the application was ultimately recommended for Denial to the Board of Trustees.

The Danbury Township Decision Criteria for considering this request includes:

Section 7.6.7.B Map Amendments

- i. There is an error on the Official Zoning Map or in the delineations between districts thereon.
- ii. The proposed amendment will make the map conform more closely with the Land Use Plan.
- iii. There has been a substantial change in area conditions that necessitates the amendment.
- iv. There is a legitimate need for additional land area in the zoning district that will be expanded.

STAFF RECOMMENDATION:

None.

SUBMITTED BY:



Kathryn A. Dale, AICP
Danbury Township Zoning Inspector

Date Prepared: November 10, 2016



OTTAWA REGIONAL PLANNING COMMISSION

COUNTY COURTHOUSE - ROOM 107 • 315 MADISON STREET • PORT CLINTON, OHIO 43452
Phone (419) 734-6780 • Ottawa County Residents 1-800-788-8803
mmessa@co.ottawa.oh.us

September 21, 2016

John Paul Dress
5972 E Port Clinton Eastern Road
Marblehead, OH 43440

RE: Jack & Sharon Noggle – “A” Agricultural to “R-C” Recreational - Commercial

Dear Mr. Dress:

At the regular meeting of the Ottawa Regional Planning Commission held on September 20, 2016, a rezoning request for Jack & Sharon Noggle was reviewed. The Commission considered the following items in reaching its recommendation.

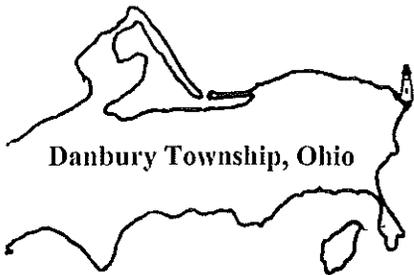
1. The applicants are requesting to rezone approximately 1.23 acres of land in Section 2 Lot 1 of Danbury Township.
2. The parcel is located at 8653 E. Bayshore Road.
3. The property currently has two vacant homes and two detached accessory structures located on it.
4. The adjoining parcels are as follows: The parcels located to the south across Bayshore road are South Beach Resorts and single family homes which are zoned “R-C” Recreational Commercial. The parcel located to the west is a single family home and is zoned “A” Agricultural. The parcel to the east is vacant wooded land and is zoned “R-2” Suburban Residential. The parcel to the north consists of vacant wooded land and is zoned “A” Agricultural.
5. The property owner would like to tear down the existing structures and put up a storage/out building.
6. The Danbury Township Land Use Plan recommends this area for Medium Density Residential.

The Commission voted to recommend disapproval of the rezoning request based on the Danbury Township Land Use Plan. Should you have any questions, please feel free to contact my office.

Sincerely,

Mark Messa
Director

Cc: Kathryn Dale
Shelly Seamon
Fred Bice
file



Danbury Township, Ohio

5972 E. Port Clinton Rd.
Marblehead, Ohio 43440
☎: (419) 734-6120 F: (419) 734-3137
🌐: www.danburytownship.com

ZONING MAP AMENDMENT APPLICATION

Date Filed: 8/29/16 Application #: 16-164

Action: _____

Resolution #: _____

1. Property Location: 8653 E. Bayshore

Parcel ID# 0141123315022000 Zoning District : From: A To: R-C

Section 2 Lot 1 Block _____ Total Acreage 1.23

Existing Use 2, SF Homes Proposed Use _____
(nonconforming 2F-Expired)

2. Agent _____ Address _____

City _____ State _____ Zip _____ Phone _____

Email: _____

3. Owner Jack & Sharon Hoople
Ryan & Eric Meister Address 8778 E. Bayshore Rd.

City Marblehead State OH Zip 43440 Phone (419) 656-7374

Email: _____

Use an additional application if there is more than one owner making the request.

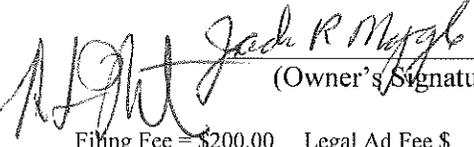
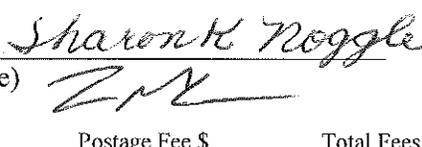
4. Legal Description: Attach Deed For Complete Legal Description

See Attached

5. Respond to the following questions on a separate sheet of paper:
- A. What is the relationship of the proposed zone change to the Danbury Township Land Use Plan? Does it make the zoning map conform more closely with the Land Use Plan?
 - B. How will the zone change affect the neighborhood in which the property is located? Briefly describe any impacts of the change as proposed.
 - C. How will the zone change affect public facilities such as sewer and water service, drainage, schools and roads, if applicable?
 - D. What mitigating actions might be suggested to offset problems resulting from adverse impacts on private property and public facilities (e.g., landscape screening, drainage improvements, changes in traffic signalization, provision of additional turn lanes).

- E. Why is the current zoning classification of the property no longer appropriate?
- F. Is there an error on the Official Zoning Map or in the delineations between districts thereon?
- G. Has there been a substantial change in area conditions that necessitates the amendment?
- H. Is there a legitimate need for additional land area in the zoning district that will be expanded? Provide copies of any studies prepared that support this statement.

An application is hereby made for a zoning map amendment (rezoning) to the Official Danbury Township Zoning Map . It is understood and agreed to by the applicant(s) and owner(s) that the subject property shall comply with the zoning district regulations of the Danbury Township Zoning Resolution, upon adoption for the district which is being applied for and the laws of the State of Ohio, and; furthermore hereby certify that the information and statements given on this application, drawings and specification are to the best of their knowledge, true and correct.

