

# RECORD OF PROCEEDINGS

Minutes of

## Danbury Township Zoning Commission

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held

March 2, 2016

The Danbury Township Zoning Commission was called to order at 6:30 p.m. at the Danbury Township Meeting Room by the Chair John Paul Dress. The pledge of allegiance was recited and the roll call showed the following present: Mr. John Paul Dress, Mr. Steve Pitzer, Mr. Richard Kracer, and Ms. Jodi Kopanski and Mr. Kaminskas. Ms. Kathy Radabaugh was excused. Also present were Kathryn Dale, Zoning and Planning Administrator. The visitors present were Loretta Grentzer and Peter Corrado.

### Swearing in of Member

Mrs. Dale swore in Vito Kaminskas as an Alternate member of the Zoning Commission.

### Approval of the January 6, 2016 Minutes

As Chair, Mr. Dress asked for a motion to approve the January 6, 2016 minutes. Ms. Kopanski made a motion to approve the minutes for the January 6, 2016 meeting. Mr. Kracer seconded the motion and all were in favor. The motion carried.

### Public Hearing

There was none.

### Old Business

There was none.

### New Business

#### Worksession to discuss potential Text Amendments

Ms. Dale shared that she provided them only with the sheets that had changes showed in green, which were new since their meeting in January. Anything in red has been previously discussed. Ms. Dale shared she expanded the definition of "Automotive Sales & Service" to include marine equipment and watercraft as well. The definition for "Hospitals" was expanded upon to match how the Ohio Revised Code defines a hospital as well. The definition for "Marina" was expanded upon to include items such as mooring, launching, sale of fuel and other supplies. Nursery School definition is now being combined with Child Day Care Center.

In the "R-C" zoning district Ms. Dale pointed out that a Child Day Care Center, which includes Type A & Type B will continue to require BZA review when located in a residential neighborhood or on recorded subdivision lot. If located outside a residential neighborhood, it will then be a Permitted Use. As a result of this proposed amendment as well as the creation of "Limited Home Based Business" the use standards in Section 4.10 for a Child Day Care Center had to be modified to differentiate between the two.

Ms. Dale shared language she was able to come up with for Commercial Amusement Enterprise as well as Outdoor Recreational Facility. She stated that other communities do not have verbiage on these types of uses that she could get ideas on, so she set up these new sections similar to the other uses, and created language based on the discussions and notes she had from the residents who participated last fall on what these uses should or should not include. She explained that she welcomed other or new ideas and was open to changing any of the setback or acreage requirements. Mr. Pitzer suggested that under both these uses to specify the lighting requirements are for outdoor lighting. Discussion centered on acreage requirements and setbacks. It was determined that the acreage listed was appropriate but the setbacks for Private Clubs in Section 4.8 was too extreme and should be reduced and more in-line with what is being proposed for these two uses.

Under the Hospital requirements the Commission suggested eliminating the wording about Stormwater Management since zoning has no control over that. Ms. Dale shared that the final recommended change she had was to reduce the setback requirement for pools to align with other accessory use requirements.

Ms. Kopanski made a motion to initiate the text amendments as presented up to this point, with a few modifications as discussed this evening. Mr. Pitzer seconded the motion. The roll call vote was as follows: Mr. Pitzer – yes; Mr. Dress – yes; Mr. Kracer – yes; Ms. Kopanski – yes and Mr. Kaminskas – yes. The motion carried.

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**Other Business**

There was none.

**Reports and Communications from Members and Staff**

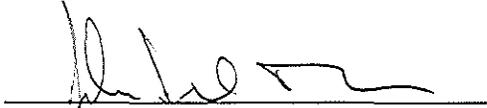
There was none

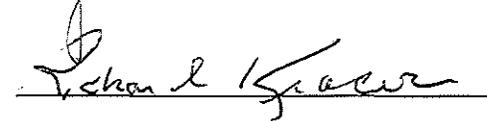
**Adjournment**

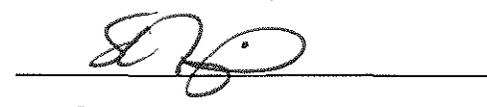
The Chair asked for a motion to adjourn. Mr. Kracer moved to adjourn the meeting and Mr. Pitzer seconded the motion. All were in favor and the motion carried.

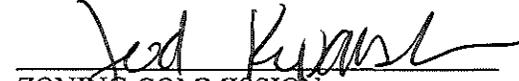
The meeting was adjourned at 8:05 pm.

  
RECORDING SECRETARY



  
Richard Kracer



  
ZONING COMMISSION