

Held October 3, 2018

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, Alternate Jack McGrew and Alternate Susan Dress. Mr. Vito Kaminskas was excused. Also present were Kathryn Dale, Zoning and Planning Administrator. No Visitors were present.

Approval of the September 5, 2018 Minutes

Mr. Strauss made a motion to approve the minutes as presented for the September 5, 2018 meeting. Mr. Kracer seconded the motion. All Ayes. The motion carried.

Public Hearing

The Chair reviewed the procedures for the meeting and announced the application is for a Text Amendment. This Commission is a recommending body to the Board of Trustees. Staff will review what hearings have taken place regarding the application, but essentially this is the 2nd hearing of a 3 hearing process. Following the hearing this evening, the Commission’s recommendation will be forwarded onto the Township Board of Trustees at their next regular meeting. Upon receipt of this Commission’s action, the Trustees will establish at that meeting when they will schedule a public hearing on this application. All notifications for our hearings are published in the Port Clinton News Herald 10 days prior to the hearing. Final action to approve or deny is made by the Board of Trustees.

The Chair asked Mrs. Dale to introduce the first case of the evening.

Public Hearing

ZC-2018-182

Text Amendments

Request for Text Amendments to Art.2, adding new definition #25 “Building Footprint” and amending definitions #70 “Floor Area” and #96 “Lot Coverage”. Article 5, Section 5.2.B clarifying parking standards when more than 50% of a structure is modified. Article 5, Section 5.5.7.C.i.e, remove reference to ‘reproduction value’ and replace with specific structural requirements for Nonconforming Signs. Article 7, Section 7.9, restructure entire section on Nonconforming Uses into like categories. Primary modifications include removing reference to ‘reproduction value’ and replace with floor area square footage requirements and to include a provision addressing the relocation of nonconforming structures. Danbury Township, Applicant.

The Chair asked if there was any member who would have a conflict and wished to abstain. There were none. The Chair asked for a motion to open the public hearing. Mr. Kracer made the motion, Mr. Strauss seconded the motion. All were in favor and the motion carried.

Ms. Dale stated that this Commission is familiar with the recommended amendments since they have held two work sessions regarding the language. She stated Definition #70 for Floor Area was modified as they discussed last month to exclude basements from the floor area calculation. She shared that in regards to Section 7.9.3.B a statement was added at the end clarifying that a nonconforming structure may be lifted in place and set right back down in the same location. Ms. Dale asked the Commission if there were any other changes or corrections that needed to be made. There were none. Ms. Dale shared that the Ottawa County Regional Planning Commission met September 18, 2018 and unanimously recommended approval. She stated that Mark Messa, Director praised the wording about nonconforming signs and that two other jurisdictions were interested in the language proposed about demolishing 75% because they too refer to “Reproduction Value” in their respective zoning codes.

There was no one from the public present.

The Chair asked for a motion to close the public hearing. Mr. Kracer made the motion, Mr. Strauss seconded the motion. All were in favor and the motion carried.

The Chair reviewed the decision criteria. Mr. Brown made a motion to approve case ZC-2018-182, as presented herein and found that Decision Criteria “iii”, “iv” & “v” of Section 7.6.7.A. of the Danbury Zoning Resolution was satisfied, and furthermore that the benefits of said request outweighs any potential pitfalls presented this evening. Mr. Strauss seconded the motion. The roll call vote was as follows: Mr. Strauss - yes; Mr. Brown - yes; Mr. Kracer - yes; Ms. Kopanski - yes. All in favor, the motion carried 4-0.

Old Business

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Mr. Brown asked that in the future dates are added to the drafts and final presented version on the text included in their packets so they can hang onto the information until the zoning code is updated at the end of the year.

New Business

There was none.

Other Business

There was none.

Reports and Communications from Members and Staff

There was none.

Public Comments Regarding Zoning Items Not on the Agenda.


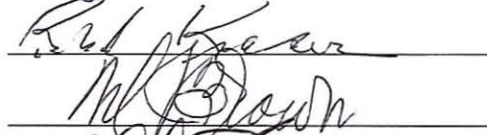
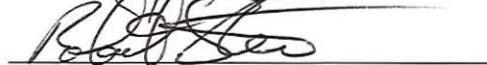
There was none.

Adjournment

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

The meeting was adjourned at 6:40 p.m.


RECORDING SECRETARY

ZONING COMMISSION