

0177

RECORD OF PROCEEDINGS
Danbury Township Zoning Commission

Minutes of

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held December 5, 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, Mr. Vito Kaminskas, and Alternate Susan Dress. Alternate Jack McGrew was excused. Also present were Kathryn Dale, Zoning and Planning Administrator and Cheryl Harmsen, Zoning Assistant. No visitors were present.

Approval of the November 7, 2018 Minutes

Mr. Kracer made a motion to approve the minutes for the November 7, 2018 meeting. Mr. Strauss 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 our hearing this evening, our recommendations will be forwarded onto the Township Board of Trustees at their next regular meeting. Upon receipt of our action, the Trustees will establish at that meeting when they will schedule a public hearing on this application. All notifications for these 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 the Zoning Administrator to introduce the first case of the evening.

ZC-2018-232
Text Amendments

Request for Text Amendments to Article 5, Section 5.6 to exempt Danbury Township, Danbury Local School District and Lakeside from fence height and opacity requirements for athletic fields or courts and perimeter security fences. Also to remove reference to hedges or landscaping within this section and the title. Danbury Township is the Applicant.

No members had conflict of interest or abstained.

Mr. Brown made a motion to open the public hearing and Mr. Kracer seconded. All were in favor and the motion carried.

The Chair asked Ms. Dale the Zoning Administrator to give the Commission an overview of this application. Ms. Dale explained this came about due to the school facility and the improvements they are making to have a softball field and they've removed the chain link fencing around the football field and put up a black aluminum fence where the chain link fence once was. There are some other issues that require permits and the Township is working with the school to resolve it. The negotiation was that we would exclude them from having to get permits for the fence as it relates to the fields. The other item is to eliminate from the Resolution, the reference to "hedges" and landscaping requirements since landscaping does not require a permit to begin with. It's difficult to enforce because trees grow and since we would have no idea where they are being installed, to try to come back onto a property owner later to ask them to cut them back or remove them all together would be unfair.

Ottawa County Regional Planning met and reviewed this request on November 20th, and recommended unanimous approval as presented. Regional Planning advised the other Townships may want to consider the same on the "hedge" language.

Mr. Kaminskas asked if there were any other entities that fall under this exemption within Danbury Township. Ms. Dale answered that the only other ball fields are at James Park in the Village of Marblehead. The school, the Township and then Lakeside has tennis and pickleball courts. Mr. Kaminskas asked if Danbury's dog park was in compliance. Ms. Dale confirmed the dog park is in compliance.

There was no one from the public present. Mr. Brown made a motion to close the public comment segment of the hearing, seconded by Mr. Strauss. All were in favor and the motion carried.

The Commission deliberated and considered the 5 Decision Criteria for this request. Mr. Kaminskas made a motion to approve case ZC-2018-232, as presented herein, hereby finding that Decision Criteria "ii", "iii" and "iv" of Section 7.6.7.A. of the Danbury Zoning Resolution is satisfied, and furthermore that the benefits of said request outweighs any potential pitfalls presented this evening. Mr. Kracer seconded the motion.

The roll call vote was as follows: Mr. Brown – yes; Mr. Kracer – yes; Mr. Strauss – yes; Ms. Kopanski – yes; Mr. Kaminskas – yes.. All in favor, the motion carried 5-0.

The Chair stated the Application has been recommended for **APPROVAL**. The final decision hearing will be before the Board of Trustees.

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Old Business

There was none.

New Business

There was none.

Other Business

There was none.

Public Comments Regarding Zoning Items Not on the Agenda.

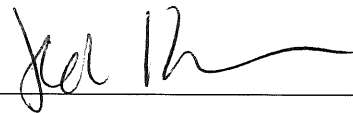
Ms. Dale stated Richard Kracer and Jack McGrew were both reappointed for 5 year terms. These terms will expire in 2023 and the organizational meeting will be the first meeting in 2019 whether it is in January or February. The organizational meeting could possibly even be held in March because after the first of the year she will be sending all the text and map amendments to the company that codifies them. Those will not be available by the January meeting and her preference is that they receive all the changes at once and not getting it piecemeal.

Adjournment

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

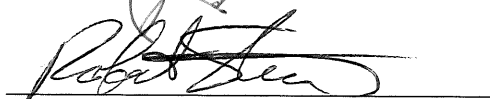
The meeting was adjourned at 6:45 p.m.

RECORDING SECRETARY









ZONING COMMISSION