_____ (Agent's Signature) _____ (Date)
  _____
 _____ (Owner's Signature) _____ (Date)
 Filing Fee = \$200.00 Legal Ad Fee \$ _____ Postage Fee \$ _____ Total Fees Paid \$ 200⁰⁰ Cash/ Check # 1100
 Amount Invoiced \$ _____

List of neighboring property owners provided? Yes No Map of proposed amendment included? Yes No

PLEASE REFER TO THE ZONING COMMISSION SUBMISSION CALENDAR.
INCOMPLETE OR LATE APPLICATIONS WILL NOT BE ACCEPTED.

Do not write below this line

ZONING SUMMARY

Date application sent to OCRPC: _____ Map Amendment Application #: 16-164
 (Ottawa County Regional Planning Commission) OCRPC Hearing Date: 9/20/16
 ZC Hearing Date: 10/5/16 Notice Sent to Newspaper: 9/19/16 Published: 9/23/16
 (Zoning Commission) Notice Sent to Neighboring Property Owners: 9/19/16
 ZC Action: Approved Denied Approved w/ Conditions Vote: _____

Trustee's Hearing Date: _____ Notice Sent to Newspaper: _____ Published: _____
 Notice Sent to Neighboring Property Owners: _____
 Trustee's Action: Approved Denied Approved w/ Conditions Vote: _____

Resolution #: _____ Effective Date: _____

Applicants Response to Decision Criteria

- A. Yes
- B. Makes it look better by putting up a building and tearing down two existing structures.
- C. It will not change a thing.
- D. It will not change or affect anything existing.
- E. We would like to erect a 32' x 48' or smaller building.
- F. No
- G. No
- H. No

ZC-2016-164
Noggle Property
PIN #0141123315022000
Map Amend. from A to C-1

Patrick A. Winke
106 N. Hidden beach
Marblehead, Ohio 43440

Family Resorts & Marina, Inc.
8620 E. Bayshore Road
Marblehead, Ohio 43440

Christopher Overmyer
8682 E. Bayshore Road
Marblehead, Ohio 43440

Mary Kuns & Harry & Carol Coe
5959 N. River Road
Waterville, Ohio 43566

3.1.10

R-C Recreational Commercial

A. INTENT

The purpose of the Recreational Commercial district is to provide for the development of commercial activities related to the recreational nature of the area.

i **User Note:** For uses listed in **bold blue**, refer to Article 4 for use-specific standards

B. PERMITTED USES

- i. Agriculture[§]
- ii. One-family dwellings[§] including **manufactured homes[§] §4.1**
- iii. Roadside stands[§] for the sale of agricultural and related products
- iv. Public parks[§] and playgrounds
- v. Hotels, motels[§]
- vi. Marinas[§], boat launching, docking facilities
- vii. Storage areas[§], repair, services and sales provided maintenance is kept in an orderly fashion
- viii. Beaches[§], commercial swimming pools[§]
- ix. Grocery stores[§]
- x. Automotive service stations[§]
- xi. Fishing, private or commercial and related businesses[§]
- xii. Golf driving range[§], miniature golf,[§] golf courses[§]
- xiii. Riding stables[§]
- xiv. Public community facilities[§]
- xv. Restaurants[§]
- xvi. Neighborhood businesses[§]
- xvii. Historic sites[§]
- xviii. Accessory buildings and uses[§]
- xix. Personal Services[§]
- xx. Recreation Facility, commercial[§] **or private[§]**
- ~~xxi. Recreation facility, private[§]~~
- xxi. Recreation Facility, Indoor**
- xxii. Bar, saloon, tavern/night club[§]**
- xxiii. Cemetery[§]**
- xxiv. Government Buildings[§] and uses**
- xxv. Home Occupation[§] §4.19**
- xxvi. Temporary building/structure/use[§] §4.21**
- xxvii. Schools[§], public or private**
- xxviii. Child Day Care Centers[§] (In Non-Residential Neighborhood or subdivision) §4.10**

C. CONDITIONAL USES

- i. Flea markets[§] **§4.18**
- ii. Recreational Camp[§] **§4.2**
- iii. Two[§] and **multi-family dwellings[§]** including **condominiums[§] §4.3**
- iv. Home occupation[§] **Limited Home-Based Business[§] §4.19**
- v. **Resort[§] §4.4**
- vi. **Clubs[§] §4.8**
- ~~vii. Commercial amusement enterprises[§] §4.16~~
- viii. **Bed and breakfast inn[§] §4.5**
- ~~ix. Temporary building/structure/use[§]~~
- ~~x. Nursery school and Child Day-Care Centers[§] (In Residential Neighborhood & Subdivisions) §4.10~~
- xi. Recreation Facility, Outdoor §4.20**

D. DEVELOPMENT STANDARDS

Lot Size

Minimum lot area[☐]: Not specified
 Minimum lot width[☐]: Not specified
 Minimum lot depth[☐]: 120 ft (for residential)

Lot Coverage[☐]

Maximum lot coverage: 60%

Setbacks[☐]

Minimum front yard setback: 70 ft
 Minimum rear yard setback: 25 ft
 Minimum side yard setback: 10 ft

Building Height[☐]

