

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# 2016-201 Text Amendments**

Please accept this memorandum as receipt of the Zoning Commission's action on Case# 2016-201 – Text Amendments and to schedule a public hearing before the Board of Trustee's for some time between November 22, 2016 and December 9, 2016. Amendments initiated by the Zoning Commission include:

- *Article 3, Zoning Districts – Expand “Permitted Uses” for Section 3.1.11 “M-1” Light Manufacturing District to include Storage Areas, Automotive, Manufactured Home, Recreational Vehicle, Marine and Farm Implementation Sales & Service, Mini Warehousing and Temporary Building/Structure/Use.*
- *Article 3, Zoning Districts – Expand “Permitted Uses” for Section 3.1.12 “M-2” Heavy Manufacturing District to include Storage Areas, Automotive, Manufactured Home, Recreational Vehicle, Marine and Farm Implementation Sales & Service, Mini Warehousing Propane Storage Facility and Temporary Building/Structure/Use.*
- *Correct the “How To Use This Resolution” Use Matrix reflecting the added changes.*

The Ottawa County Regional Planning Commission recommended approval as presented at their October 18, 2016 meeting. The Zoning Commission held a public hearing November 2, 2016 and recommended approval.

Attached, please find all of the documentation regarding the proposed amendments. 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 – 201

During a regular meeting of the Danbury Township Zoning Commission held Wednesday, October 5, 2016 it was moved by Mr. Kracer and seconded by Ms. Kopanski to initiate the attached Text Amendments:

- *Article 3, Zoning Districts – Expand “Permitted Uses” for Section 3.1.11 “M-1” Light Manufacturing District to include Storage Areas, Automotive, Manufactured Home, Recreational Vehicle, Marine and Farm Implementation Sales & Service, Mini Warehousing and Temporary Building/Structure/Use.*
- *Article 3, Zoning Districts – Expand “Permitted Uses” for Section 3.1.12 “M-2” Heavy Manufacturing District to include Storage Areas, Automotive, Manufactured Home, Recreational Vehicle, Marine and Farm Implementation Sales & Service, Mini Warehousing Propane Storage Facility and Temporary Building/Structure/Use.*
- *Correct the “How To Use This Resolution” Use Matrix reflecting the added changes.*

Vote resulted as follows: Ms. Kopanski – YES.; Mr. Dress – YES.;
 Mr. Kaminskas – YES; Mr. Kracer – YES. Motion carried.

Applicant’s Name: Danbury Township Zoning Commission
 5972 E. Port Clinton Eastern Rd.
 Marblehead, Ohio 43440

Fee: No Charge

Date File: October 6, 2016

Ottawa County Regional Planning Commission Recommendation:

Per 10.19.2016 letter from M. Messa, the Regional Planning Commission voted to recommend approval as presented to the Danbury Township Zoning Commission.

Date of Hearing: October 18, 2016

Zoning Commission Action:

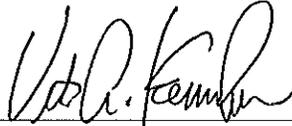
Mr. Kaminskas made a motion to approve the Text Amendments as presented find Decision Criteria “i” and “iii” of Sec. 7.6.7.A were satisfied. Mr. Brown 2nd the motion.

Date of Hearing: November 2, 2016

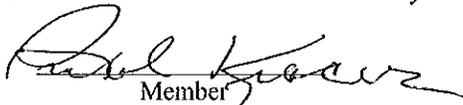
Vote resulted as follows: Mr. Dress - Yes; Ms. Kopanski - Yes; Mr. Kaminskas - Yes;
 Mr. Brown - Yes; Mr. Kracer - Yes. Motion carried.


