

**RECORD OF PROCEEDINGS**  
**Danbury Township Zoning Commission**

Minutes of

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held

March 7,

20 18

The Danbury Township Zoning Commission was called to order at 6:30 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. Michael Brown, Mr. Robert Strauss and Alternate Jack McGrew. Mr. Vito Kaminskas was excused. Also present were Kathryn Dale, Zoning and Planning Administrator and Cheryl Harmsen, Zoning Assistant.

**Approval of the February 7, 2018 Minutes**

Mr. Brown made a motion to approve the minutes for the February 7, 2018 meeting. Mr. Kracer seconded the motion. All Ayes. The motion carried.

**Public Hearing**

There was none.

**Old Business**

There was none.

**New Business**

Ms. Dale stated this is a worksession to review the proposed changes to Article 7.0. These proposed changes have been reviewed by Jeff Stopar, the Township's Legal Counsel specifically on zoning matters. We are all bound by the zoning resolution but the Board of Zoning Appeals is most affected because the State statute does not stipulate as much about their rules, procedures and process as much as it does for Zoning Commission. Board of Zoning Appeals has to follow what is in the code. Proposed language changes address Zoning Commission Elected Officers term limit of 3 years, the Board of Zoning Appeals limit of 2 years and in the case of a tie vote, the application shall be placed on the next agenda for both Boards.

Ms. Dale explained instead of having to change the language every time the O.R.C. 519.12 changes, the language will now state the zoning resolution or map must follow the procedures stipulated in O.R.C 519.12 and any amendments thereof are adopted herein.

Mr. Kracer asked if each change requires a vote this evening. Ms. Dale explained they have to follow the ORC requirements that the initiation of an amendment must hold a public hearing no less than 20 days and no more than 40 days between a motion and the hearing. There was not enough time to present these changes to make Regional Planning agenda for March. Therefore, at the Commission's April meeting, a motion regarding these changes will be required at that time, followed by a review from Regional Planning. This Commission will hold a then hold public hearing regarding this matter at the May meeting. Ms. Kopanski stated in actuality, the Trustees have the final decision.

Ms. Dale shared she has eliminated much of the language that refers to 'supplements'. The reference of 'supplements' is nowhere in the O.R.C. Additionally, the notification language on page 7-6 can mostly be eliminated because the O.R.C already addresses notification requirements in which this Commission is required to follow.

Ms. Dale shared there is a new House Bill being considered in Columbus. If House Bill 500 gets passed, the Commission will have the option of referring proposed changes to Regional Planning Commission. Therefore, at this time, 7.6.3. will have two 'B' options. The first option is for the mandatory requirement of sending amendment applications to them, and the second option offers language if HB 500 is passed. Ms. Dale added that one of these two options will go away depending on if that bill is passed or not. Ms. Kopanski stated basically this Township will follow State law however it ends up being written. Ms. Dale stated the last proposed change is to the fee information in Section 7.7 for the Board of Zoning Appeals, basically clarifying they may charge for filing an application.

Ms. Dale gave a brief review of future changes she would like to make that will be intended to better organize the Resolution, essentially consolidating Article 6 & 7 and then moving the parts of Article 3 that are applicable to all zoning districts in with Article 5 where there are other requirements that are also applicable to all zoning districts. A little reorganization should help locate information instead of having to look in two different areas of the resolution.

**Other Business**

There was none.

**Reports and Communications from Members and Staff**

There was none.

**Public Comments Regarding Zoning Items Not on the Agenda.**

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There was none.

**Adjournment**

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

The meeting was adjourned at 6:58 p.m.

Cheryl Hermanson  
RECORDING SECRETARY

Joe Wapowski  
Cheryl Kracer  
Robert Steen  
Jack W. McGraw

ZONING COMMISSION