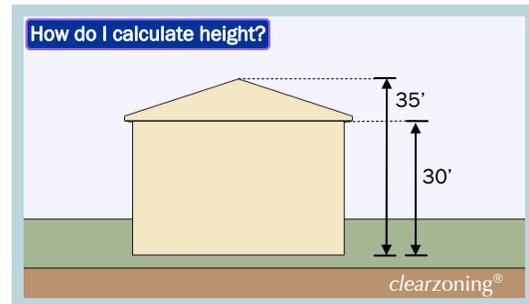
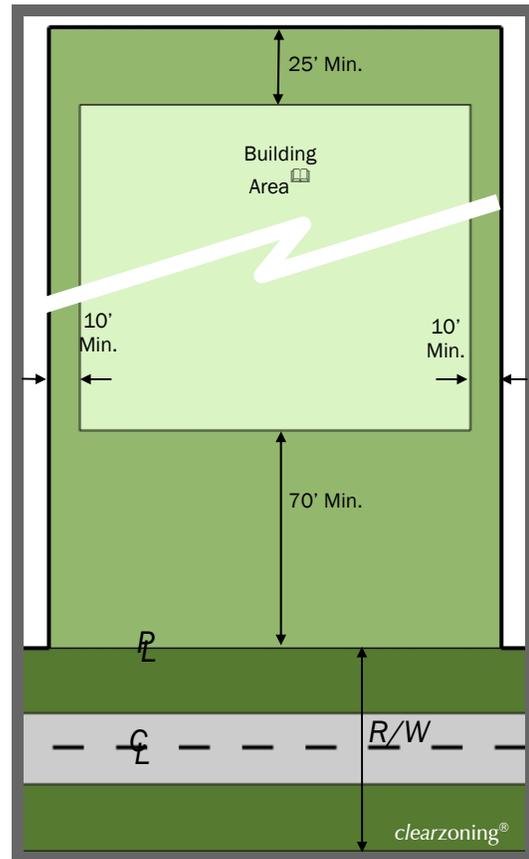
Maximum building height: 35 ft and
 30 ft to the eaves

Building Width[☐]

Minimum building width: 20 ft (for residential)

NOTES

- Required dimensions are subject to the provisions of approved utilities by the Board of Health and the Ottawa County Subdivision Regulations.
- See *Selected References* below for applicability



The above drawings are not to scale.

SELECTED REFERENCES

3. Zoning Districts

- Floor Area Requirements for Residential Dwellings
- Lot Area, Lot Width and Building Setbacks for Dwellings in the C-1, C-2 and R-C Districts
- General Regulations Applicable to All Districts

5. Site Standards

- Accessory Buildings and Uses[☐]
- Automobile Parking Requirements
- Off-Street Truck Loading
- Front Yard[☐] Requirements
- Signs[☐]
- Fences[☐] and Hedges
- Corner Clearance
- Swimming Pools[☐]

6. Development Procedures

- Zoning Certificate/Permit Approval
- Conditional Zoning Certificate

- 1 Purpose and Introduction
- 2 Definitions
- 3 Zoning Districts
- 4 Use Standards
- 5 Site Standards
- 6 Development Procedures
- 7 Admin and Enforcement



