

TOWNSHIP BOARD OF TRUSTEES REGULAR MEETING

August 26, 2020

Trustee Dress called the meeting to order at 6:10PM. The Pledge of Allegiance was recited. Roll call: Trustee Dress, Hirt, and Rozak, were present and Fiscal Officer Assistant Susan Dress. Excused: were department heads and Fiscal Officer Carolyn Adams. There were no visitors. Approval of minutes from the July 22nd, and August 8th meetings were approved on a motion by Mr. Hirt and seconded by Mr. Dress. All voted aye.

Correspondence

- The Ottawa County Budget Commission was issued an estimate of \$23,739.04 for local government funds expected in fiscal year 2021. (See the correspondence folder).
- Ottawa County Historical Society

Fire:

See report. Mr. Hirt approved the necessary funds for the design and development phase for the new fire station. Second by Mr. Dress. All aye. The variants in construction chart was reviewed by the board. The Medicount Management semi-annual report was provided.

Roads

- Sackett Cemetery nothing to report
- Mowing and maintaining the road right of ways and Township Parks
- Township Clean-up days went exceptionally well.
- Trustees signed a TRQ to determine the end terminus of Northern Avenue.

Police

Chief Meisler reported 286 incidents to date in August. Officer Logan Bethard was sworn in as Patrolman of Danbury Township and Constable on August 24th.

FIRE

Chief Kahler provided the following report:

		Fire & Ems Run Details				
	EMS	Fire	MVC*	Alarm **	CO***	Mutual Aid
8-26-2020	55	5	3	5	0	0
Year to date	457	28	23	52	6	3
Total	569					

*Motor Vehicle Crash(es)

** Alarm Activation(s)

***Carbon Monoxide Investigation(s)

The variants in the construction chart was reviewed by the board. Mr. Hirt approved the necessary funds for the design and development phase for the new fire station. Second by Mr. Dress. All aye. The Medicount Management semi-annual report was provided.

Zoning:

Permits

To-date this month there has been 29 permit applications submitted/processed totaling \$2,428.18 collected in fees and BZA balances.

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Board & Commission Activity

The Board of Zoning Appeals –

The BZA held a Special adjudication hearing Tuesday, August 18, 2020, via Zoom on the following cases:

- a. **BZA-2020-130**
Approved as Presented
177 S. Bridge Road (Lakeshore Canvas). Request for an Area Variance from Section 3.5 to allow for new 60' x 80' commercial building to encroach in to the east, rear-yard setback (5' proposed/15' required) and south, side-yard setback (4' proposed/ 10' required). **Nate Schmitt, Owner/ Applicant.**
- b. **BZA-2020-166**
Approved as Presented
7957 Riedmaier. Request for an Area Variance from Section 5.1.7 to allow for an addition onto the existing home to encroach into the west, side-yard setback (1.25' proposed/ 5' required). **James Rudolph, Owner/ Lee Short, Agent.**
- c. **BZA-2020-169**
Approved as Presented
185 Lynn. Request for an Area Variance from Section 3.5 to allow for a porch addition to be 0.7" from the west, front property line (5' required), 2'6" from the north, side property line (3' required), a hallway addition to be 2'7" from the north, side property line (3' required), and to increase the lot coverage from 46.9% to 69.5% (55% required/ 6.53% new) Also request a variance from Section 7.12.3.C to allow more than a 20% addition onto a nonconforming structure [371.2s.f. allowed/ 1,222s.f. proposed (65.8%); 160s.f. new (8.6% increase)]. **Gary Pierce, Owner/ Applicant; Travis Mayer/ Agent.**
- d. **BZA-2020-171**
Approved as Presented
163 Vine. Request for an Area Variance from Section 5.2.2. to allow for a new shed to encroach into the south, side-yard setback and east, rear-yard setback (0' proposed/ 3' required). **Ralph & Rina Oxley, Owners/ Applicant.**

The BZA held their Regular adjudication hearing Wednesday, August 19, 2020, via Zoom on the following cases:

- a. **BZA-2020-172**
Approved as Presented
2027 Arlington. Request for an Area Variance from Section 5.1.7 to allow for a covered front porch to encroach into the west, front-yard setback (13' proposed/20' required) and the north, side-yard setback (0' proposed/5' required) and to Section 7.12.3.A to allow more square footage onto a nonconforming structure than permitted [310s.f. (26.7%) proposed/232s.f.(20%) permitted]. **Kenneth Ensman & Julie Swanger, Owners/Applicants; Scott Harris, Agent.**
- b. **BZA-2020-174**
Approved as Presented
8456 E. Bayshore. Request for an Area Variance from Section 5.2.1.C.ii to allow for a detached garage to encroach into the south, rear-yard setback (1' proposed/ 5' required). **Felix & Sharon Polanco, Owners/Applicants.**
- c.. **BZA-2020-175**
Approved as Presented
466 Church. Request to for an Area Variance to Section 5.2.1.A.ii to allow for an accessory structure to exceed 2,000s.f. (3,750s.f. proposed) and Section 5.2.1.C.i to exceed the maximum height of 20' (22'8" proposed) **Richard Henry, Owners/Applicant.**

The Zoning Commission -

The Board of Trustees will hold a public hearing September 9, 2020 at 5:45p.m. on the following case:

- a. **ZC-2020-143 0, 419 & 479 S. Lightner Road.** Request for a Map Amendment from "A" Agricultural to "R-C" Recreational Commercial for PIN# 0141174415277000 (Sec. 4, part of Lot 16 NW Corner 70'x 125' Firelands Survey – 0.200ac.), 0141866525006000 (35.543acres) & 0141866525006001 (7.324ac.)(both Sec. 4, part of Lot 16 Firelands Survey) consisting of 43.067 total acres. **Francisco &**

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Pamela Davis-Guerra, Owner/Applicant; R. Brian Hunt, Owner/Applicant; Holly Hunt, International Animal Exchange/ Agent; Rod Gillespie, BEC Associates/Agent.

Department Updates

- Nothing new to report.

Violations/ Complaints:

ILLEGAL RENTAL:

None.

ILLEGAL CAMPERS:

None.

JUNK & DEBRIS:

248 Erie Beach (*Misc. household Junk & Debris & Junk Cars – Richards*)

Open

08.12.20 was the bench trial for this case. The judge issued a \$250 fine (\$500 was possible) suspending \$100 provided that the owner complies with the zoning requirements within 60 days (October 11th).

Prior Info: Complaint was received 03/19/20 regarding the condition of this property. Letter was sent to the property owner via Certified Mail on 04/02/20. Letter attached for your review. Owner signed for and received his letter 04/08/2020. Upon reinspection 04/22/20 the yard has been slightly picked up, they have removed some recreational vehicles so they are in compliance with only 3 items on the property. They have not removed 2 junk vehicles and another letter was sent to them 04/24/20. This will be reinspected this week to see if any additional improvements have been made. Final Notice letter was sent via Certified Mail May 19, 2020. Owner is refusing to claim the letter at the post office. Letter sent via regular mail also. Next step if failure to correct will be filing a complaint with Municipal Court. Complaint filed with Municipal Court 06.19.20 for 2 junk vehicles and exceeding allowable number of recreational vehicles on the property. Hearing is to be held morning of 07.08.20. Will give Trustee Rozak update of outcome. Owner pled Not Guilty which is now causing this case to go before the Muni Court as a bench trial which is scheduled to take place August 12, 2020 at 9:00a.m. KAD will update Trustee Rozak following the proceedings.

TALL GRASS:

8569 & 8581 Billings (*Tall grass– Kowalski*)

CLOSED

All grass and weeds were cut as of 08.12.20.

Prior Info: Complaint was received 07.08.2020 regarding tall weeds around the trees and house and a couch out in the yard. Certified letter was sent later the same day. Owner signed for and received the letter 07.10.20 and called last week about it. Will be re-checked 07.24.20. Nothing has been done as of 07.29.20 despite yard being mowed. Second letter sent 07.31.20. Delivered 08.03.20.

CONSTRUCTION WITHOUT PERMITS:

1800 Anna (*Covered Patio w/out Permit – Molnar*)

CLOSED

Owner applied for and received proper permits 08.11.20.

Prior Info: Letter sent to owner regarding a substantial patio covering that was constructed over the rear patio without proper permits.

2869 Amherst (*2nd story deck w/out Permit – Petroff*)

Open

Owner constructed 2nd story deck over rear patio. Letter sent via regular mail 08.20.20 and has until 09.04.20 to respond.

1891 Tecumseh (*Covered Patio w/out Permit – Wolf*)

Open

Owner constructed an awning cover over the rear patio. Letter sent via regular mail 08.20.20 and has until 09.04.20 to respond.

