

Danbury Township Zoning Commission

Held _____ 20_____

April 6, 16

The Danbury Township Zoning Commission was called to order at 6:35 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, Ms. Jodi Kopanski, Mr. Vito Kaminskas and Ms. Kathy Radabaugh. Also present were Kathryn Dale, Zoning and Planning Administrator and Cheryl Harmsen, Zoning Assistant. The visitor present was John Englebeck.

Approval of the March 2, 2016 Minutes

As Chair, Mr. Dress asked for a motion to approve the March 2, 2016 minutes. Ms. Kopanski made a motion to approve the minutes for the March 6, 2016 meeting. Mr. Kracer seconded the motion. The roll call vote was as follows: Mr. Pitzer – yes; Mr. Dress – yes; Mr. Kracer – yes; Ms. Kopanski – yes; and Ms. Radabaugh – yes;. The motion carried.

Public Hearing
ZC-2016-029

Text Amendments to Chapter 2, 3, 4, 5 & 6. Danbury Township, Applicant

No members had conflict of interest.

The Chair reviewed the procedures for the meeting and asked for a motion to open the public hearing. Mr. Kracer made a motion to open the public hearing and Mr. Pitzer seconded. All were in favor and the motion carried.

The Chair asked Ms. Dale the Zoning Inspector, to give the Commission an overview of this application. Ms. Dale shared that last June, the Board of Trustees directed the Zoning Commission to begin review uses listed in the "R-C" Recreational Commercial Zoning District. That included, reviewing definitions, Permitted Uses and Conditional Uses and whether anything needed to be expanded upon or moved from a permitted listing to a conditional listing. Prior to "moving" uses from Permitted to Conditional, the Commission felt that many of the uses listed as Conditional, but were missing specific standards in Article 4, needed to be addressed first and foremost to then be able to determine whether uses should move from Conditional to Permitted or vice-versa. Article 4 Use Standards was also clarified on how it was to be used, which could be for not only Conditional Uses, but also Permitted uses. Ms. Dale pointed out some grammar errors where corrections were made. Ms. Dale stated on page 4-15 under Airports/Helipad/Landing Strips the word private is eliminated before airport and on page 4-17, added to #4 Prohibited Home Occupation will be extended to add to the heading, Limited Home Based Business. On page 4-18, #4 the word temporary will be added in front of the words use, structure, building, tent or equipment. On page 4-19 under Model Units with or without real estate offices, Roman numeral six, the word "uses" will be replaced by "Development Standards" therefore would direct the reader back to the underlying zoning district's requirements in Section D. In 4-21, F. Temporary outdoor sales and displays, Roman numeral five, a new paragraph will start at Adequate [assage for pedestrians and the handicapped shall be provided and will be Roman numeral six and the following will be renumbered accordingly. In that same section Roman numeral eleven, now renumbered to twelve, following the last sentence, adding Said use of a tent, this size once a year, no more than 14 days. On that same page, 4.22 Hospital, #3 Development, A., ii. Will now read: A helipad may be located on grade at ground level or on the roof top of said hospital structure, but shall not be located where parking or traffic patterns would be disrupted.

No one was from the public who wished to speak.

Ms. Kopanski moved to close the public comment segment of the hearing. Mr. Kracer seconded. All were in favor and the motion carried.

The board deliberated and considered the 5 decision Criteria for this request.

RECORD OF PROCEEDINGS

Minutes of

Danbury Township Zoning Commission

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held April 6, 2016

Mr. Pitzer motioned to approve case ZC-2016-029, as presented herein and modified as discussed and hereby find that Decision Criteria ii, iii, iv, & v of Section 7.6.7.A. of the Danbury Township Zoning Resolution is satisfied, and furthermore that the benefits of said request outweighs any potential pitfalls presented this evening.

Ms. Radabaugh seconded.

The roll call vote was as follows: Mr. Pitzer – yes; Mr. Dress – yes; Mr. Kracer – yes; Ms. Kopanski – yes; and Ms. Radabaugh – yes. The motion carried.

Ms. Dale state that the recommendation has been approve and will be presented to the Trustees at their meeting next week.

Old Business

There was none.

New Business

There was none.

Other Business

Ms. Dale stated potentially Lakeside will be sending some changes for the Board to consider. The Land Use Plan project needs to get started with public outreach sessions to begin with. The Trustees want to wait to form a committee for Land Use Planning till after the public outreach sessions are completed.

Mr. Kracer stated, when time allows, the board considers increasing set backs in some districts, raise the height of an accessory building, vertical farming, and the 20% expansion limitation for non-conforming situations. He gave some examples of cases that were seen by the Board of Zoning Appeals.

Mr. Englebeck shared the Dollar General sign is in the site view of the second vehicle waiting to turn onto 269 and it causes the second vehicle to have to come to a stop and look both ways once the first vehicle has gone through the intersection. Additionally the sign seems to be too high and too much space from the ground to the sign. He requested the board to review the site view standards.

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.

The roll call vote was as follows: Mr. Pitzer – yes; Mr. Dress – yes; Mr. Kracer – yes; Ms. Kopanski – yes; and Ms. Radabaugh – yes. The motion carried.

The meeting was adjourned at 8:05 pm.

Cheryl Hansen
RECORDING SECRETARY

Handwritten signatures of Mr. Pitzer, Mr. Dress, and Mr. Kracer.

ZONING COMMISSION