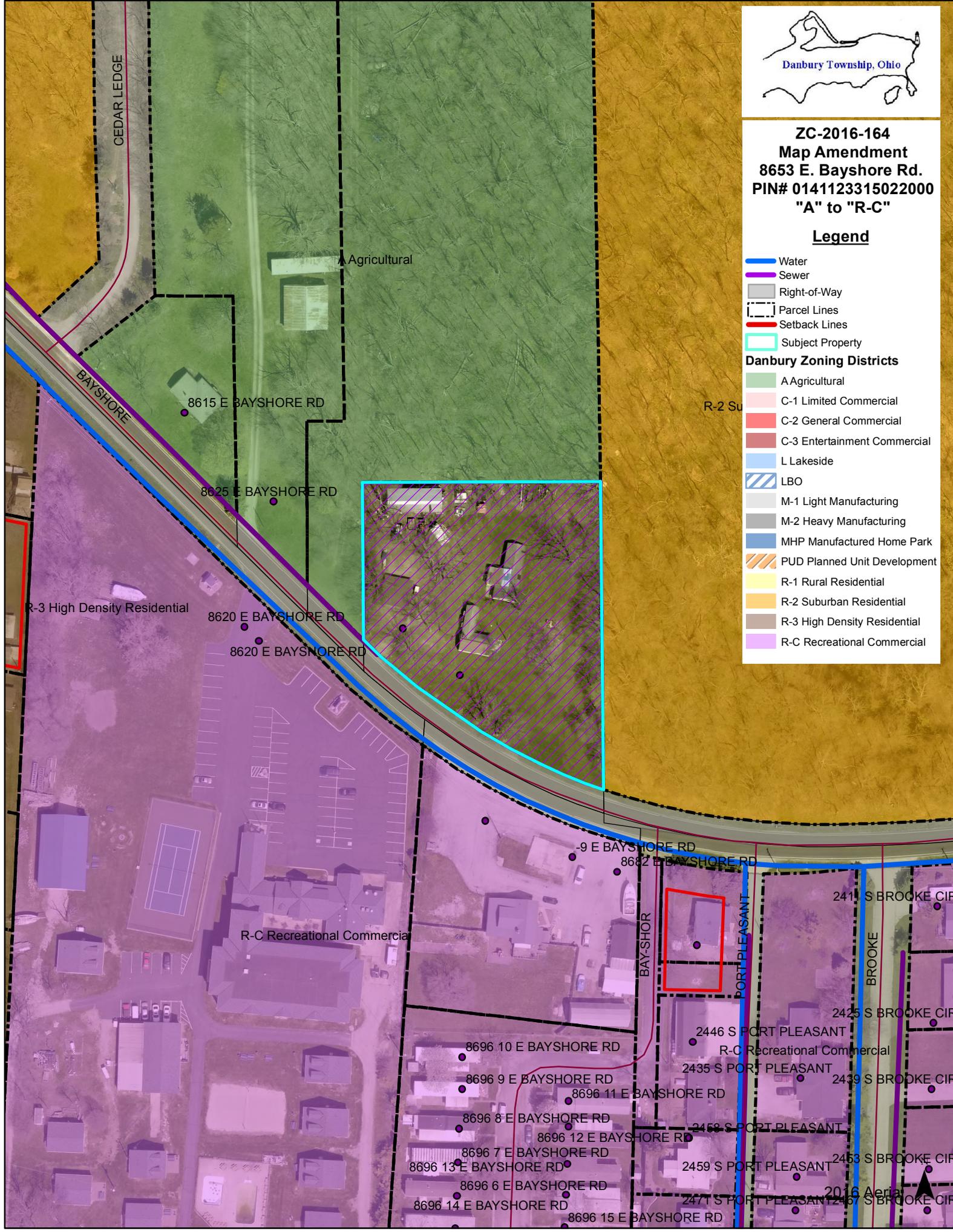


Danbury Township, Ohio

ZC-2016-164
Map Amendment
8653 E. Bayshore Rd.
PIN# 0141123315022000
"A" to "R-C"

Legend

- Water
 - Sewer
 - Right-of-Way
 - Parcel Lines
 - Setback Lines
 - Subject Property
- Danbury Zoning Districts**
- Agricultural
 - C-1 Limited Commercial
 - C-2 General Commercial
 - C-3 Entertainment Commercial
 - L Lakeside
 - LBO
 - M-1 Light Manufacturing
 - M-2 Heavy Manufacturing
 - MHP Manufactured Home Park
 - PUD Planned Unit Development
 - R-1 Rural Residential
 - R-2 Suburban Residential
 - R-3 High Density Residential
 - R-C Recreational Commercial



R-2 Su

8615 E BAYSHORE RD

8625 E BAYSHORE RD

8620 E BAYSHORE RD

8620 E BAYSHORE RD

8699 E BAYSHORE RD

8682 E BAYSHORE RD

R-C Recreational Commercial

8696.10 E BAYSHORE RD

8696 9 E BAYSHORE RD

8696 8 E BAYSHORE RD

8696 12 E BAYSHORE RD

8696 7 E BAYSHORE RD

8696 13 E BAYSHORE RD

8696 6 E BAYSHORE RD

8696 14 E BAYSHORE RD

8696 11 E BAYSHORE RD

8696 11 E BAYSHORE RD

8696 12 E BAYSHORE RD

PORT PLEASANT

2411 S BROKE CIR

2425 S BROOKE CIR

2446 S PORT PLEASANT

2435 S PORT PLEASANT

2453 S PORT PLEASANT

2459 S PORT PLEASANT

2471 S PORT PLEASANT

2439 S BROOKE CIR

2453 S BROOKE CIR

2467 S BROOKE CIR

2467 S BROOKE CIR

2467 S BROOKE CIR

2467 S BROOKE CIR

2016 Aerial

Ottawa County, Ohio - Property Record Card

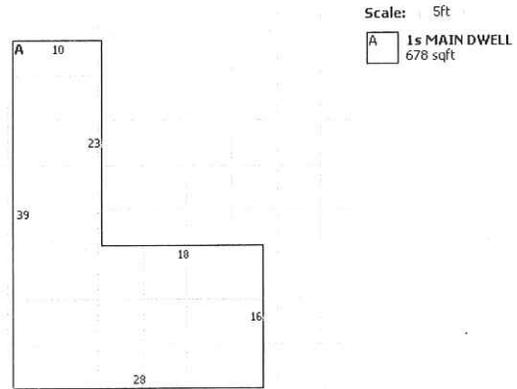
Parcel: 0141123315022000 Card: 1

Owner MEISTER RYAN I & ERIC 1/4 INT EA NOGGLE SHARON & JACK 1/2 INT
 Address 8653 BAYSHORE
 Land Use (520) R - TWO FAMILY DWELLING, PLATTED LOT
 Class RESIDENTIAL
 Legal Description 1 2 W PT
 Tax Mailing Name MEISTER RYAN I & ERIC NOGGLE SHARON & JACK TRUSTEES
 Tax Mailing Address 8778 E BAYSHORE RD, LKSD-MBHD OH 43440-9717

MAP



SKETCH



RESIDENTIAL

Building Style		FullBaths	0
Sq.Ft.	678	Half Baths	0
Year Built	1954	Basement	CRAWL
Stories	1	Basement Area	0
Exterial Wall	FRAME	Rec Room Area	0
Rooms	4	Heat Fuel Type	NONE
Bedrooms	1	Heat/Cool	NONE
Family Rooms	0	Attic	NONE
Fireplace Openings(Stacks)	0(0)	Trim	0

LAND

Code	Frontage	Depth	Acreage	SqFt	Value
1	0	0	1	N/A	\$36,940.0
7	0	0	0.23	N/A	\$850.00

VALUATION

	Appraised	Assessed
Land Value	\$37,790.00	\$13,230.00
Building Value	\$12,640.00	\$4,420.00
Total Value	\$50,430.00	\$17,650.00
CAUV Value		\$0.00
Taxable Value		\$17,650.00

PERMITS

IMPROVEMENTS

Card	Description	Year Built	Dimensions	Value
1	RG1 - FRAME	1958	20x48	\$3,000.00
1	RG1 - FRAME	1965	22x22	\$800.00

SALES

Date	Buyer	Seller	Price	Validity
11/6/2006	MEISTER RYAN I & ERIC 1/4 INT EA	MEISTER RYAN I & ERIC 1/4 INT EA	\$0.00	8 UNVALIDATED
1/20/2000	MEISTER RYAN I & ERIC 1/4 INT EA	MEISTER RYAN I 1/4 INT SHARON	\$0.00	8 UNVALIDATED
12/27/1999	MEISTER RYAN I 1/4 INT SHARON	MEISTER LINDA 1/4 INT SHARON	\$0.00	8 UNVALIDATED
2/2/1995	MEISTER LINDA 1/4 INT SHARON	MEISTER LINDA &	\$0.00	8 UNVALIDATED
11/14/1994	MEISTER LINDA &	CONFORTO ANN & ANTHONY MUNICI	\$50,000.00	0 VALID SALE
2/21/1992	CONFORTO ANN & ANTHONY MUNICI	CONFORTO ANN ETAL	\$0.00	8 UNVALIDATED

