

DANBURY TOWNSHIP

LAND USE PLAN

2011 – 2017

RESOLUTION NO. 2011-005

ADOPTION OF THE DANBURY TOWNSHIP LAND USE PLAN

It was moved by Ms. Rozak and seconded by Mr. Hirt that the following resolution be adopted:

WHEREAS, the Ottawa Regional Planning Commission prepared and adopted Volume 2, Regional Development Plan in November of 1971 in accordance with Section 713.23 of the Ohio Revised Code, and

WHEREAS, the Ottawa County Commissioners by resolution on the 22nd day of November, 1971 adopted Volume 2, Regional Development Plan in accordance with Section 713.25 of the Ohio Revised Code, and

WHEREAS, a Land Use Plan for Danbury Township was adopted by the Danbury Township Trustees in 1985 and revised in 1996 and 2003 as an amendment to Volume 2, Regional Development Plan for the Danbury Township area of Ottawa County, and

WHEREAS, the Danbury Township Trustees appointed a Land Use Committee to revise said Plan in 2010, and

WHEREAS the revised plan was presented at public meetings on October 4, 2010, November 10, 2010, and August 2, 2011 with comments of those in attendance recorded and reviewed by the Danbury Township Trustees,

WHEREAS, as a result of the public hearings, the Danbury Township Trustees decided to make the following modification to the revised plan:

1. Eliminate the recommendation that a new area on the south side of North Shore Boulevard from the west line of the Lighthouse Bluffs subdivision to the east side of Perryview Drive be designated recreational commercial
2. Include updated 2010 census data.

NOW THEREFORE BE IT RESOLVED by the Danbury Township Trustees that the Danbury Land Use Plan, 2011-2017 is hereby adopted and is to serve as a supplement to Volume 2, Regional Development Plan as provided by Section 713.25 of the Ohio Revised Code and shall take precedence over previous land use recommendations for the Danbury Township area.

Vote on the motion resulted as follows: Mr. Hirt - yes; Mr. Scott- yes; Ms. Rozak- yes.

Adopted on August 2nd, 2011 by the Danbury Township Trustees.
The Plan will be effective beginning on August 2nd, 2011.

CERTIFICATE

State of Ohio, Ottawa County

I the undersigned Fiscal Officer of Danbury Township, Ottawa County, Ohio certify that the foregoing is taken and copied from the Record of Proceedings of said Board for a special meeting held August 2, 2011: that it has been compared by me with the Resolution on said Records and that it is true and correct copy thereof.

Date: August 2nd, 2011

Shelley J Seamon
Shelley J Seamon, Fiscal Officer

ADOPTION OF THE DANBURY TOWNSHIP LAND USE PLAN

It was moved by Jim Moore that the following resolution be adopted:

WHEREAS, the Ottawa Regional Planning Commission prepared and adopted Volume 2, Regional Development Plan in November of 1971 in accordance with Section 713.23 of the Ohio Revised Code; and

WHEREAS, the Ottawa County Commissioners by resolution on the 22nd day of November, 1971 adopted Volume 2, Regional Development Plan in accordance with Section 713.25 of the Ohio Revised Code; and

WHEREAS, a Land Use Plan for Danbury Township was adopted by the Danbury Township Trustees in 1985 and revised in 1996 and 2003 as amendments to Volume 2, Regional Development Plan for the Danbury Township area of Ottawa County; and

WHEREAS, the Danbury Township Trustees appointed a Land Use Committee to revise said Plan in 2010; and

WHEREAS, the revised plan was presented at a public meetings on October 4, 2010, November 10, 2010, and August 2, 2011 with comments of those in attendance recorded and reviewed by the Danbury Township Trustees; and

WHEREAS, as a result of the public hearings, the Danbury Township Trusteed decided to make the following modification to the revised plan:


1. Eliminate the recommendation that a new area on the south side of North Shore Boulevard from the west line of the Lighthouse Bluffs subdivision to the east side of Perryview Drive be designated recreational commercial
2. Include updated 2010 census data.

WHEREAS, the Danbury Township Trusteed adopted the Danbury Township Land Use Plan, 2011-2017 on August 2, 2011 and stipulated it is to serve as a supplement to Volume 2, Regional Development Plan as provided by Section 713.25 of the Ohio Revised Code and shall take precedence over previous land use recommendations for the Danbury township area; and

NOW THEREFORE BE IT RESOLVED that the Ottawa Regional Planning Commission adopts this revised Land Use Plan as the official plan for Danbury Township as a supplement to Volume 2, Regional Development Plan of Ottawa County.

The motion was seconded by Ned Lattimore.

Upon voice vote, the motion was passed and the Resolution adopted this 16th day of August, 2011 by the Ottawa Regional Planning Commission.



Carl Koebel, President



Todd Bickley, Director

RESOLUTION NO. 11-36

IN THE MATTER OF THE
ADOPTION OF THE DANBURY
TOWNSHIP LAND USE PLAN
AS A REVISION TO THE OTTAWA
COUNTY COMPREHENSIVE PLAN

It was moved by Mr. Arndt and seconded by Mr. Stahl that the following resolution be adopted:

WHEREAS, the Ottawa Regional Planning Commission prepared and adopted Volume 2, Regional Development Plan in November of 1971 in accordance with Section 713.23 of the Ohio Revised Code; and

WHEREAS, the Ottawa County Commissioners by resolution on the 22nd day of November, 1971 adopted Volume 2, Regional Development Plan in accordance with Section 713.25 of the Ohio Revised Code; and

WHEREAS, a Land Use Plan for Danbury Township was adopted by the Danbury Township Trustees in 1985 and revised in 1996 and 2003 as amendments to Volume 2, Regional Development Plan for the Danbury Township area of Ottawa County; and

WHEREAS, the Danbury Township Trustees appointed a Land Use Committee to revise said Plan in 2010; and

WHEREAS, the revised plan was presented at a public meetings on October 4, 2010, November 10, 2010, and August 2, 2011 with comments of those in attendance recorded and reviewed by the Danbury Township Trustees; and

WHEREAS, as a result of the public hearings, the Danbury Township Trusteed decided to make the following modification to the revised plan:

1. Eliminate the recommendation that a new area on the south side of North Shore Boulevard from the west line of the Lighthouse Bluffs subdivision to the east side of Perryview Drive be designated recreational commercial
2. Include updated 2010 census data.

WHEREAS, the Danbury Township Trusteed adopted the Danbury Township Land Use Plan, 2011-2017 on August 2, 2011 and stipulated it is to serve as a supplement to Volume 2, Regional Development Plan as provided by Section 713.25 of the Ohio Revised Code and shall take precedence over previous land use recommendations for the Danbury township area; and

WHEREAS, the Ottawa Regional Planning Commission adopted the revised Land Use Plan as the official plan for Danbury Township as a supplement to Volume 2, Regional Development Plan of Ottawa County at its August 16, 2011 regular monthly meeting.

NOW THEREFORE BE IT RESOLVED by the Ottawa County Commissioners that the revised Danbury Township Land Use Plan is hereby adopted as the official plan for Danbury Township as a supplement to Volume 2, Regional Development Plan of Ottawa County and shall take precedence over previous land use recommendations for the township.

Vote on motion: Mr. Sass, yes; Mr. Arndt, yes; Mr. Stahl, yes.

Adopted this 18th day of August, 2011 by the Ottawa County Commissioners.

I, Theresa Elder, Assistant Clerk of the Ottawa County Commissioners do hereby certify that the foregoing is a true and correct copy of a resolution of the Ottawa County Commissioners duly adopted August 18, 2011 and appearing upon the official records of the Commissioners.


Theresa Elder, Assistant Clerk

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DANBURY TOWNSHIP LAND USE PLAN

SECTION I - INTRODUCTION

In April of 1983, the Danbury Township Board of Trustees requested a land use plan for the township be prepared. The trustees felt that many changes had taken place since the creation of the 1970 County Comprehensive Plan and that with the construction of the Danbury Sewer Project, a new comprehensive study was required. The plan was adopted in 1985.