Chair


Vice-Chair


Secretary


Member


Member

Board of Trustees Action:

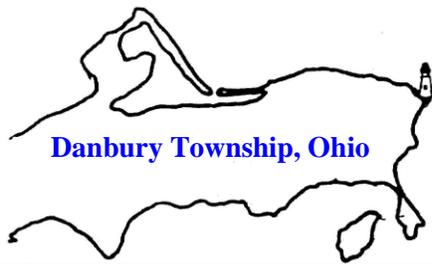
Date of Hearing: Dec. 14, 2016

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

Dianne M. Rozak

David M. Hirt

Charles B. Scott, President



STAFF REPORT

Board of Trustees
Meeting Date: TBD

Case #: ZC-2016-201
Applicant: Danbury Township
Request: Text Amendments to the Danbury Township Zoning Resolution “M-1” & “M-2” Districts

DESCRIPTION:

In response to a question a property owner had in the “M” Manufacturing district in September, Staff realized uses that do currently exist or are generally viewed as acceptable uses in both the “M-1” Light Manufacturing and “M-2” Heavy Manufacturing have been inadvertently left out.

For instance, all of the Manufacturing zoned properties have some sort of storage use on them, whether indoors or outdoors. It did not make rational sense to allow a Propane Storage Facility in the M-1 but prohibit it in M-2, which is the more intensive zoning district. Mini-warehousing is another form of storage which should be allowed, and in actuality is probably more appropriate in the “M” districts than the current “C-2” commercial zoning district. Both the M-1 & M-2 allowed nearly every automotive related use in it, but for some reason sales and service were left off the listing. When the Temporary Building/ Structure/Use language was added in the spring of 2016 to all of the other zoning districts, it should have been added to these districts as well, but was simply an oversight.

AGENCY REVIEWS:

Ottawa County Regional Planning Commission (OCRPC) was forwarded the proposed amendments on October 6, 2016 and held a hearing on October 18, 2016. Attached is OCRPC’s decision letter recommending Approval. On November 2, 2016, the Zoning Commission held a public hearing where they recommended to the Board of Trustees, Approval of the proposed changes as presented.

A proposed amendment may be approved if it meets at least one of the following criteria, and if its benefits will likely outweigh any potential pitfalls.

A. Text Amendments:

- i. The proposed amendment will make the Resolution conform more closely with the Land Use Plan.
- ii. The proposed amendment will improve the public health, safety, or general welfare of Danbury Township.
- iii. The proposed amendment will clarify the intent of the Resolution.
- iv. The proposed amendment will better implement the intent of the Resolution.
- v. The proposed amendment will improve enforcement of the Resolution.

STAFF RECOMMENDATION:

None.

SUBMITTED BY:

A handwritten signature in cursive that reads "Kathryn A. Dale".

Kathryn A. Dale, AICP
Danbury Township Zoning Inspector

Date Prepared: November 3, 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

October 19, 2016

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

RE: Danbury Township Text Amendments

Dear Mr. Dress:

At the regular meeting of the Ottawa Regional Planning Commission held on October 18, 2016, a text amendment that was initiated by the Danbury Township Zoning Commission was reviewed. The Commission considered the following items in reaching its recommendation:

1. Add the following permitted uses to the "M-1" District: storage areas; automotive, manufactured home, recreational vehicle, marine and farm implement sales and service; mini-warehousing; and temporary building/structure/use.
2. Add the following permitted uses to the "M-2" District: storage areas; automotive, manufactured home, recreational vehicle, marine and farm implement sales and service; mini-warehousing; propane storage facility; and temporary building/structure/use.

The Commission voted to recommend approval of the text amendments.

Please contact my office if you should have any questions.

Sincerely,

Todd Bickley
Planner

Cc: Kathryn Dale
Shelly Seamon
Fred Bice
File

M-1 Light Manufacturing

A. INTENT

The purpose of the Light Manufacturing district is to accommodate the development of limited manufacturing enterprises.