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That, We, Jack Noggle and Sharon Noggle, husband and wife, the Grantors, who claim title by or through instrument, recorded in Volume 394 Page 0091, in the Ottawa County Recorder's Office, for the consideration of One Dollar (\$1.00) and other good and valuable consideration received to my full satisfaction of Jack Noggle and Sharon Noggle, Trustees of The Noggle Family Trust dated July 17, 2002, Grantees, whose tax mailing address will be 8778 E. Bayshore Road, Marblehead, Ohio 43440, have given, granted, remised, released and forever quit-claimed, and do by these presents absolutely give, grant, remise, release and forever quit claim unto the said Grantee, its heirs and assigns forever, all such right and title as We the said Grantors, have or ought to have in and to the following described parcels of land:

Situated in the Township of Danbury, County of Ottawa and State of Ohio:

PARCEL ONE:

Being an undivided one-half (1/2) interest:

200600168983
 Filed for Record in
 OTTAWA COUNTY, OHIO
 VIRGINIA M. PARK
 11-06-2006 At 04:10 PM.
 QUIT C DEED 36.00
 OR Book 1163 Page 763 - 765

Situated in the West Half of Lot No. 1, Section No. 2 of the Township of Danbury, County of Ottawa and State of Ohio and more particularly described as follows:

Beginning on the property line between K.I.L. & T. Co. and William A. Keene in the center line of the Bay Shore Road; thence North on the property line between said K.I.L. & T. Co. and William A. Keene a distance of 307.2 feet to an iron pin; thence West at a right angle to the East line a distance of 165 feet to an iron pin; thence South parallel to the East line a distance of 220.8 feet to the center of Bay Shore Road; thence Southeasterly in the center of Bay Shore Road to the Place of Beginning, containing 1.0 acre of land, more or less.

Prior Instrument Reference: Volume 392, Page 528
 Volume 392, Page 530
 Volume 392, Page 532
 Volume 392, Page 534

PARCEL TWO:

Being an undivided one-half (1/2) interest:

Situated in the West Half of Lot No. 1, Section No. 2 of the Township of Danbury, County of Ottawa and State of Ohio and more particularly described as follows:

VL1163PG0764

Commencing on the property line between the K.I.L. & T. Co. and Elmer G. Nees in the center of Bay Shore Road; thence Northwesterly in the center of said Bay Shore Road a distance of 186.15 feet to a point at the Southwest corner of lands then owned by a previous grantee and the Place of Beginning; thence continuing Northwesterly in the center of the said Bay Shore Road, a distance of 65.45 feet to a point; thence deflecting at an angle to the right of 49 degrees and 53 minutes and measuring a distance of 173.57 feet to an iron pin; thence East at a right angle a distance of 50 feet to an iron pin; thence South at a right angle a distance of 220.2 feet to a pint in the center of said Bay Shore Road and the Place of Beginning, containing 0.23 acres of land, more or less.

Prior Instrument Reference: Volume 392, Page 528
Volume 392, Page 530
Volume 392, Page 532
Volume 392, Page 534

Permanent Parcel No. _____

To have and to hold the premises aforesaid, with the appurtenances thereunto belonging, to the said grantee, its heirs and assigns, so that neither we, the said grantors, nor our heirs, nor any other persons claiming title through or under me shall or will hereafter claim or demand any right or title to the premises, or any part thereof; but they and every one of them shall by these presents be excluded and forever barred.

IN WITNESS WHEREOF, We have hereunto set our hands, this 30 day of December, in the year of our Lord two thousand and two.

SIGNED IN THE PRESENCE OF:

John J. Phelan
William H. Loveman

Jack K. Noggle
Jack Noggle
Sharon K. Noggle
Sharon Noggle

This conveyance has been examined and the grantor has complied with sections 510-522 of the revised code.
FEES \$ _____
EXEMPT
Jo Ellen Regal, County Auditor

*Transfer 11-6-06
Jo Ellen Regal
Blount*

VL1163PG0765

STATE OF OHIO)
) SS:
COUNTY OF OTTAWA)

BEFORE ME, a Notary Public, in and for the State of Ohio, personally appeared the above named Jack Noggle and Sharon Noggle, husband and wife, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Maabokhoo, Ohio, this 3^o day of December, 2002.

William H. Cvammen Jr



WILLIAM H. CVAMMEN JR
RESIDENT SUMMIT COUNTY
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 12-03-07

This instrument prepared by:
George L. Badovick
11850 Mayfield Rd., Suite 2
Chardon, Ohio 44024
440-285-2401

This conveyance has been examined and the grantor has complied with section 316-202 of the revised code:

FEES \$ _____

EXEMPT

JAMES R. SNIDER, County Auditor

RF 12/27/99
James R. Snider
C/S

QUIT-CLAIM DEED

LINDA MEISTER, A/K/A LINDA L. MEISTER, Widowed and Not Remarried, for valuable consideration paid, grant(s) to RYAN I. MEISTER, whose tax mailing address is 945 Village Brook Way the following described real property: Columbus, OH, 43135

PARCEL ONE: An undivided one-eighth (1/8th) interest in the following:

Situated in the West Half of Lot No. 1, Section No. 2 of the Township of Danbury, County of Ottawa and State of Ohio and more particularly described as follows:

Beginning on the property line between K.I.L. & T. Co. and William A. Keene in the center line of the Bay Shore Road; thence North on the property line between said K.I.L. & T. Co. and William A. Keene a distance of 307.2 feet to an iron pin; thence West at a right angle to the East line a distance of 165 feet to an iron pin; thence South parallel to the East line a distance of 220.8 feet to the center of Bay Shore Road; thence Southeasterly in the center of Bay Shore Road to the Place of Beginning, containing 1.0 acre of land, more or less.