The plan was to guide the growth of future land use in the township. It was general in nature, and its recommendations directed how the township should grow or where different types of development should be located. The plan however, was not specific or detailed. For example, it did not recommend how a certain parcel of land should be zoned. The zoning plan is a "tool" of the land use plan and it carries out the recommendations of the land use plan.

The plan's duration was to the year 2001. A public water system was being proposed, and if constructed, the original recommendations might not be valid. The County Comprehensive Plan was due to expire in 1995, requiring review and re-adoption. It was decided to revise the County Plan on a township-by-township basis. Therefore, the 1985 Danbury Plan was reviewed.

The Danbury Township Trustees appointed a land use committee to work with the staff of the Ottawa Regional Planning Commission. The committee met numerous times and analyzed the previous land use plan, past development trends, existing land uses, recent rezoning requests, population trends (both seasonal and year round) and future land use

needs. As a result of their effort, the township trustees developed a revised land use plan for adoption.

Knowing that a new water system was being installed throughout the township and was scheduled to go into operation in the late 1990's, the trustees determined that the land use plan should be prepared for only a five-year period and then re-reviewed. They believed the new water system might impact the type and location of future developments.

The trustees reviewed the plan and voted to continue to use it in 2001, feeling the 1995 plan was still appropriate. However, in 2002 they appointed a land use committee to work with the Ottawa Regional Planning Commission in re-analyzing the plan. A new land use plan was prepared and adopted by the trustees in 2003. Its life expectancy was through 2010.

In 2010, the trustees appointed a land use committee to analyze the plan and to determine if changes were needed. The national economic conditions experienced over the past few years had significantly slowed down development and impacted the local economy as well. The land use committee started working on their review in early spring and concluded it in late summer. It was then presented to the trustees for their consideration.

This document is the result of the 2010 committee's work. The County Comprehensive Plan serves as a supplement to this document. The physical characteristics, such as soils and bedrock, that were discussed in the County Plan are still applicable and will not be repeated here.

This plan is divided into several chapters or sections. The historical review of the township follows this introduction. The purpose of the historical section is to educate and allow the reader to become aware of the historical importance of the township and to review

the historical development that brought about the present conditions.

Section III identifies the vision statement for the township as well as the long-term and short-term goals related to decisions about future development. Section IV analyzes the population projections of the township. This section informs the reader of the potential future populations using the results of the 2010 Census.

Section V identified four acre and larger parcels of land along Bayshore Road and State Routes 163 and 269 that were most likely available for future development. These sites were analyzed in conjunction with the existing zoning classifications, recent rezonings, and the 2003 land use recommendation map. Section VI reviews the zoning requests initiated, reviewed and acted on by the trustees. These changes may lead to future growth potential.

Section VII discusses the land use suitability analysis and various infrastructure and physical conditions that might impact development. Section VIII is the land use recommendation section. This section details how the township should grow in the next seven years. Section IX, the implementation section, suggests different tools by which the recommendations of the plan can be carried out.

It must be noted that the committee reviewed and made the recommendation in this plan as a guide to control future development. It was not prepared as a hard and fast edict that must be followed, no matter what the circumstances dictate. The committee realized that the zoning text and maps would be the primary tool used in enforcing the plan's recommendations and consistency with the zoning plan is necessary.

SECTION II - HISTORICAL REVIEW

On March 6th, 1840, the County of Ottawa was formed from the eastern part of Lucas County and the northern parts of Sandusky and Erie Counties. Included within this formation, and which was once part of Erie County, was an area of land known as Danbury Township. When the county was formed, Danbury Township encompassed an area of nearly eight (8) miles, extending west of Marblehead, with an average width of four (4) miles, containing approximately thirty square miles. It originally included Catawba, Put-in-Bay and Kelley's Islands. In 1861, the Township was reduced to roughly 12,880 acres of land with its boundaries the centerline of Kirk Ditch, Lake Erie to the north and east, Sandusky Bay to the south, and Lightner Road to the west. In 1891, the Village of Marblehead was incorporated. The Township expanded its geographic boundaries to include portions of Lake Erie in 1999. This extension added about 23,000 acres of submerged land to the Township's geographic boundary.

The area known as Danbury Township has served as a home for several distinct groups of people. The first known inhabitants of the area were Indians of the Erie or Cat Nation. They were known to live in the eastern part of the county during the 1500's and early 1600's. They left behind several earthwork and stone mounds, one of which is located on Kelley's Island and is known as Inscription Rock, and another which remains today on Sugar Rock in Catawba Island Township. Other tribes visiting the area, but not settling here, were the Wyandots, Senecas, Miamis, Shawnees, Potowatamies, and Ottawas. The Indians eventually began to move out of the area because of the

increased migration of trappers, settlers and other white men.

Some historians credit French explorer Etienne Brule as the first white man to visit Ottawa County. He is known to have traveled through the region in 1615. The first group of European immigrants to enter the area was the French Canadians. Their main interests were in hunting and trapping, and not in the construction of permanent settlements. They are known as having contributed little to the development of the area. The more notable French Canadians to travel through the region were M. LaFleur, Poshelle, Beban, and Gorneau.

A third group of people to enter this area were the American settlers. Unlike the earlier inhabitants of the region whose main concerns were hunting, trapping, and building small trading establishments, the American settlers intended to build permanent settlements and start new communities. The township's (as well as the county's) first settler was Benajah Wolcott, a Revolutionary War veteran from Connecticut who in 1809 settled along the bay shore. Accompanying Mr. Wolcott was his wife, one son, two daughters, and two hired men. They had left Connecticut in a sleigh on February 13, 1809 and arrived in Cleveland sometime in March. Because of various problems, the women were left behind and the men proceeded to the township. The women arrived sometime later during the month of May.

Benajah Wolcott built a farmhouse in 1820 that is considered one of the oldest buildings constructed in northwestern Ohio. At about this same time, William Kelley built the Marblehead Lighthouse that was completed in 1821. The lighthouse, of which Wolcott was the first keeper, is the oldest continuous operating light on the Great Lakes. The other early settlers of the township were Epaproditus W. Bull,

Zalman Wildman, Truman Pettibone, Isaac Ambler, Judge Ruggles, Horace Ramsdell, Jacob Ramsdell, John Ramsdell, and Valentine Ramsdell.

Danbury Township was given its name from these early settlers who originated from Danbury, Connecticut. In 1793, the State of Connecticut donated about half a million acres of land to those persons whose property was destroyed by fire by the English during the revolutionary war. Thus, they named their new home in the "Far-West" (as Ohio was once known) after their native town. The land that Connecticut donated was called the Firelands, and the western boundary passed through the township as it was originally formed. But after the township was reduced to its present boundaries in 1861, the western line of the Firelands became the western boundary of the township.

Life experienced by the early settlers was hard and cruel. There was no township organization and no civil officers. There were no schools, no churches and no mills or markets closer than Monroe, Michigan, a distance of fifty (50) miles by water. Indian attacks were prevalent and a second war with Great Britain was beginning. In fact, the first skirmish of the War of 1812 was fought in Danbury Township. Although life was hard, the early settlers had the perseverance and the will to maintain their homesteads and remain in the township.

Through the 1800's the population of the township began to increase. This was due, in part, to the belief that the northwestern section of Ohio was the American frontier. Also, an individual saw this region as an ideal place to begin anew. By 1870, the population of the township was 1,252. The first schoolhouse in the township was constructed in 1833, and the first church was the St. Paul's Lutheran Church built in 1848.

During the Civil War, Johnson's Island was used as a prison site for captured confederate officers and some enlisted men. Brought to the north from the warmer southern climate, many of the confederate soldiers did not survive the cold northern winters and were buried in a cemetery on the island. Today, this cemetery is listed on the National Register of Historic Places and portions of the area where the fort and prisoner housing were located are undergoing an extensive archeological study.

The major industries of Danbury Township during the 1800's included quarrying, farming, fruit growing, and fishing. The eastern portion of the township contained large deposits of limestone. Limestone was first quarried in Marblehead in 1835, and by the late 1800's, the Kelley's Island Lime and Transport Company of Marblehead claimed to be the largest producers of lime and limestone products in the world. The daily output of lime and stone from the quarries and kilns amounted to about eighty (80) carloads.

