

RECORD OF PROCEEDINGS
Danbury Township Zoning Commission

Minutes of

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held January 3, 20 18

The Danbury Township Zoning Commission was called to order at 6:36 p.m. at the Danbury Township Meeting Room by Chair, Jodi Kopanski. The pledge of allegiance was recited and the roll call showed the following present: Ms. Jodi Kopanski, Mr. Richard Kracer, Mr. Vito Kaminskas, Mr. Michael Brown and Mr. Robert Strauss. Also present were Kathryn Dale, Zoning and Planning Administrator and Cheryl Harmsen, Zoning Assistant. No visitors were present.

Approval of the December 6, 2017 Minutes

Mr. Brown made a motion to approve the minutes for the December 6, 2017 meeting. Mr. Kaminskas seconded the motion. All Ayes. The motion carried.

Public Hearing

There was none.

Old Business

There was none.

New Business

There was none.

Other Business

Ms. Dale reviewed Legal Counsel's proposed changes to the Organization, Procedures, Rules and Regulations (By-Laws) of the Zoning Commission. Ms. Dale stated, most of legal counsel's recommended changes eliminated wording that was already in Section 519.04 of the Ohio Revised Code and 7.5 of the Zoning Resolution. These Sections will now be attached to back of the by-laws.

Tie vote situations were also discussed. Failure to receive majority vote results in the denial of applications. This would apply if an application resulted in a tie vote as well. It was decided to initiate a Text Amendment to the zoning resolution that would prevent the need to deny a decision when there is a tie vote and allow the application to come back before the Commission on the next agenda when a full Commission may be present.

Ms. Kopanski made a motion to accept the By-Laws with the changes as discussed, seconded by Mr. Strauss. The roll call vote was as follows: Mr. Brown – yes; Mr. Kracer – yes; Ms. Kopanski – yes; Mr. Strauss – yes; Mr. Kaminskas – yes. The motion carried.

The Board discussed the 2018 Zoning Commission meeting schedule, noting that their normal July meeting date would fall on the 4th, so should they have any cases for that month, they would have to meet instead on Thursday, July 5, 2018. The Commission approved the meeting schedule as presented.

Ms. Dale gave an overview of the newly adopted Land Use Plan highlighting the implementation section provides for some direction on things for the Commission to begin considering and addressing.

The public's comments became the strategies for this Land Use Plan. Based on public feedback, corridor enhancement was a high priority along with park expansion around Meadowbrook Park by providing bike trails and access from more directions. There was also interest in park expansion location at the end of Danbury Station Road by the old Hank's on the Bay and the State fishing pier for more hand powered access to the water. Ms. Dale added, for the Economic Development section, the plan is now getting away from establishing hard lines on what should be commercial in certain areas, providing the Commission with more flexibility. A key factor for future commercial is that it should be job producing. She asked them to familiarize themselves with this document because this Commission is going to be referring to it more than any other Board.

The Zoning Commission than reviewed the specific strategies in the Land Use plan related to zoning and the Commission and prioritized which goals and strategies they wanted to try to accomplish first. Ms. Dale had distributed to the Commission a summary chart that included all the strategies she thought was most applicable to them.

Ms. Dale asked if any of the board members for other items were not in the Land Use plan that need to be addressed. Mr. Kracer asked that the accessory building height be reviewed and also requested future discussion regarding solar fields. Ms. Kopanski requested future discussion regarding Commercial setbacks and how it effects parking requirements. Mr. Brown asked for future discussion regarding building height calculation. Ms. Kopanski asked for a review of the floodplain language. Ms. Dale shared with the Commission that FEMA is in the process of changing their flood plain maps to coastal flood zones and some areas of the Township will require stilt construction, therefore effecting building height.

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Reports and Communications from Members and Staff

There was none.

Public Comments Regarding Zoning Items Not on the Agenda.

There was none.

Adjournment

The Chair asked for a motion to adjourn. Mr. Kracer moved to adjourn the meeting and Mr. Brown seconded the motion. All Ayes. The motion carried.

The meeting was adjourned at 8:07 p.m.

RECORDING SECRETARY

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ZONING COMMISSION