Prior Instrument Reference: Volume 392, Page 528, Volume 392, Page 530, Volume 392, Page 532, Volume 392, Page 534 and Volume 394, Page 0089 and Volume 394, Page 0093.

PARCEL TWO: An undivided one-eighth (1/8th) interest in the following:

Situated in the West Half of Lot No. 1, Section No. 2 of the Township of Danbury, County of Ottawa and State of Ohio and more particularly described as follows:

Commencing on the property line between the K.I.L. & T. Co. and Elmer G. Nees I the center of Bay Shore Road; thence Northwesterly in the center of said Bay Shore Road a distance of 186.15 feet to a point at the Southwest corner of lands then owned by a previous grantee and the Place of Beginning; thence continuing Northwesterly in the center of the said Bay Shore Road, a distance of 65.45 feet to a point; thence deflecting at an angle to the right of 49 degrees and 53 minutes and measuring a distance of 178.57 feet to an iron pin; thence East at a right angle a distance of 50 feet to an iron pin; thence South at a right angle a distance of 220.2 feet to a point in the center of said Bay Shore Road and the Place of Beginning, containing 0.23 acres of land, more or less.

The conveyance is being given as a gift to my son. The purchase of the property was an original amount of \$50,000.00. I, the Grantor,

199900070725
#10725
Filed for Record in
OTTAWA COUNTY, OHIO
VIRGINIA M. PARK
On 12-27-1999 At 11:08 am.
QUIT C DEED 18.00
Book 439 Page 954 - 956

199900070725
LINDA L. MEISTER
945 VILLAGE BROOK WAY
COLUMBUS, OH 43235

VOL. 39 PG. 0955

owned one-half of the property. I have conveyed one-quarter of my interest to my older son. I am now conveying my remaining one-quarter in eight shares to my younger son.

Prior Instrument Reference: Volume 392, Page 528, Volume 392, Page 530, Volume 392, Page 532, Volume 392, Page 534, Volume 394, Page 0089 and Volume 394, Page 0093.

Signed this 13th day of December 1999.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

Jayne Sherman Postigo
Damon E. Wetterauer, Jr.

Linda Meister
Linda L. Meister
LINDA MEISTER A/K/A LINDA L.
MEISTER

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

The foregoing instrument was acknowledged before me this 13th day of December, 1999 by LINDA MEISTER A/K/A LINDA L. MEISTER.

Molly A. Marcelain
NOTARY PUBLIC

MOLLY A. MARCELAIN
Notary Public, State of Ohio
My Commission Expires Aug 18, 02



THIS INSTRUMENT PREPARED BY DAMON E. WETTERAUER, JR., ATTORNEY AT LAW.

200000071578
 Filed for Record in
 OTTAWA COUNTY, OHIO
 VIRGINIA M. PARK
 On 01-20-2000 At 04:03 pm.
 QUIT C DEED 18.00
 Book 440 Page 632 ~ 634

QUIT-CLAIM DEED

LINDA MEISTER, A/K/A LINDA L. MEISTER, Widowed and Not Remarried, for valuable consideration paid, grant(s) to RYAN I. MEISTER, whose tax mailing address is 945 Village Brook Way the following described real property: Columbus, Oh. 43235

PARCEL ONE: An undivided one-eighth (1/8th) interest in the following:

Situated in the West Half of Lot No. 1, Section No. 2 of the Township of Danbury, County of Ottawa and State of Ohio and more particularly described as follows:

Beginning on the property line between K.I.L. & T. Co. and William A. Keene in the center line of the Bay Shore Road; thence North on the property line between said K.I.L. & T. Co. And William A. Keene a distance of 307.2 feet to an iron pin; thence West at a right angle to the East line a distance of 165 feet to an iron pin; thence South parallel to the East line a distance of 220.8 feet to the center of Bay Shore Road; thence Southeasterly in the center of Bay Shore Road to the Place of Beginning, containing 1.0 acre of land, more or less.

Prior Instrument Reference: Volume 392, Page 528, Volume 392, Page 530, Volume 392, Page 532, Volume 392, Page 534 and Volume 394, Page 0093.

PARCEL TWO: An undivided one-eighth (1/8th) interest in the following:

Situated in the West Half of Lot No. 1, Section No. 2 of the Township of Danbury, County of Ottawa and State of Ohio and more particularly described as follows:

Commencing on the property line between the K.I.L. & T. Co. and Elmer G. Nees I the center of Bay Shore Road; thence Northwesterly in the center of said Bay Shore Road a distance of 186.15 feet to a point at the Southwest corner of lands then owned by a previous grantee and the Place of Beginning; thence continuing Northwesterly in the center of the said Bay Shore Road, a distance of 65.45 feet to a point; thence deflecting at an angle to the right of 49 degrees and 53 minutes and measuring a distance of 178.57 feet to an iron pin; thence East at a right angle a distance of 50 feet to an iron pin; thence South at a right angle a distance of 220.2 feet to a point in the center of said Bay Shore Road and the Place of Beginning, containing 0.23 acres of land, more or less.

Prior Instrument Reference: Volume 392, Page 528, Volume 392, Page 530, Volume 392, Page 532, Volume 392, Page 534, Volume 394, Page

VOL. 40 PG. 0633

0089 and Volume 394, Page 0093.