Farming provided the early settlers the food required to survive. As time passed, farming became a profitable adventure. The following products were harvested in 1872: Wheat - 461 acres, 9,179 bushels; Oats - 275 acres, 11,152 bushels; Barley - 120 acres, 3,599 bushels; Corn - 627 acres, 32,600 bushels, Meadow - 726 acres, 1,214 tons of hay; Clover - 53 acres, 100 tons, 34 bushels of seed; Potatoes - 42 acres, 3,659 bushels; Butter - 15,315 pounds; Pasturage - 1,345 acres; Wool - 9,228 pounds; and Uncultivated land - 1,947 acres.

Fruit growing was confined mostly to the western portion of the township. The land in this area was not conducive to farming because of the shallow rocky soil, and thus fruit growing was undertaken. The

harvest for 1872 yielded the following: Grapes 339 acres, vintage, 1,203,200 pounds, wine, 24,010 gallons; Apples - 4,158 bushels; and Peaches - 447 bushels.

The fishing industry became a profitable enterprise during the 1800's. About 100 persons were employed during the fishing season and approximately forty (40) tons of fish were caught daily and shipped to Sandusky. In fact, fish were shipped to markets around the country.

An industry that did not emerge until the early 1900's was tourism. It quickly became the township's major industry, as well as the County's. The building of resort areas and the construction of summer homes along the shoreline began to take place at a rapid pace. Actually, tourism began in the late 1800's when prominent individuals would visit the area to swim, fish, and enjoy the scenery, and sample the native fruits and wines. Eventually, these individuals began building summer homes and clubhouses, and thus the "resort boom" began.

Although the tourism industry did not begin for Ottawa County until 1920, Danbury Township became the home of the county's first and most famous resort community, Lakeside, which was founded in 1873. Lakeside was originally formed on the premises of being a moral, religious, and health camp retreat. It quickly turned into a cultural center when the Chautauqua Movement hit Ottawa County. Lakeside has been visited by many prominent speakers and entertainers over the years: Susan B. Anthony, Presidents Hayes and McKinley, Billy Sunday, William Jennings Bryant, Amelia Earhart, Lowell Thomas, and Eleanor Roosevelt. Today, tourism continues to be the township's leading industry. Thousands of visitors are drawn to the Lakeside area each year along with hundreds of thousands of visitors to the township to

enjoy the recreational activities and scenic beauty of the area.

Quarrying also remains a major industry with freighters stopping regularly at Marblehead's stone docks. A second major industry is Biro Manufacturing, located in the Village of Marblehead. Biro Manufacturing developed the original patent for the power meat saw, and developed patents for other meat cutting implements. Fruit growing remains an important industry in the township, although the number of acres and people employed in the industry has been greatly reduced. Commercial fishing is largely an industry of the past, and it has been replaced by sport fishing.

SECTION III - GOALS AND OBJECTIVES

During its review process, the 2010 land use committee felt the Plan needed a vision statement, that is, something that clearly defined the desired or intended future state of the community and/or its direction. A vision is a long term view, that describes how the community would like the world in which it operates to be. It is used to set out a "picture" of the future, and hopefully, provides the inspiration or basis of the land use plan. It answers the question: "Where do we want to go?"

For all of the goals that are established herein, the land use committee set one important vision.

All development that occurs within the community should be reviewed carefully to determine its impact on the aesthetics of the township. The committee members noted that each action and decision of the township trustees impacts some public and/or private lands. Care must be taken to maintain the community attractiveness, balancing the present needs with the community's history resulting in not only a desirable place to visit, but more importantly, a desirable place to live and work.

In preparing land use plans, a set of goals must be identified. Establishing goals signifies that a community is willing to make commitments about its future. Most government entities are involved only in everyday decisions and problems. The availability of money and time dictates that governments, especially local governments, react and deal with problems as they occur.

Determining goals for a community are further complicated by the fact that the community is constantly changing, and goals which were once decided upon, become outdated. Also, the priorities that helped

determine the initial goals and indicate their importance change over time. Consequently, the goals established are frequently subject to revision.

Long term goals expound ideals in abstract terms, so that they become values to be sought rather than ends to be achieved. Short-term goals are expressed as statements that can be accomplished quickly. Finally, all goals are standards and should be expressed as such.

Since goals may take on different connotations for various groups of people, the following definition will be used herein:

Definition: A goal is the purpose toward which an endeavor is directed. It is an observable and often times measurable end result having one or multiple specific intentions. It can be accomplished in a fixed timeframe or it may serve as a vision that is not totally accomplished within that fixed timeframe.

The land use committee felt a need to establish both short-term and long term goals. The following definitions were prepared for each.

Short-Term Goal: An end result that could be attained within a specified timeframe.

For purposes of this land use plan, the specified timeframe is seven years. An example of a short-term goal would be to obtain traffic signals at specific dangerous intersections within the township.

Long Term Goal: An end result that could be accomplished over an extended period of time, but is very unlikely to be accomplished within the next seven years.

A long-term goal is more visionary. An example of a long-term goal would be to establish a new road running from east to west through the middle of the township.

The 2010 land use committee established the following short-term

and long-term goals for Danbury Township. They are not listed in any order of importance or priority.

Goal #1: Maintain the recreational, commercial, and manufacturing facilities required to serve the permanent and seasonal populations.

In the past, there was a great deal of pressure placed upon the township to permit the expansion of recreation and commercial facilities to serve both the year round and seasonal residents. This demand may have peaked in the early 2000's. As the economy improves the township will need to ensure adequate facilities exist for the population.

By utilizing the proper control measures through tools like zoning, the township officials should be able to minimize conflicts between commercial, manufacturing, recreational and residential uses and adequately guide the Township's future development.

Lakepoint Park, Battlefield Park, the Meadowbrook area, and the Township Hall shelter house and ball fields should continue to be maintained and improved to provide all types of recreational spaces for the year round resident as well as the visitors to the area.

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.

As a community grows, compatible land uses should be kept together and incompatible land uses should be separated. Individuals involved in zoning decisions for the township should consider whether their actions further encourage dispersed commercial development in residential neighborhoods.

Contrary to the thought of keeping residential and business uses separated, the right mix in the right location may benefit both land uses. If the township can work toward achieving this goal, the result will be a harmonious and aesthetically pleasing environment. Through proper design and planning by the property owner and their engineer and architect along with a thorough review by township and county officials, the possible unpleasing effects can be minimized.

Goal #3: Designate, preserve, and protect open space, unique wetlands, wildlife, walkways and bike trails, and wooded areas so as to enhance the total quality and scenic beauty of the environment.

The township should protect and enhance scenic and undeveloped areas that are presently in their natural state. By protecting and preserving these areas, future generations of the township will be able to enjoy their unique character. Current property owners should be approached concerning their interest in participating in such an effort.

The township has already accomplished this in the northern portion of the Meadowbrook area and in the habitat of the Lakeside Daisy. Designation of areas that should be acquired and/or protected must occur. The establishment of walkways and/or bike trails along abandoned railroad tracks as well as current and future roadways should also be studied to further enhance the opportunity for enjoying the scenic areas of the township.

The scenic beauty of the Lake and Sandusky Bay is a valuable natural resource. Increasing numbers of individuals wish to be provided the opportunity to enjoy this resource. The Township trustees should encourage private investments to allow public access to

occur within this area when appropriate.

Also important are the existing agricultural lands remaining in the township. The trustees, when requested by the owner of these agricultural lands, should assist in their preservation through the various techniques afforded to them under Ohio law. It must be a joint voluntary effort for preservation of these lands.

Goal #4: Support the development and improvement of transportation facilities and traffic controls for the efficient and safe movement of motor vehicles within the township.

The transportation problems that now exist occur primarily during the summer months when the seasonal population is here. The carrying capacity of most local roads is adequate to serve the year-round residents. However, as development continues, this issue will become more critical. Corridors of traffic congestion, presently existing in certain areas, impact the safety of the residents and the visitors today. Solutions to these existing traffic problem areas should be reviewed and efforts made to improve them.

The township trustees should be conscious of congested areas and corridors. New development proposals should be reviewed in light of these transportation issues and the promotion of a safer environment for residents and visitors.