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

B. PERMITTED USES

- i. Agriculture[☐]
- ii. Automotive service stations[☐]
- iii. Building material sales, storage yards[☐]
- iv. Contractors establishments[☐] including construction firms
- v. Industrial establishments manufacturing or assembling the following:
 - a. small metal products;
 - b. clothing;
 - c. drugs and medicines;
 - d. electrical equipment;
 - e. glass products;
 - f. furniture and wood products;
 - g. the assembly of finished equipment.
- vi. Wholesale business[☐] and warehousing[☐] activities
- vii. Propane storage facility[☐]
- viii. Accessory buildings and uses[☐]
- ix. Automotive repair[☐]
- x. Cemetery[☐]
- xi. Industrial parks[☐]
- vii. Storage Areas[☐]**
- viii. Automotive, manufactured home, recreational vehicle, marine and farm implement sales and service[☐]**
- ix. Mini-Warehousing[☐]**
- x. Temporary building/structure/use[☐] §4.21**

C. CONDITIONAL USES

- ~~i. Industrial parks[☐]~~
- ii. Windmill, high impact[☐] §4.12**
- iii. Windmill, low impact[☐] §4.11**

A. INTENT

The purpose of the Heavy Manufacturing district is to provide for the development of heavy manufacturing enterprises which may potentially generate a high nuisance level.



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

B. PERMITTED USES

- i. Agriculture[Ⓜ]
- ii. Automotive service stations[Ⓜ]
- iii. Building material sales, storage yards[Ⓜ]
- iv. Contractor establishments[Ⓜ] including construction firms
- v. Industrial establishments manufacturing or assembling the following:
 - a. small metal products;
 - b. clothing;
 - c. drugs and medicines;
 - d. electrical equipment;
 - e. glass products;
 - f. furniture and wood products; and
 - g. the assembly of finished equipment
- vii. Wholesale business[Ⓜ] and warehousing[Ⓜ] activities.
- viii. Cement or cinder block manufacturing
- ix. Automobile parts manufacturing and assembly
- x. Quarrying[Ⓜ]
- xi. Rock crushers[Ⓜ]
- xii. Commercial shipping and docking facilities
- xiii. Composting facility[Ⓜ]
- xiv. Accessory buildings and uses[Ⓜ]
- xv. **Windmill, high impact[Ⓜ] §4.12** powered electric generator
- xvi. Automotive repair[Ⓜ]
- xvii. Windmill, low impact[Ⓜ] §4.11**
- xviii. Cemetery[Ⓜ]
- xix. Storage Areas[Ⓜ]**
- xx. Automotive, manufactured home, recreational vehicle, marine and farm implement sales and service[Ⓜ]**
- xxi. Mini-Warehousing[Ⓜ]**
- xxii. Propane storage facility[Ⓜ]**
- xxiii. Temporary building/structure/use[Ⓜ] §4.21**

C. CONDITIONAL USES

- i. **Wind Farm, Small[Ⓜ] §4.13**

How to Use This Resolution

4. USE MATRIX

Below is a reference table that summarizes the uses listed in the Resolution. Uses below are generalized. Consult [Section 3.1](#) as certain conditions and standards may apply. If there are any conflicts between this table and the uses listed in Section 3.1, the latter will control.