The conveyance is being given as a gift to my son. The purchase of the property was an original amount of \$50,000.00. I, the Grantor, owned one-half of the property. I have conveyed one-quarter of my interest to my older son. I am now conveying my remaining one-quarter in eight shares to my younger son.

Signed this 13th day of January, 2000.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

Lynn Sherman Restifo
Dave Restifo

Linda Meister
Linda Meister
LINDA MEISTER A/K/A LINDA L.
MEISTER

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

The foregoing instrument was acknowledged before me this 13th
day of January, 2000 by LINDA MEISTER A/K/A LINDA L.
MEISTER.

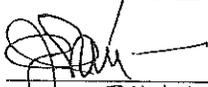
Molly A. Marcain
NOTARY PUBLIC
MOLLY A. MARCAIN
Notary Public, State of Ohio
My Commission Expires Aug. 18, 2002

THIS INSTRUMENT PREPARED BY DAMON E. WETTERAUER, JR., ATTORNEY AT
LAW.

Prior Instrument Reference: Volume 392, Page 528
Volume 392, Page 530
Volume 392, Page 532
Volume 392, Page 534

IN WITNESS WHEREOF, the grantor has executed this Deed this 4th day of January, 1995.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:


Witness: JOHN C. ROSENBERGER Linda Meister
(printed) LINDA MEISTER

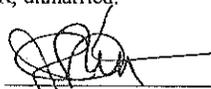

Witness CHRISTINA Marie Widmyer Linda L. Meister
(printed) aka LINDA L. MEISTER

STATE OF OHIO,
COUNTY OF FRANKLIN: SS

The foregoing instrument was acknowledged before me this 4th day of January, 1995 by LINDA MEISTER aka LINDA L. MEISTER, unmarried.



JOHN C. ROSENBERGER, Attorney At Law
Notary Public - State of Ohio
My Commission Has No Expiration Date
Sec. 147.03 R.C.


Notary Public

GRANTEE ACKNOWLEDGES RECEIPT OF THIS DEED THIS 4TH DAY OF JANUARY, 1995.

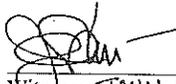
Eric Meister
ERIC L. MEISTER

This instrument prepared by John C. Rosenberger, Esq., Bricker and Eckler, 100 South Third Street, Columbus, Ohio 43215.

Prior Instrument Reference: Volume 392, Page 528
Volume 392, Page 530
Volume 392, Page 532
Volume 392, Page 534

IN WITNESS WHEREOF, the grantor has executed this Deed this 30th day of December, 1994.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:


Witness: JOHN C. ROSENBERGER
(printed) Linda Meister
LINDA MEISTER

Christina Marie Widmyer
Witness CHRISTINA Marie WIDMYER
(printed) Linda L. Meister
aka LINDA L. MEISTER

STATE OF OHIO,
COUNTY OF FRANKLIN: SS

The foregoing instrument was acknowledged before me this 30th day of December, 1994
by LINDA MEISTER aka LINDA L. MEISTER, unmarried,



JOHN C. ROSENBERGER, Attorney At Law
Notary Public - State of Ohio
My Commission Has No Expiration Date
Sec. 147.03 R.C.


Notary Public

GRANTEE ACKNOWLEDGES RECEIPT OF THIS DEED THIS 30TH DAY OF
DECEMBER 1994.

Eric Meister
ERIC L. MEISTER

This instrument prepared by John C. Rosenberger, Esq., Bricker and Eckler, 100 South Third
Street, Columbus, Ohio 43215.

VOL.394 PG.0091

The conveyance has been examined and the grantor had complied with section 319.202 of the revised code
FEES \$
EXEMPT
JAMES R. SNIDER, County Auditor

DEED

*Transferred 2-95
James R. Snider
Auditor*

KNOW ALL MEN BY THESE PRESENTS, that SHARON NOGGLE, wife of the grantee, of Morrow County, Ohio, without consideration, grants to JACK NOGGLE, her husband, whose tax mailing address is 907 Highview Drive, Worthington, Ohio 43235, that real property described as follows:

PARCEL ONE:

Being an undivided one-fourth (1/4th) interest:

Situated in the West Half of Lot No. 1, Section No. 2 of the Township of Danbury, County of Ottawa and State of Ohio and more particularly described as follows:

Beginning on the property line between K.I.L. & T. Co. and William A. Keene in the center line of the Bay Shore Road; thence North on the property line between said K.I.L. & T. Co. and William A. Keene a distance of 307.2 feet to an iron pin; thence West at a right angle to the East line a distance of 165 feet to an iron pin; thence South parallel to the East line a distance of 220.8 feet to the center of Bay Shore Road; thence Southeasterly in the center of Bay Shore Road to the Place of Beginning, containing 1.0 acre of land, more or less.

Prior Instrument Reference: Volume 392, Page 528
Volume 392, Page 530
Volume 392, Page 532
Volume 392, Page 534

RECORDED *Feb 3 1995*
AT VOL. 394 PG. 91
OF Deed RECORD
FEES 147.00
95 FEB - 2 PM 3: 12
VIRGINIA PARK, RECORDER
OTTAWA COUNTY, OHIO
RECEIVED

009721

PARCEL TWO:

Being an undivided one-fourth (1/4th) interest:

Situated in the West Half of Lot No. 1, Section No. 2 of the Township of Danbury, County of Ottawa and State of Ohio and more particularly described as follows:

Commencing on the property line between the K.I.L. & T. Co. and Elmer G. Nees in the center of Bay Shore Road; thence Northwesterly in the center of said Bay Shore Road a distance of 186.15 feet to a point at the Southwest corner of lands then owned by a previous grantee and the Place of Beginning; thence continuing Northwesterly in the center of the said Bay Shore Road, a distance of 65.45 feet to a point; thence deflecting at an angle to the right of 49 degrees and 53 minutes and measuring a distance of 178.57 feet to an iron pin; thence East at a right angle a distance of 50 feet to an iron pin; thence South at a right angle a distance of 220.2 feet to a pint in the center of said Bay Shore Road and the Place of Beginning, containing 0.23 acres of land, more or less.