The trustees should also continue to investigate additional roads to help reduce traffic on the overloaded highways. A road from Church Road to Englebeck Road through the middle of the peninsula would assist in rerouting some traffic off State Route 163 and Bayshore Road.

Traffic lights at the appropriate intersections would also greatly improve the safety of the overcrowded highways during the summer months. Turning lanes as well as road realignment options

should be studied and promoted when safety can be improved. Financial circumstances and control by the higher forms of government may limit the options that are available.

Goal #5: Promote and preserve the historic sites and environs located within the township.

History has played a significant part in the development of Danbury Township, as identified in the historical section of this plan. Historical sites identified in the township should be maintained and preserved and development permitted only when it is undertaken in conjunction with a historic preservation theme. The township should support activities and businesses that enhance the historic aspects of the township.

Goal #6: Designate sufficient areas of land to encourage all uses that may provide employment opportunities, such as light manufacturing, thus allowing the township to attract new businesses as well as encourage existing businesses to expand.

Recent zoning applications have indicated the lack of attractive, and appropriately located, sites for warehousing and light manufacturing operations. The only areas where these types of uses have previously been allowed are in proximity to the quarry. It is important that the zoning or planning process does not discourage opportunities for employment. The trustees should try to accommodate these uses in areas that are more accessible and available, but which do not adversely impact existing land uses. It is a "balancing act", but one that needs to be attempted.

SECTION IV - POPULATION PROJECTIONS

The primary purpose of a land use plan is to adequately guide the future development of Danbury Township by determining and locating the anticipated growth of residential, commercial, and recreational activities. To achieve this objective, existing and future population statistics must be reviewed.

Danbury Township has two distinct types of population which must be analyzed: seasonal and permanent. The permanent population can be analyzed using census data and projections prepared by State agencies. Seasonal population, on the other hand, has no single source or reference and must be analyzed based upon several stated assumptions and conclusions reached by the committee.

Permanent Population

The following table depicts the year round population for Danbury Township based upon data provided by the U.S. Bureau of the Census for the period 1960 - 2010. It does not include population within the Village of Marblehead.

<u>Year</u>	<u>Population</u>	<u>% Change</u>
1960	2,668	
1970	3,034	+13.7
1980	3,735	+23.1
1990	3,665	- 1.9
2000	3,869	+ 5.6
2010	4,264	+10.2

As evidenced by these numbers, the township experienced modest growth in the 1960's and 1970's, a reduction in permanent population during the 1980's, a slower growth rate in the 1990's and modest growth

again in the 2000's. These trends were similar to those experienced at the County level as well, but not to the degree of growth or loss experienced in the township. The County's population numbers are identified below for the same time period.

<u>Year</u>	<u>Population</u>	<u>% Change</u>
1960	35,323	
1970	37,099	+ 5.0
1980	40,076	+ 8.0
1990	40,029	- 0.001
2000	40,985	+ 2.4
2010	41,428	+ 1.1

Seasonal Population

To try and determine the impact of the seasonal population for the 1995 Plan, facilities that would likely serve the seasonal population were examined. These facilities included marinas, seasonal housing units including some condominiums and campgrounds. Sources of data for these facilities were the licensing permits by the Board of Health, information on sewer billings from the County Sanitary Engineer's office, and information available from Census reports.

The County Board of Health and Ottawa County Sanitary Engineer provided information on the number of individual spaces/units licensed for 2010 for a particular marina or campground. The Board of Health uses possible numbers while the Sanitary Engineers provided billing numbers. For marinas in the unincorporated areas of Danbury, the number was 47 marinas containing 4,175 licensed spaces with 3,868 spaces billed for sewer. For campgrounds, the number of licensed campsites that were billed for sewer was 2,634. Seasonal housing units

were identified in the 2010 Census as 3,623.

An assumption based upon persons/space or unit was then calculated. The projected seasonal population using a variation of 1 to 5 persons per space or units results in a range of 9,793 at a minimum and 48,965 individuals at a maximum.

The use of the seasonal facilities is normally at a level under 100%. After consulting with facility operators it was determined that only about 25 to 30% of all boats in marinas, 50% of campsites, and 40% of seasonal housing units are used on summer weekends. Using these occupancy rates, new seasonal population ranges could be determined if necessary.

The committee understood the seasonal population greatly impacts the township. They questioned the value of calculating a more refined set of numbers for the seasonal population. The committee examined the existing capacity of the marina and campground facilities and felt additional expansion could most likely occur within these facilities. If this happened, the demand for townships services would increase, but the impact upon future land use demand would be limited. It was decided, therefore, that no further analysis be undertaken.

SECTION V - METHODOLOGY

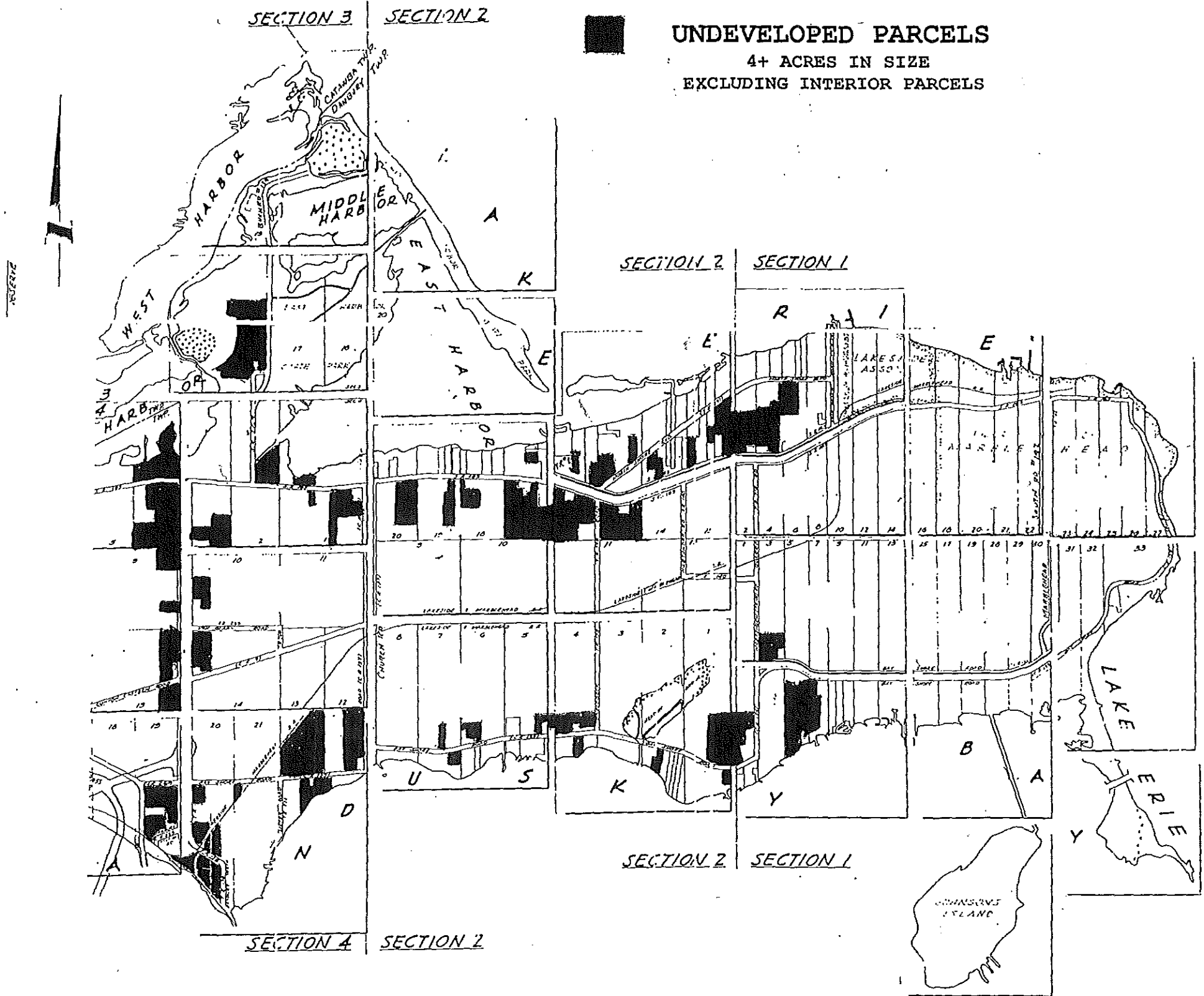
The land use committee reviewed the criteria that was used for the previous land use plans for determining existing land uses. The committee opted not to re-analyze the growth patterns in that manner but rather to concentrate on where future growth was likely to occur. It was felt that recent growth trends were as observable through the use of the recent rezoning applications/permits and development approvals.