322 Gravel Bar (*Shed w/out Permit – Steinkerchner*)

Open

Owner install a shed in the rear yard. Letter sent via regular mail 08.20.20 and has until 09.04.20 to respond.

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319 Erie Beach (*Covered front porch w/out Permit – Semmelroth*)
Open

Owner constructed covered awning over front existing deck. Letter sent via regular mail 08.20.20 and has until 09.04.20 to respond.

172 Elizabeth (*Shed w/out Permit – Guy Tibbels*)

Open

Owner is actively working on getting the necessary paperwork in order.

Prior Info: A replacement shed was installed without a permit. Located partially on property not owned solely by the lot owner. Letter was sent via regular mail 06.26.20. Owner called 06.29.20 and is trying to make sure property agreements with his siblings and family business are in place and have actually been recorded.

OTHER:

None.

OLD BUSINESS

A brief discussion was held regarding the virtual meeting for the roundabout at N. Shore/Englebeck/SR 163.

NEW BUSINESS

Mr. Hirt introduced the following Resolution and moved its adoption:

RESOLUTION 15-2020

**A RESOLUTION COMMENDING RECOGNITION OF UNITED STATES VETERANS
IN RESIDENCE AT THE COTTAGES OF MARBLEHEAD**

WHEREAS, The Cottages of Marblehead, located in Danbury Township, has deemed it highly appropriate to recognize United States Veterans and, in particular, Veterans in residence at their location; and

WHEREAS, The Danbury Township Board of Trustees are deeply appreciative of this patriotic gesture and fully support the recognition of Veterans, past and present, within the Township;

NOW, THEREFORE, BE IT RESOLVED THAT: Danbury Township, by and through the Danbury Township Trustees, recognizes this highly important honoring of Veterans and that the Danbury Township Trustees hereby express their humble gratitude to The Cottages of Marblehead for this moving ceremony and dedication and the Trustees sincerely thank the Veterans in attendance and in residence for their service to our Country.

This Board finds and determines that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in open meetings of this Board, and that all deliberations of this Board that resulted in formal actions were taken in meetings open to the public, in compliance with all legal requirements, including but not limited to, Ohio Revised Code Section 121.22, except as otherwise permitted thereby.

This Resolution shall take effect and be in force from or after the earliest period allowed by law.

Mr. Dress seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Mr. Dress yes Mr. Hirt yes Ms. Rozak yes

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RESOLUTION 16-2020

Ms. Rozak moved the adoption of the following resolution:

A RESOLUTION SUPPORTING THE PLACEMENT OF BUOYS ON SANDUSKY BAY IN THE VICINITY OF MARBLEHEAD ESTATES AND YACHT CLUB FOR SAFETY PURPOSES

WHEREAS, Marblehead Estates and Yacht Club located on Bayshore Road in Danbury Township has requested the assistance of the Danbury Township Board of Trustees for placement of no wake/safety buoys on the waters of Sandusky Bay in the area that constitutes the frontage at this subdivision; and,

WHEREAS, Marblehead Estates and Yacht Club will accept full responsibility for purchase, placement, maintenance, removal and replacement of these buoys as needed; and,

WHEREAS, the Danbury Township Board of Trustees are fully supportive of Marblehead Estates and Yacht Club's desire to institute these measures for water safety at their subdivision;

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF TOWNSHIP TRUSTEES, that the request for buoy placement by Marblehead Estates and Yacht Club is approved by the Danbury Township Board of Trustees. It is hereby found that all formal actions of this Board concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Board, and that all deliberations of this Board that resulted in this formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Motion seconded by: Mr. Hirt Upon roll call on the adoption of this Resolution, the vote was as follows: _Mr. John Paul Dress yes Mr. David M. Hirt yes Ms. Dianne M. Rozak yes_ This resolution shall become effective immediately upon its adoption.

FISCAL BUSINESS

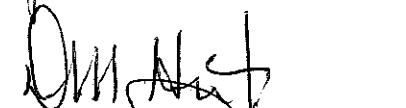
A motion by Ms. Rozak and seconded by Mr. Dress to approve the payroll and bills totaling \$63,207.92 for the period 8/13 – 8/26. Roll call was unanimous and motion carried. Ms. Rozak motioned and Mr. Hirt seconded the acceptance of the June bank reconciliation. Roll Call all voted yes.


There being no further business before the Board, Mr. Dress moved and Ms. Rozak seconded a motion to adjourn at 7:35 p.m. Motion carried.



Fiscal Officer







Danbury Township Board of Trustees