Danbury

91

Prior Instrument Reference: Volume 392, Page 528
Volume 392, Page 530
Volume 392, Page 532
Volume 392, Page 534

IN WITNESS WHEREOF, the grantor has executed this Deed this 4th day of January, 1995.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

Patricia A. James
Witness: PATRICIA A. JAMES
(printed)

Sharon Noggle
SHARON NOGGLE

Shawn E. Litterini
Witness SHAWN E. LITTERINI
(printed)

STATE OF OHIO,
COUNTY OF Licking: SS

The foregoing instrument was acknowledged before me this 5th day of January, 1995
by SHARON NOGGLE, wife of the grantee.

Patricia A. James
Notary Public



This instrument prepared by John C. Rosenberger, Esq., Bricker and Eckler, 100 South Third Street, Columbus, Ohio 43215.

PATRICIA A. JAMES
Notary Public, State of Ohio
My Commission Expires Jan. 2, 1996
Recorded in Licking County

DEED OF FIDUCIARY

Statutory Form

(R. C. Sec. 5302.01)

RECORDED *Nov 15 1994*
AT VOL. *302-78* *328*
OF *114* RECORD
FEES *19.00*
94 NOV 14 PM 1:52

VIRGINIA FARR, RECORDER
OTTAWA COUNTY, OHIO
RECEIVED

007802

KNOW ALL MEN BY THESE PRESENTS:

That ANTHONY D. MUNICI as GUARDIAN
of Philip Serio

by the power conferred by PROBATE COURT OF CUYAHOGA COUNTY, OHIO
Case No. 1100342
and every other power for Twelve Thousand Five Hundred and no/100

Dollars (\$ 12,500.00) paid, grants with fiduciary
covenants to LINDA MEISTER and SHARON NOGGLE

whose mailing address is 907 Highview Drive
W. Worthington, Ohio 43235

the following real property:

PARCEL No. 1 - Undivided one fourth (1/4) interest

Situated in the Township of Danbury, County of Ottawa and State of Ohio and known as being a parcel of land located in the west half of Lot No. 1, Section No. 2, Danbury Township and more particularly described as follows:

Beginning on the property line between K.I.L. & T. Co. and William A. Kenne in the center line of the Bay Shore Road, thence north in the property line between said K.I.L. & T. Co. and William A. Kenne a distance of 307.2 feet to an iron pin, thence west at right angle to east line a distance of 165 feet to an iron pin, thence south parallel to the east line a distance of 220.8 feet to the center of Bay Shore Road; thence south-easterly in the center of Bay Shore Road to the Place of beginning containing one (1) acre of land.

PARCEL No. 2 - Undivided one fourth (1/4) interest

Situated in the Township of Danbury, County of Ottawa and State of Ohio:

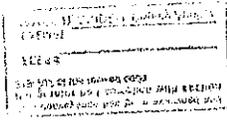
Commencing on the property line between the K.I.L. & T. Co. and Elmer G. Nees in the center of Bay Shore Road; thence north-westerly in the center of said Bay Shore Road a distance of 186.15 feet to a point at the southwest corner of lands now owned by the grantee and the place of beginning; thence continuing northwesterly in the center of the said Bay Shore Road, a distance of 65.45 feet to a point; thence deflecting an angle to the right of 49 degrees and 53 minutes and measuring a distance of 178.57 feet to an iron pin; thence east at right angles a distance of 50 feet to an iron pin, thence south at right angles a distance of 220.2' to a point in the center of said Bay Shore Road and the place of beginning and containing 0.23 acres of land and located in the west half of Lot No. 1, Section No. 2, be the same more or less, but subject to all legal highways.

This conveyance has been examined and the grantor has complied with section 319-202 of the revised code
FEES \$ 25.00
EXEMPT
JAMES R. SNIDER, County Auditor

Transferred 11-14-94
James R. Snider
Blairwood

*For use by executors, administrators, trustees, guardians, receivers or commissioners.

Blairwood



Prior instrument reference: Volume 297 Page 121

WITNESS MY hand this 4th day of NOVEMBER, 1994

Signed and acknowledged in

presence of:

Robert Bianchi
Sherril Coulter

Anthony D. Munici Guardian of Philip Serio
ANTHONY D. MUNICI
as Guardian of Philip Serio

The State of Ohio, Cuyahoga County.

Be it remembered, That on this 4th day of November, 1994, before me, the subscriber, a NOTARY PUBLIC in and for said county, personally came the above named grantor and acknowledged the signing of the foregoing instrument to be his voluntary act and deed in the capacity described therein for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereto subscribed my name and affixed my official seal on the day and year last aforesaid

Prepared by:

Reinheimer & Reinheimer
Attorneys at Law
208 Madison Street
Port Clinton, Ohio 43452

Robert Bianchi
NOTARY PUBLIC

ROBERT E. BLANCHI, Attorney
NOTARY PUBLIC - STATE OF OHIO
My Commission has no expiration date
Section 442.01 R. C.

DEED OF FIDUCIARY
Statutory Form

From

To

Received..... 19.....
at..... o'clock..... M.
Recorded..... 19.....
In..... County
Record of Deeds, Vol.....
Page.....
Recorder's fee - \$.....
TRANSFERRED
19.....
Auditor
By.....
Deputy

ROBERT E. BLANCHI, Attorney
76-10-15