The committee identified the large undeveloped and underdeveloped parcels of land within the township using the County's 2009 aerial photographs. A vacant parcel map was developed concentrating specifically on the areas along Bayshore Road, State Route 163 and State Route 269. Parcels of approximately four acres and larger were identified on the map.

The committee felt that these parcels were the most likely parcels for future development. By analyzing their location, in conjunction with the existing zoning classifications on adjoining parcels of land, recent rezoning applications, and the 2003 land use recommendation map, the committee could consider the various types of future growth that might be appropriate for these vacant parcels in light of the goals established in Section III and the adjoining land uses.

The committee also considered the fact that underdeveloped parcels could be redeveloped. For example, an existing campground could be converted into a manufactured home park. Such a conversion would impact density and likely require a change of zoning. The committee felt that these underdeveloped parcels could be reviewed on a case-by-case basis by the Trustees.

The committee realized during that process that zoning text amendments might be needed to appropriately address some issues that were identified during the review. The uses that are permitted or conditionally permitted in specific zoning districts might needed to be examined. For example, should boat storage be permitted along the Lake and Bay or should it be more internally located. Should warehousing and light manufacturing type uses be allowed in the "C-2" zoning district either as a permitted or conditionally permitted use. These suggestions will be further delineated at the end of this plan.



SECTION VI - LAND USE AND REZONING REQUESTS

Zoning

Between 1986 and 2010 a total of one hundred thirty-six (136) rezoning requests were submitted in Danbury Township. Of these requests, eleven (11) were disapproved and one hundred twenty-five (125) were approved with one (1) request withdrawn. Six (6) of the requests involved two (2) different zoning districts on a single parcel of land. Of the one hundred twenty-five (125) approved requests, five (5) were placed on the ballot through the referendum process with all five (5) of the referendum issues being overturned by the voters.

The following table reflects all of the rezoning requests between 1986 and June of 2010.

YEAR	REQUEST	LOCATION	APPLICANT	DECISION
1986	"R-C" to "C-1"	N of 163	Mazur	Disapproved
1986	"C-2" to "R-C"	Old Bay Bridge	Hemrick	Disapproved
1986	"A" to "R-1"	Meter Rd.	Kunes	Approved
1986	"A" to "C-2"	W of 269	Wohlers	Approved
1986	"R-1" to "R-2"	North Shore	Bridgeman	Approved
1986	"A" to "R-2"	S of 163	Bell	Approved
1987	"A" to "R-C"	N of 163	Bass Haven	Approved
1987	"A" to "R-C"	W of Bayshore	Pendleton	Approved
1987	"C-2" to "R-C"	Old Bay Bridge	Hemrick	Disapproved
1987	"A" to "C-2"	E of 269	Boytin	Approved
1987	"M-2" to "R-C"	S of 163	Gillum	Approved
1987	"A" to "R-C"	S of 163	Young	Disapproved
1987	"A" to "R-C"	S of Bayshore	Nestor	Approved
1987	"A" to "R-3"	Meter Rd.	Monroe	Disapproved
1987	"A" to "R-1"	Hartshorn Rd.	Walton	Approved
1987	"A" to "C-2"	S of 163	Kihlken	Approved
1988	"C-1" to "R-C"	E of 269	Wohlers	Approved
1988	"R-1" to "R-2"	N of 163	Flickinger	Approved
1988	"A" to "R-C/C-2"	S of Bayshore	Kihlken	Approved
1988	"A" to "R-C"	Church Rd.	Tommer	Disapproved
1988	"M-2" to "R-C"	S of 163	Gillum	Approved
1988	"A" to "R-C"	S of 163	Tommer	Approved
1988	"A" to "R-C/C-2"	S of North Shore	Cameron	Approved

YEAR	REQUEST	LOCATION	APPLICANT	DECISION
1989	"A" to "R-1"	S of Bayshore	Blair	Approved
1989	"A" to "R-2"	S of PC Eastern	Wohlers	Approved
1989	"A" to "R-C"	Meter Rd.	Johns	Approved
1989	"A" to "R-C"	W of 269	Andrews	Approved
1989	"M-2" to "A"	S of 163	WSOS	Approved
1989	"A" to "R-C"	Church Rd.	Tommer	Disapproved
1989	"A" to "R-C"	S of Bayshore	Habegger	Approved
1989	"R-2" to "R-C"	W of Bayshore	Coe	Approved
1989	"A" to "C-2"	E of 269	Christianson	Approved
1990	"A" to "R-2"	N of Bayshore	Lambert	Approved
1990	"A" to "C-2"	S of Bayshore	Kocarek	Approved
1990	"R-1" to "R-2"	S of 163	Huff	Approved
1990	"R-C" to "R-3"	S of Bayshore	Jadwisiak	Approved
1990	"R-3" to "R-C"	S of Bayshore	Pintail Prop	Approved
1990	"R-3" to "R-C"	Buck Rd.	Charter Cpt.	Approved
1991	"A" to "R-2"	S of North Shore	Wear	Approved
1991	"A" to "R-2"	N of Bayshore	Krynock	Approved
1991	"R-C" to "R-3"	S of North Shore	Murphy	Approved
1991	"M-2" to "R-2"	N of Bayshore	Standard Slag	Approved
1991	"R-2" to "R-3"	S of 163	Klaehn	Approved
1991	"A" to "R-1"	Kirk Rd.	Chandler	Approved
1991	"A" to "R-C"	N of 163	Black	Approved
1991	"R-3" to "R-C"	W. of Buck	Buck Point	Approved
1992	"R-1" to "R-2"	Kirk Rd.	Chandler	Approved
1992	"R-1" to "R-C"	S of North Shore	Alkop	Disapproved
1992	"R-3" to "R-C"	N of North Shore	Schultz	Approved
1992	"C-1" to "R-C"	W of 269	Moscioni	Approved
1992	"A" to "R-2"	S of North Shore	Richard	Approved
1992	"A" to "R-1"	W of Englebeck	Bahnsen	Approved
1992	"R-3" to "A"	N of 163	Shrock	Approved
1992	"A" to "R-1"	N of Bayshore	Krynock	Approved
1993	"M-2" to "A"	N of Hartshorn	Standard Slag	Approved
1993	"M-2" to "R-C"	Annexed Area	Standard Slag	Approved
1993	"R-2" to "C-1"	N of 163	Best	Approved
1994	"A" to "R-3"	S of North Shore	Cleveland	Approved
1994	"A" to "R-3"	S of 163	Wohlers	Approved
1994	"R-1" to "A"	S of Bayshore	Griffin	Approved
1994	"R-2" to "R-3"	S of 163	Schmardebeck	Withdrawn
1994	"A" to "C-2"	W of Englebeck	Riedmaier	Approved
1994	"A" to "R-C"	S of PC Eastern	Wohlers	Approved
1994	"A" to "R-C"	Bay Bridge	Hemrick	Approved
1995	"A" to "C-2"	E of 269	Gonya	Approved
1996	"R-1" to "R-C"	S of North Shore	Alkop	Approved
1996	"A" to "C-2"	Bridge Rd.	Danchisen	Approved
1996	"R-3" to "C-2"	E of 269	David Williams	Approved

