

## Danbury Township Zoning Commission

March 4,

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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. The roll call showed the following present: Ms. Jodi Kopanski, Mr. Richard Kracer, Mr. Michael Brown, Mr. Robert Strauss, and Alternate Ms. Susan Dress. Mr. Vito Kaminskas was excused. Also present were Kathryn Dale, Zoning and Planning Administrator. No visitors were present.

### Approval of the February 5, 2020 Minutes

Mr. Brown made a motion to approve the minutes for the February 5, 2020 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 shared that the Board of Trustees have appointed a new Alternate, John Basilone, to fulfill Mr. McGrew's unexpired term, and he will be at the next meeting in April. Ms. Dale also shared that Mr. Basilone has BZA experience from when he lived in the Medina area.

### Other Business

**Worksession & Discussion on Zoning Resolution.** Ms. Dale stated that she provided to them some considerations for additional uses in primarily the "C-2", "R-C", "M-1" and "M-2" zoning districts. Some of these uses also provide definition language. Proposals include:

- Removing "Junk-Yard" and better defining what Automotive Salvage and/or Wrecking is, then listing it as a permitted use in the "M-2" zoning district.
- Adding Banquet Hall as a permitted use in the "C-2" and "R-C" zoning districts as well as defining it.
- Adding Brewery as a permitted use in the "M-1" and "M-2" zoning district and defining it. This is typically more large-scale production compared to a micro-brewery. Also adding Micro-Brewery as a permitted use in the "C-2" and "R-C" zoning districts and defining it.
- Adding Distillery as a permitted use in the "M-1" and "M-2" zoning district and defining it. This is typically more large-scale production compared to a micro-distillery. Also adding Micro-Distillery as a permitted use in the "C-2" and "R-C" zoning districts and defining it.
- Adding a Distribution Center as a permitted use in the "M-1" and "M-2" zoning district and defining it.
- Adding Financial Institutions and Funeral Homes as a specified permitted use in the "C-2" and "R-C" zoning district and defining them. Also adding Banks & Financial Institutions as a permitted use in the "C-1" zoning district. This is proposed in part because they already exist, but are not specifically listed.
- Adding Laboratories (Research & Development-type) as a permitted use in the "C-2", "R-C", "M-1" and "M-2" zoning districts as well as defining it.

Mr. Brown recommended adding Micro-Brewery & Micro-Distillery to the "C-1" zoning district as well since it requires some sort of bar/restaurant or retail which is also permitted in this zoning district and then changing a "Restaurant" from a conditional use to a permitted use in the "C-1" zoning district. There were no objections from the other Commission Members.

Wholesale business was listed as a permitted use in the "M-1" and "M-2" zoning districts and the Commission recommended that it also be permitted in the "C-2" zoning district. There were two wholesale business listings that were somewhat conflicting, so the Commission recommended eliminating the one that was more restrictive.

The Commission also recommended that Solar Fields or Solar Farm be permitted in the "M-1" and "M-2" zoning district and defining it. Ms. Dale will prepare some language on this for their review at the next meeting.

Some uses were also proposed to be added to the more intensive zoning districts if they were permitted in the less intensive zoning districts. This included listing:

- Airports & landing strips as a conditional use in the "M-1" and "M-2" zoning district.
- Allowing churches in the "R-C" zoning district.
- Allowing commercial shipping & docking facilities in the "M-1" zoning district.

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- Allowing composting facilities in the “A” zoning district. This accommodates the Township operation behind the dog park and farming activities involving compost.
- Allow Private or commercial fishing related businesses in the C-2 zoning district.
- Allow mini-warehousing in the “M-2” zoning district.
- Allow nurseries and greenhouse operations in the “M-1” and “M-2” zoning districts.
- Allow print shops and publishing in the “M-1” zoning district.
- Allow professional services such as attorney and doctor’s offices in the “R-C” zoning district.
- Allow Public community facilities in all zoning districts since it’s essentially the same as government owned buildings and facilities.
- Allow indoor & outdoor recreational facilities in the “M-1” & “M-2” zoning district.
- List Temporary uses as permitted with conditions. All such uses are outlined in Article 4.
- Allow two-family dwellings in districts that have lot size regulations already established for such use.
- List low impact windmills the same as high impact windmills.

Ms. Dale distributed average setbacks for the “C-2” & “R-C” zoning districts along the major thoroughfares. There was discussion on whether the setbacks for these zoning districts are too restrictive and forcing many existing businesses to be nonconforming. There was also discussion on providing increased setbacks to said districts when they abut a residential structure or district. Most of this discussion was tabled until next meeting to look at the mean/median setback for each district.

Ms. Kopanski and Ms. Dale had a discussion on whether the “R-C” setbacks should be the same as the “C-1”. Ms. Dale expressed that the “R-C” over the years has become more like the “C-2” zoning district and the “C-1” was intended for more neighborhood, corner store type uses. Ms. Kopanski stated she understood, but those same uses are in many of the “R-C” zoning districts as well on small lots. More discussion is to be had on this at the next meeting also.

Ms. Dale shared that she is recommending the height limitation in the “M-1” & “M-2” zoning districts be lowered to 40’. The current height limit of 75’ and 100’ would be 7-10 story structures and not fitting for this area. Ms. Dale stated that this was probably listed this way for factory chimneys or factories in general which are typically not built any more as multi-story structures. Aside from that, there are some height exceptions that are already listed in Article 5 that would likely accommodate an administrative variance if necessary. The Commission did not express any objects to the proposed building height reductions in these zoning districts.

Ms. Dale also shared that she has added a restriction that all parking areas must be setback at least 5’ from the property lines and removed the language that any landscaping plans have to be reviewed by the Zoning Commission. She also added a parking requirement for athletic fields. There were no objections from the Commission Members on these recommendations.

### **Reports and Communications from Members and Staff**

**Bike Trail.** Mr. Kracer shared that there was a County Park Board meeting recently and they are going to be trying to put a levy on the November ballot for \$900,000. He expressed his opposition to this study and stated that according to the Ohio courts, a park district does not have eminent domain rights to acquire land.

**Roundabouts.** Mr. Strauss shared that he’s heard the State is exploring putting in a roundabout at the 269 interchange with Route 2, 269 & E. Port Clinton Eastern Road and at 163 & Northshore Blvd. He also shared that there will apparently be some sort of open house or presentation at the Senior Center in August.

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

There was none.

### **Adjournment**

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

The meeting was adjourned at 8:05 p.m.



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