

REGULAR MEETING

AGENDA

DANBURY TOWNSHIP BOARD OF ZONING APPEALS

Wednesday, October 17, 2018

6:30 p.m.

MEMBERS

Sherry Roberts - Chair

Joseph Fetzer – Vice-Chair

Brad Bauer - Member

Sharon Michael - Member

Loretta Grentzer - Secretary

Cathy Bertovich - Alternate

Clyde Shetler - Alternate

STAFF

Kathryn A Dale, AICP, Zoning Inspector

Cheryl Harmsen, Recording Secretary

MEETING PROCEDURE: The Board of Zoning Appeals is a quasi-judicial Board. Our primary function is to hear testimony and issue decisions. Unlike other Township boards and commissions, we only hear relevant, sworn testimony from the Appellant, his/her duly appointed agent or attorney, and any other person with standing to testify in a particular matter. The Appellant has the right to cross-examine any testimony given. Our hearings are open to public attendance, but public comment, opinion and discussion are not considered testimony and will not be heard.

Please wait until you are recognized by the Chair, proceed to the podium, and state your name and address so that your comments may be properly recorded. Applicants are to limit their testimony to fifteen (15) minutes, including any information presented by his/her duly appointed agent or attorney. Other persons with standing to testify are to limit their remarks to three (3) minutes or less. These limitations may be extended if the Board requests or approves further testimony.

I. Call to Order.

II. Pledge of Allegiance.

III. Roll Call.

IV. Adjudication Hearings.

a. **Continuation - Withdrawn**

BZA-2018-149 171 Lynn. Request for an Area Variance to Section 3.1.5 to allow for a new single-family home to be built in the same general location with a 0' front yard setback (5' required) and 1' south, side-yard setback (3' required). **Skip & Amy Skolnik, Owner/Applicant; Travis Mayer/Agent.**

b. **BZA-2018-215 171 Lynn.** Request for an Area Variance to Section 7.9.3 to allow more than a 20% addition onto a nonconforming structure (237.6s.f. allowed/ 889.34s.f.; 75% proposed). **Skip & Amy Skolnik, Owner/Applicant; Travis Mayer/Agent.**

c. **Tabled from 09.19.18**

BZA-2018-178 7185-7233 E. Harbor Road. Request for a Conditional Use in accordance with Section 3.1.10.C.ii & Section 4.2 for a 29 site expansion to an existing 119 site Recreational Camp/Campground. Also requesting Area Variances to Section 4.2.2.iii to allow 4 camp sites to encroach into the south, side-yard setback (45' required/20' proposed) and Section 4.2.2.v to allow a road right-of-way to encroach into the 20' buffer, and Section 4.2.2.vi to alleviate the required open space (25%; 2.08ac. required/ 0% proposed) **Tom Steinbrick, Agent/ Shady Shores LTD, Owner.**

d. **BZA-2018-211 8230 E. Harbor Road (Former Prehistoric Forest).** Request for a Conditional Use in accordance with Section 3.1.10.C.ii and Section 4.2 for a 108 site Recreational Camp/Campground. Also requesting Area Variance from Section 4.2.2.i to allow use on less than 10 acres (7.83ac. proposed). **Takedown Investments, LLC, Owner/ BEC Associates, Rod Gillespie, Agent.**

V. Approval of September 19, 2018 Board of Zoning Appeals Meeting Minutes.

VI. Signing of Decision Sheets.

- a. **BZA-2018-155 344 Vine.** Request for an Area Variance to Section 5.6.8 to allow for a 6'5" high privacy fence from natural grade on the north, side property line where 4' is the maximum allowed height and a 7' high privacy fence from natural grade on the west, rear property line where 6' is the maximum allowed height. **Jack & Pam Allen, Owners/ Tom Dearth, Agent.**
- b. **BZA-2018-173 169 Hidden Beach.** Request for an Area Variance to Section 7.9.3 to allow for an addition onto a nonconforming structure to exceed 20% (230.4s.f. allowed/ 340s.f. proposed; 29.5%) **David & Suzanne Cassel, Owners/Applicants.**

VII. Old Business.

VIII. New Business.

IX. Other Business.

X. Reports & Communications from Members & Staff.

XI. Adjournment.