YEAR	REQUEST	LOCATION	APPLICANT	DECISION
1996	"A" to "R-1"	N of P C Eastern	Ed Schafer	Approved*
1996	"A" to "R-1"	S of Bayshore	Betty Dubbert	Approved*
1997	"A" to "R-2"	N of Bayshore	Dennis Smecker	Approved* as "R-1"
1997	"R-C" to "MHP"	S of Bayshore	Steven Phillip	Referendum Voted Down
1997	"A" to "MHP" & "R-2"	N of Bayshore	MHC Corp.	Referendum Voted Down
1997	"A" to "C-2"	E of 269	Dale Wohlers	Approved
1997	"A" to "C-2"	E of 269	KF Enterprises	Approved
1997	"A" to "R-C"	W of Danbury Station Rd.	JP Investments	Approved
1997	"A" to "C-2"	E of 269	Dale Wohlers	Approved
1997	"R-2" to "R-3"	S of 163	H. Schmardebeck	Approved
1997	"C-1" to "C-2"	N of 163	Donald Leto	Approved
1998	"A" to "R-C"	S of 163	Cary Ferguson	Approved
1998	"A" to "R-C"	E of Danbury N	Roy Bauman	Approved
1998	"A" to "C-2"	E of Bridge	W. Stephenson	Approved
1998	"A" to "C-2"	N of 163	Ken Kreutzfeld	Approved
1998	"R-2" to "C-2"	N of 163	Showe Builders	Approved
1999	"A" to "C-2"	S of North Shore	Carol Mack	Approved
1999	"A" to "R-1"	N of Bayshore	Dennis Smecker	Approved*
1999	"A" to "R-C"	W of 269	Sam San Fillipo	Approved*
1999	"R-3" to "R-C"	N of 163	Bob Brown	Approved
1999	"R-3" to "C-2"	S of 163	H. Schmardebeck	Disapproved
1999	"A" to "R-1"	W of Meter	Nick Minier	Approved
1999	"A" to "C-2"	N of 163	Warfel/Eippert	Referendum Voted Down
2000	"A" to "R-C"	S of Bayshore	Audrey Moulton	Approved
2000	"A" to "R-C"	W of Meter	Nick Minier	Approved
2000	"A" to "R-3"	N of 163	Warfel/Eippert	Approved as "R-2"*
2000	"R-3" to "R-C"	N of 163	Harris & Kott	Referendum Voted Down
2000	"R-2" to "C-2"	S of 163	John Fontana	Approved
2000	"A" to "R-1"	N of Bayshore	Tim Nash	Withdrawn
2000	"A" to "R-C"	W of Danbury Station Rd	Tim Feller	Approved
2001	"R-3" to "C-2"	S of 163	Peter Gentiles	Approved in Part
2001	"R-C" to "C-2"	N of 163	Lloyd Dayton	Approved*
2001	"A" to "C-2"	E of 269	Peterson & Peto	Approved in Part
2001	"A" to "R-2"	N of Bayshore	Marwan Dabaghi	Approved
2001	"A" to "R-C"	S of Bayshore	JAZ Properties	Approved
2001	"A" to "C-2"	S of 163	Storage Condos	Approved as "R-C"
2002	"R-3" to "R-C"	S of Bayshore	Leslie Stuckert	Approved
2002	"A" to "C-2"	W of 269	Joan DeKoning	Approved

YEAR	REQUEST	LOCATION	APPLICANT	DECISION
2003	"C-2" to "R-C"	S of Bayshore	Turinsky	Approved
2003	"R-3" to "R-C"	N of 163	Karns	Approved
2003	"A" to "C-2"	S of 163	Schaefer/Hamaide	Approved
2003	"A" to "R-C"	S of Bayshore	Harbor Bay	Approved
2004	"A" to "C-2"	W of 269	Barth	Approved/ Modified
2004	"A" to "R-C"	W of Church Rd	McAtee	Referendum/ Overturned
2004	"A" & "C-1" to "C-2"	W of 269	Taggart	Approved
2004	"A" to "R-C"	N of 163	Skipper Prop.	Approved
2004	"A" to "R-C"	W of Meter	Barna	Approved
2004	"R-2" to "C-2"	S of 163	Spencer	Approved
2004	"A" to "R-C"	****	Rahnenfuehrer, Kalb & Bender	Approved
2005	"A" to "R-2"	N of 163	Kihlken	Approved/
2005	"A" to "R-2"	N of Bayshore	Todd	Approved**
2006	"R-3" to "R-C"	N or N. Shore	Ziegan	Approved
2006	"A" to "R-2"	S of 163	Sass	Approved
2006	"R-1" to "A"	S of 163	Sypherd	Approved
2006	"A" to "R-2"	N of Bayshore	Franks	Approved/ Modified
2006	"R-1" to "R-2"	N of 163	Ball	Approved
2007	"R-C" to "C-2"	S of PC Eastern	HRS Property	Approved
2007	"A" to "R-C"	S of Bayshore	Morrow	Approved
2007	"A" to "C-1"	S of 163	Gerber	Approved/ Modified**
2007	"A" to "R-1" & "M-2"	S of 163	Sypherd	Approved**
2007	"A" to "R-1" & "M-1"	W of Hartshorn	Stecher	Approved**
2007	"A" to "M-1"	W of Englebeck	Sedlak	Disapproved
2009	"A" to "R-1"	E of Church	Klaehn	Approved
2009	"A" to "R-C"	S of 163	Young's M. Homes	Approved
2009	"A" to "C-2"	E of 269	Patrick	Approved
2010	"R-1" to "R-C"	W of Meter	Menier	Approved
2010	"R-3" to "R-C"	S of N. Shore	Mid-Ohio Dev.	Disapproved
2010	"A" to "M-1"	W of Hartshorn	NorthCoast Dev.	Approved**

**Inconsistent with Land Use Plan Recommendations

The land use committee reviewed the rezoning requests between 2003 and June of 2010 to determine if the Township Trustees were following the recommendations of the land use plan. Of the rezoning

requests approved between 2003 and June of 2010, the largest number twelve (12) were rezoning requests to the "R-C" District. The second largest number six (6) were to the "C-2" District. There was also one (1) rezoning request to the "C-1" District. In addition, eight (8) were for rezoning to "R" Districts five (5) of those to the "R-2" District, three (3) were to the "M-1" District, one (1) was to the "M-2" and one (1) was to the "A" District. One request to the "R-C" District was overturned by referendum vote in 2004. There were several cases that were modified during the hearing process and the results above reflect the modification.

Five (5) of the rezoning requests that were approved by the township trustees were inconsistent with the recommendations of the land use plan. Three of these requests occurred in 2007, one in 2005 and the other in 2007. Three of these requests were for rezoning to the "M" Districts. Obviously, the trustees felt there was sufficient reason for varying from the land use plan in reaching their decisions on these rezoning requests. The land use committee determined that these manufacturing requests might need to be more closely examined when determining the future land use recommendations to see if adjustments to the 2003 plan are required.

SECTION VII - PHYSICAL COMPONENTS

In order to fully understand the potential for development to occur, the physical environment of the area and its man-made features should be reviewed. The factors under consideration for this analysis include: soils, flooding, utilities, government services, and township zoning and county subdivision regulations.

Soils

Danbury Township is comprised of four (4) general soil association groups. These soil association groups are referred to as:

1. Castalia - Milton Association, 2. Hoytville - Nappanee Association, 3. Toledo- Nappanee Association, and 4. Toledo Association.

The eastern third of the township, including East Harbor Park is located in the Castalia - Milton Soil Association. This soil association is a moderately deep, well drained soil that occupies nearly level and gently sloping knolls where limestone bedrock is located near the surface. It was formed in loamy and clayey materials overlying dolomitic limestone bedrock. The depth to bedrock ranges from twenty (20) to forty (40) inches. The major use limitations of the soil association are the stoniness or rockiness of the soil, the droughtiness, shallowness to bedrock, and moderately slow permeability.

The Hoytville - Nappanee Association is located mainly in the west central portion of the township and west of Buck Road. This association is a deep, nearly level, very poorly and somewhat poorly drained soil formed in deposits of clayey, water-worked glacial till. Seasonal wetness, ponding, moderately slow to slow permeability, low strength and high shrink-swell potential, and plasticity are the major

use limitations.

The southwestern portion of the township is located in the Toledo - Nappanee Association. This association is composed of a deep, nearly level, very poorly drained and somewhat poorly drained soils formed in clayey glacial lake-deposited sediments and clayey, water-worked glacial till. The soil association major use limitations are wetness, slow permeability, and high shrink-swell potential.