P = Permitted Use

C = Conditional Use

 **Digital User Note:**
Click on a district heading below to go directly to the corresponding district regulations.

	A	R-1	R-2	R-3	L	LBO	C-1	C-2	C-3	R-C	M-1	M-2	MHP
Accessory buildings and uses	P	P	P	P	P	P	P	P	P	P	P	P	P
Adult oriented sexual business								C					
Agriculture	P	P	P	P			P	P	P	P	P	P	
Airports	C						C	C					
Automobile parts manufacturing and assembly												P	
Automotive repair							P			P	P		
Automotive service stations							P	P		P	P	P	
Automotive, manufactured home, recreational vehicle, and farm implement sales and service							P			P	P		
Bar, saloon, tavern/night club							P	P		P			
Beaches, commercial swimming pools										P			
Bed and breakfast	C	C	C	C	C	C				C			
Building material storage yards, sales											P	P	
Cement or cinder block manufacturing												P	
Cemeteries	P	P	P	P	P		P	P	P	P	P	P	
Child Day-Care Centers	C	C	C	C			P	P		P & C			
Churches or other places of worship	P	P	P	P	P	P	P	P					
Clubs	C							C		C			
Cluster housing communities			C	C									
Commercial amusement enterprises								P		C			
Commercial shipping and docking facilities												P	
Composting facility												P	
Continuing care retirement communities, Nursing Homes			C	C			C	C					
Contractors establishments including construction firms											P	P	

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	A	R-1	R-2	R-3	L	LBO	C-1	C-2	C-3	R-C	M-1	M-2	MHP
Drive-in restaurants								P					
Drive-in theaters								C	P				
Entertainment facility						P							
Fishing, private or commercial and related business										P			
Flea markets							C	C		C			
General businesses								P					
Golf courses	C									P			
Golf driving range and miniature golf						P		P		P			
Government buildings	P	P	P	P	P		P	P		P			
Grocery stores						P		P		P			
Historic sites	P	P	P	P	P	P	P	P		P			
Home occupations	P	P	P	P			P	P		P			
Hospitals							C	C					
Hotel, motel						P		P		P			
Indoor theaters						P		P	P				
Industrial establishments manufacturing or assembling: small metal products, clothing, drugs and medicines, electrical equipment, glass products, furniture and wood products, the assembly of finished equipment											P	P	
Industrial parks											P		
Kennels, Veterinary Clinic, Animal Hospital	C							C					
Landing strip	C						C	C					
Limited Home-Based Business	C	C	C	C			C	C		C			
Manufactured home park													P
Manufactured homes	P	P	P	P			P	P		P			
Marinas, boat launching, docking facilities										P			

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How to Use This Resolution

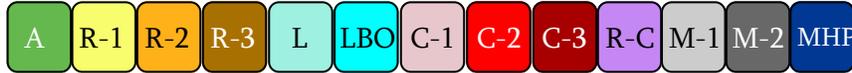
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Mini-warehousing								P					P
Multi-family including condominiums			C	C			C	C		C			
Neighborhood business						P	P			P			
Nurseries or greenhouses	P												
One-family dwellings	P	P	P	P	P	P	P	P		P			
Parking area, lot					P	P							
Personal services						P	P	P		P			
Printing shops - publishing								P					
Professional activities including doctors, dentist, attorney, etc.						P	P	P					
Propane storage facility											P		
Public community facilities										P			
Public parks and playgrounds	P	P	P	P			P	P		P			
Quarrying												P	
Recreation facility, outdoor						P		C		C			
Recreation facility, indoor						P		P		P			
Recreational businesses						P							
Recreational Camp										C			
Resorts										C			
Restaurant						P	P	P		P			
Riding stable	P									P			
Roadside stands for the sale of agriculture and related products	P						P	P		P			
Rock crushers												P	
Schools, public and private	P	P	P	P	P	P	P	P		P			
Storage areas on property being used for boat sales and service and provided storage and maintenance is kept in an orderly fashion								P		P	P	P	

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	A	R-1	R-2	R-3	L	LBO	C-1	C-2	C-3	R-C	M-1	M-2	MHP
Storage areas, repair, and services provided maintenance is kept in an orderly fashion								P		P	P	P	
Telecommunication Towers	C	C	C	C									C
Temporary building/structure/use	P	P	P	P			P	P		P	P	P	
Two-family dwellings		C	C	P	C	C	C	C		C			
Wholesale business and warehousing activities											P	P	
Wholesale business where no processing, fabrication, or assembly takes place								P					
Wind Farm, Small	C											C	
Windmill, high impact											C	P	
Windmill, low impact	P	C					C	C					