The final soil classification is the Toledo Association. This association is located in the vicinity of Meadowbrook. The Toledo Association is a deep, nearly level, very poorly drained soils formed in clayey, glacial lake-deposited sediments. This association is poorly suited for building sites, sanitary and most other non-farm land uses because of ponding and extreme wetness hazards.

A review of the soils association are important due to the effect they may have on on-lot sewage treatment, building foundations, basements, drainage of a lot, and other potential building factors. With the township now being served by a public sewer system, the need for on-lot sewage treatment has been reduced. However, not the entire township has accessibility to the sewer lines. Consequently, having knowledge of the basic soil formation of the township is still required.

Flooding

The second factor of the suitability analysis was the potential for flooding. Flooding is not a major problem, however, there are several areas that are subjected to flooding. Those areas include the area located on the south side of Bayshore Road between Church Road and Englebeck Road, the Gravel Bar area, and portions along Buck Road north

of State Route 163. The central portion of the township is not subject to flooding.

Utilities

The availability of utilities (public sewer and water) determines the minimum amount of land required for development. With the construction of the sanitary sewer system and the regional water system, the amount of land required for development has decreased. The County would require lots have a minimum lot width of seventy (70) feet and a minimum lot depth of one hundred and twenty (120) feet. The individual zoning districts of Danbury Township may require a greater width and/or depth.

Those areas that are not accessible to the sanitary sewer system must provide enough land to allow for the installation of a septic tank and leach bed. This generally requires about 2/3 of an acre of land with a minimum lot width of one hundred and twenty-five (125) feet. Water is not as critical a factor to development. Information concerning the location of the sanitary sewer lines can be found in the Sanitary Engineer's Office.

The County expanded the capacity of the Danbury Township sanitary sewer treatment facility beginning in 2004. This expansion more than doubled the plant's capacity. The regional water plant is also going to be expanded to increase capacity.

Government Services

It has been determined that the governmental services are adequate to handle future land use projections. The township is serviced by a full-time police force. In addition, the township receives police protection from the County Sheriff. The township

contracts for service with two (2) volunteer fire departments and rescue squads. The township would receive assistance, if required, from fire departments from surrounding communities. Anyone in need of hospital care is taken to Magruder Hospital, which is located in the City of Port Clinton. The township has its own local school system that offers school facilities to elementary, junior high, and high school students.

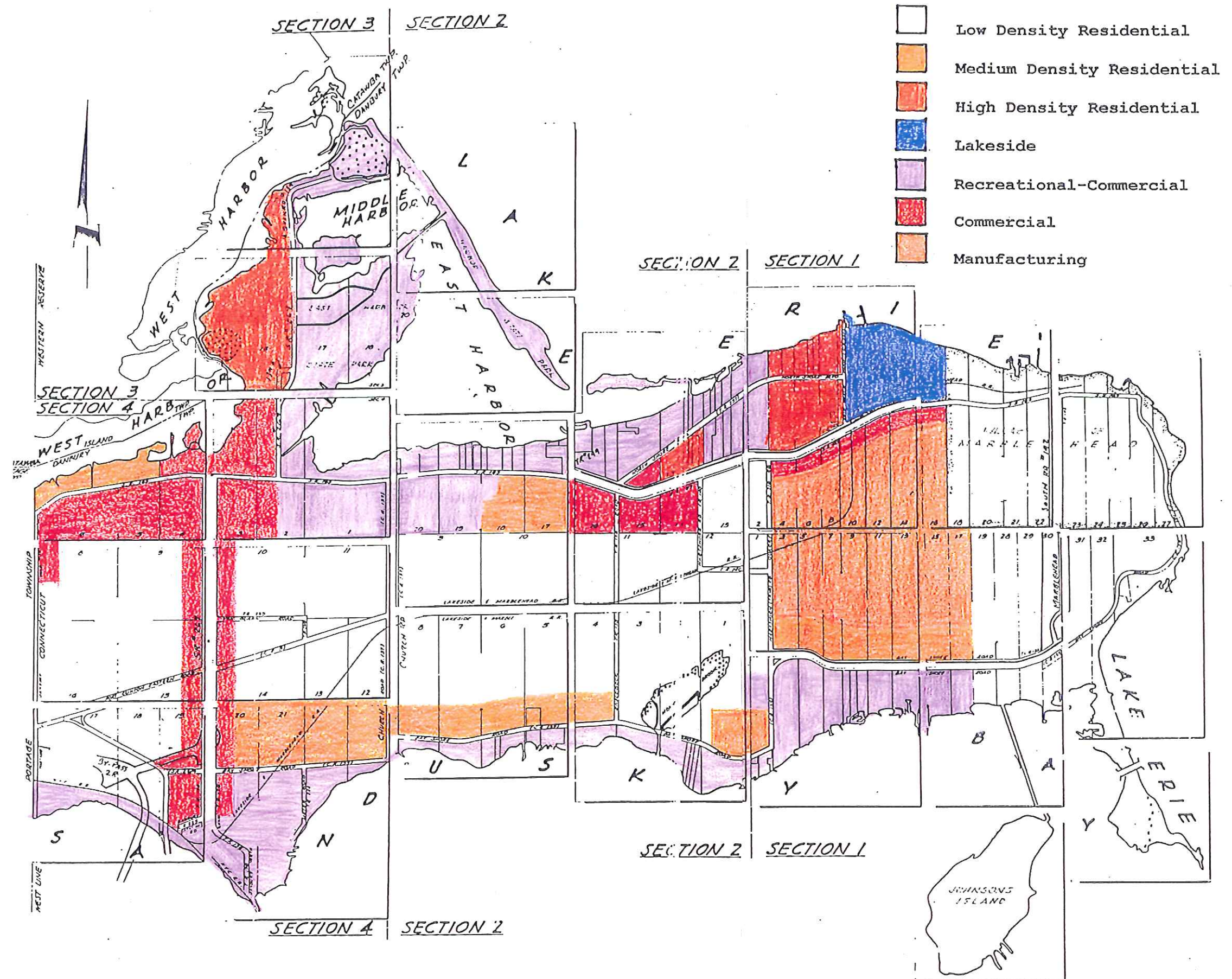
Township Zoning and County Subdivision Regulations

Zoning in Ottawa County is done on a township-by-township basis. For Danbury Township, zoning has been in effect since 1975. Zoning is capable of regulating land uses by designating specific areas to be developed for certain uses. The township is also governed by the County Subdivision Regulations. The subdivision regulations were created in 1966 and revised in 2008. The regulation's purpose is to regulate and control the subdivision of land. It attempts to assist in the orderly development of land to obtain an overall harmonious and stable community environment and to coordinate land development in accordance with the township zoning resolution. Other regulations that assist the township in regulating land uses are the Health Department Regulations and the County Building Code.

Recommendations concerning the location of future land uses are discussed in the next section. Then suggestions will be offered concerning possible zoning text amendments that should be considered by the Trustees to address recent development trends.

LAND USE PLAN

2010 - 2017



SECTION VIII - LAND USE RECOMMENDATIONS

Prior to establishing recommendations for future land uses, the land use committee reviewed the recommendations of the 2003 Danbury Township Land Use Plan to determine whether the township has grown according to that plan's recommendations. This review assisted the committee in its determination of future land use recommendations.

The committee's review indicated that the township has basically grown in accordance with the previous land use plan recommendations. There were several areas where exceptions occurred, but these were logical growth decisions of the township officials based upon the existing land uses, adjoining zoning districts and the proposed zoning requests.

The committee decided not to modify the definitions from the 2003 Land Use Plan. Agricultural uses were grouped into the low-density residential category, as the feeling was that agriculture was becoming less viable and cost efficient.

This Danbury Township Land Use Plan makes recommendations of long-range growth for the 2011 - 2017 planning period for the following categories: low density residential, medium density residential, high density residential, Lakeside, recreational-commercial, commercial, and manufacturing. These categories are defined as the following:

Residential, Low Density

Low density residential uses include agricultural uses and dispersed, non-farm buildings and low density residential lots containing one (1) dwelling unit per three-quarters of an acre of land or more.

Residential, Medium Density

Medium density residential 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.

Residential, High Density

High-density residential uses are residential, either year round or seasonal, at a density of four (4) or more dwelling units per acre. These include condominium developments and multi-family dwellings. For these areas a "public" water supply and a sanitary sewer system must be accessible.

Lakeside

The Lakeside category includes all of the land within the Lakeside subdivision plat.

Recreational-Commercial

Recreational-commercial uses are commercial activities composed of a recreational nature, including water oriented facilities and recreational camps.

Commercial

Commercial uses are those activities that cater to the needs of the local residents and not necessarily the seasonal residents. Examples include retail stores, professional offices, etc.

Manufacturing (Industrial)

The development of light and heavy manufacturing enterprises that may potentially generate a high nuisance level.

RECOMMENDED LAND USE AREAS

Medium Density Residential

Four (4) locations have been recommended for medium density residential development. They are:

1. Along the north side of Bayshore Road from State Route 269 easterly to the Village of Marblehead's corporation line. The only exception is in the Meadowbrook area where low density residential is recommended. The depth of the medium density recommendation in this area varies from 1,000 feet to 2,500 feet.
2. An area between State Route 163 (East Harbor Road and North Shore Boulevard extending from the west line of the Lighthouse Bluffs Subdivision to the east side of Perryview Drive.

3. The Perryview Estates development area and the adjoining land to the east. This site is located on the south side of State Route 163 (East Harbor Road).
4. Parcels of land on the north side of State Route 163 (East Harbor Road) from Lightner Road heading easterly approximately 4,500 feet.

These areas are designated on the map and their specific locations should be reviewed. The determination of these sites was based upon the land uses already in existence, the availability of public sanitary sewer service, and the conduciveness of the areas to this type of development.

High Density Residential

There were three (3) high density residential areas recommended. This category contains the smallest acreage of the residential recommendations.

1. The first includes a portion of land between Lake Erie and State Route 163 (East Harbor Road) from the western edge of Lakeside to the Mazurik boat launch.
2. The second area is between North Shore Boulevard and State Route 163 (East Harbor Road) beginning at the commercial land use recommendation and extending east to Perryview Drive.
3. The third location is on the west side of Buck Road (State Route 269 North). This area was previously recommended for recreational-commercial growth, but has been developing residentially.

Lakeside

The area in this category is all of the lands within the Lakeside subdivision plat.

Commercial

The commercial category had the largest increase in land area of all land use recommendations. These areas included the following:

1. An area of land 600 feet in width on both sides of State

Route 269 (south) from the intersection with State Route 163 (East Harbor Road) going southerly to Danbury North Road.

2. An area of land along the east side of Lightner Road 600 feet wide and stopping at the African Lion Safari property. This area matches the recommendation in the Portage Township Land Use Plan for the west side of Lightner Road.
3. From Lightner Road heading easterly and on the south side of State Route 163 (East Harbor Road) to State Route 269 (south).
4. The area encompassing the Cole property and the Fort Firelands property on the north side of State Route 163 (East Harbor Road) on the west side of State Route 269 (north).
5. The intersection area of Englebeck Road, North Shore Boulevard and State Route 163 (East Harbor Road)
6. The south side of State Route 163 (East Harbor Road) 600 feet in depth between Quarry Road and the Village of Marblehead's corporation limits.

Recreational-Commercial

The second largest amount of land area has been recommended for recreational-commercial development. The location of most of these areas has been predetermined by previous development patterns and rezoning approvals, but one new area along North Shore Boulevard was added. These recommended areas include:

1. The area immediately adjacent to Sandusky Bay including all of the land south of Bayshore Road beginning just east of State Route 269 (south).
2. The area east of State Route 269 (north), including East Harbor State Park.
3. The area along the north side of State Route 163 (East Harbor Road) to North Shore Boulevard and along the north side of North Shore Boulevard.
4. The area on the south side of State Route 163 (East Harbor Road) from State Route 269 (north) to Perryview Estates.

Manufacturing

An area on the east side of Quarry Road to the Village of Marblehead's corporation limits excluding the commercial area along the south side of State Route 163 (East Harbor Road).

Low Density Residential

The balance of the township is recommended for low-density residential type uses. These areas include the portion of the township not presently serviced by public sanitary sewers and are predominately the center of the peninsula from State Route 269 (south) to the Village of Marblehead's corporation limits and the area west of State Route 269 (south) to Lightner Road. The minimum lot size for the low-density residential area is about 2/3 of an acre of land or 28,125 square feet minimum for an on-site home sewage treatment system.

Conclusion

All of these areas are designated on the land use map and a review of that map would assist the users of the Plan in determining the exact boundaries of each recommended area.

Danbury Township is aware that development will continue to occur. They are also aware that uncontrolled development is ultimately destructive. Planned growth is desirable and needed to insure that the township's goals are being met. Consequently it is most important that the land use recommendations be properly implemented. The following section will describe the tools capable of implementing the Plan's recommendations.

SECTION IX - IMPLEMENTATION

For the plan to be effective or for it to have value, it must be properly implemented. In other words, it cannot be placed on a shelf and allowed to gather dust. The plan must be used as a guide in the everyday land use planning decisions that occur in the township. The basic tool that is capable of utilizing the land use plan is the township's zoning plan.

Zoning

Zoning is the most effective tool of enforcing the recommendations of the land use plan. Zoning, adopted by the township in 1975, is capable of regulating the types and location of development in the township. The Township Trustees have the legal authority to deny rezoning requests that are not in compliance with the recommendations of the plan.

The Trustees may find the need to deviate from these recommendations on occasion, but the integrity of the plan would be severely harmed if deviations occur on a frequent basis. These deviations would certainly impact future rezoning decisions. Development would then be able to occur in areas not recommended for that development.

Consequently, it is important that the land use plan be the main factor upon which rezoning decisions are made. However, the plan is a guide and not "set in concrete" and if appropriate, deviations from the plan could occur.

There was also much discussion concerning the need to address some light manufacturing type uses that have recently required use variances and/or rezoning as well as the issues surrounding the proper

location of boat storage facilities. The committee suggested several possible solutions.

The committee believes that some of these light manufacturing uses could be incorporated into the zoning text within the "C-2" General Commercial District. Uses such as warehousing, small assembly operations, and research and development facilities would be compatible with most general commercial activities. Perhaps for some of these uses, a conditional use requirement might be applied.

Boat storage facilities have been permitted along the waterfront and also within the interior of Danbury Township in the past. These storage facilities are essential to the marina operations, 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. The committee felt a need to reconsider this use and where it should be located.

There was significant discussion concerning recreational camps. The committee believes that a separate zoning district should be created specifically for these camps. They believe that by doing so, adjoining property owners will be aware of the potential development and have the "referendum" option with the rezoning process that is not presently available in the "R-C" zoning district where camps are a conditional use.

The committee also reviewed the uses listed in the recreational-commercial zoning district and felt that some of the listed uses, both permitted and conditionally permitted, should be deleted. They recommended that the zoning officials narrow the focus of this district

and make it truly a "recreational" district without general commercial uses. An example is automobile service stations.

An additional factor in the implementation stage is public knowledge or awareness. Making the residents of the township aware of the plan and its recommendations will assist the township in the implementation of the plan. This can be accomplished through public availability of the plan before the plan is officially adopted. Also, the public should be made aware of any revisions that may be added in the future. If the citizenry is included in the adoption process, is aware of the plan's recommendations, and is included in any future revisions, then the effectiveness of the plan is enhanced.

SECTION X - CONCLUSION








Danbury Township is attempting to guide its future development by preparing and adopting a revised land use plan containing future land use recommendations. Once the township trustees officially adopt the revised plan, the success of the second step, implementation of the plan, will depend upon the actions of the township.

Strict adherence to the plan's recommendations is advised, however, departure from these recommendations may occur. These should be kept at a minimum, and the degree of modification small. The Danbury Township Land Use Plan 2011-2017 is a flexible document, and it should be revised as trends change in the future.

The township zoning officials should also consider the committee's recommendation and suggestions concerning the zoning districts and uses. Consideration and discussion of these suggestions may result in needed zoning text revisions. The text changes will only strengthen the goals of the plan in Danbury's future growth pattern.

LAND USE PLAN

2011 - 2017

-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Lakeside
-  Recreational-Commercial
-  Commercial
-  Manufacturing

