

## Danbury Township Board of Zoning Appeals

September 16,

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The Danbury Township Board of Zoning Appeals was called to order at 6:40 p.m. by the Chair, Joseph Fetzer. The Pledge of Allegiance was recited.

The roll call showed the following members present: Chair, Joseph Fetzer, Mr. Clyde Shetler, Ms. Lisa Bauer, Ms. Sherry Roberts and Alternates, Mr. Gregory Huffman and Ms. Patty Zsigo. Vice-Chair, Loretta Grentzer was excused. Ms. Dale stated the record will show that Mr. Huffman will be seated in Ms. Grentzer's place and that Ms. Zsigo was free to leave the meeting. Also present was Kathryn Dale, Zoning & Planning Administrator. Visitors present were Samantha Puckett, Anthony Puckett, Fred & Julie Reinhart, and Scott & Debra Lauer.

Ms. Dale read the rules of order for the meeting proceedings. The meeting is being held via Zoom due to the Covid-19 pandemic. Ms. Dale acknowledge everyone who joined the meeting and explained that prior to speaking, the Chair would call on everyone to give them the opportunity to speak. She asked that if they were not speaking to place themselves on mute so that any background noise was blocked. Ms. Dale explained that at the conclusion of the hearing during the Board's deliberation, the applicant and any members of the public would be placed in the "waiting room" of Zoom. She explained that they should not leave the meeting because the Board will come back and make their decision openly. The Chair asked Mrs. Dale if all the documents relating to the case had been received and were in proper order. She indicated that they were. The Chair swore-in the Zoning and Planning Administrator, Kathryn Dale.

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

**Adjudication Hearing**  
**Case BZA #2020-196**  
**5686 E. Harbor Road, Unit A-1**  
**Puckett**

**Request for Conditional Use in accordance with Section 3.4 and 7.11 to allow a kennel (doggie daycare).**

The Chair asked if there were any Board members who would have a conflict and wished to abstain from this hearing. There were none. Ms. Roberts moved and Ms. Bauer seconded the motion to open the public hearing. All were in favor and the motion carried.

The Chair asked the Zoning Administrator to give an overview of this application. Ms. Dale shared that the applicant is proposing to use the east, end unit of the Safe Harbor Development retail center (where Erie Social is) for a doggie daycare and boarding facility. The indoor tenant space is 25' x 80' and the applicant is proposing to fence in with a privacy fence a 16' x 80' grassy area next to the unit for outdoor play of the dogs. According to the applicant's tenant finish plan, there will be indoor play space, a cleaning area, space reserved for puppies, office, storage space and a front reception desk area. The applicant has provided more details about the business operation in their narrative statement.

According to the Danbury Township Zoning Resolution, the closest use that a doggie daycare would fall under is a kennel, which is defined as:

*Any lot or premises on which four (4) or more domesticated dogs and cats, more than four (4) months of age are housed, groomed, bred, boarded, trained, bought, or sold for commercial gain and which offers provisions for minor medical treatment.*

A kennel is listed as a Conditional Use in the "C-2" General Commercial Zoning District, but there are no specific standards listed for such use in Article 4. Ms. Dale concluded by reviewing the decision criteria the Board would be considering during their deliberations.

Mr. Fetzer asked if and Board Members had any questions for the Ms. Dale. Ms. Roberts said one of her concerns is the fence and butting it right up against a road and if the space will be protected enough for the animals. Ms. Dale said that it's not really a road, but rather a private lane that goes back to the storage units behind the retail space. Ms. Roberts said she understands, but there are cars going in and out of there a lot. Ms. Dale said the applicant will have to clarify, but the application identifies the fence as a privacy fence which is typically 6' high and solid, but it will likely come down to how well the fence is installed.

Samantha Puckett, Applicant/ Agent, 1906 Jeannie Drive, Marblehead, was called upon and sworn in. Mrs. Puckett reviewed the paperwork via the "shared screen" option from Ms. Dale's computer and stated it was as she had submitted. Mrs. Puckett asked if she should address the fence question first. Mr. Fetzer said that would be fine. Ms. Puckett said there is an 8" curb around this grassy area that can serve as a buffer to the fence. She said the fence will be professionally installed and is going to be asking them to install the fence into the ground so that dogs can't dig under it. She clarified that it will be a 6' high privacy fence.

Ms. Puckett said she wanted to reflect on a couple of items. She said they would like to open a doggie daycare, but it will also be a boarding facility that will be open 24/7. She intends to be available 365 days a year, so there will be year-round employment. She said there will be camera's also running

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at all times both inside and outside for owners to be able to check-in on their pets at any time. Ms. Puckett said eventually she would like to add grooming and training services. She said she herself and she knows of many others who travel upwards of 30 minutes or more to go to training and grooming, so in the future this is a service she's like to add so people in Marblehead and seasonal residents can get to somewhere a little more convenient. Ms. Puckett said she will also be selling things like food, treats, leashes, collars, bandanas, etc. Things that people are having to cross the bridge to Sandusky to get, she'd like to have available here. Something special she likes to do is homemade treats that are all natural including cakes for the animal's birthdays.

Ms. Puckett said one of the most important things is having records and vaccinations up-to-date on the dogs and animals. She said pets who are not current on their records will not be permitted in the facility. She said there is also a special vaccination that dogs have to have when they go to these types of facilities, which is an influenza shot and must be given annually. Another requirement she will have is that all the animals are on flea and tick medication, because no one wants that brought home. All dogs will also be required to be spayed or neutered unless they are under 3 months old. She said at this time the staff and patrons would also be following all Covid-19 requirements with masks and limited to one person/ visitor at a time due to spacing inside.

Ms. Puckett shared what would be offered inside the building which includes a storage room with a drain to be able to clean things as needed. She said there would be daily cleaning each evening. Hoses will be available inside and outside to be able to hydrate the animal's bowls, but to also clean any messes made. For sanitation removal, her plan at this time is to do it twice a week to avoid any smell. If it becomes a problem, they will increase this effort. She said she has spoken with a couple of other facilities and this is their common practice for outdoor feces removal.

Ms. Puckett said every dog will have to go thru an application process and written off by a veterinarian deeming them as non-aggressive. She realizes this isn't a solve-all for a little expression of aggression, but point-being is that all dogs will be watched including their behavior to ensure others aren't getting hurt. Owners will be expected to sign a waiver that the facility is not responsible for their dog's actions and there will be a time-out area for the dogs as well. She said sometimes they may show a little attitude or are just running themselves too hard that they need a calming down space. They will be sending home a doggie daycare report card as well so owners know how the dog(s) did during the day, similar to a child daycare facility on when they ate, if they ate and when they last pottied.

Ms. Puckett said she is currently in the process of getting some things lined up with Harborview Animal Hospital in the event there is an emergency the dog can be taken there or the vet can come to them to examine the dog. All employees will be certified in animal CPR and first aid as well.

Mr. Fetzer asked if these types of businesses are overseen or regulated by the Ottawa County Health District. Ms. Puckett said she did reach out to the Health Department and they told her that there are no license or inspection requirements thru them since they are not serving food per say to the animals. The owners will be required to supply their own food for their own dog. Ms. Puckett said she would prefer that someone overlook what it is they will be doing, so she's reached out to the Ottawa County Humane Society to see if that is a service they might provide. Ms. Dale spoke up and suggesting that Ms. Puckett may want to get in touch with the State of Ohio Dept. of Agriculture or the USDA because they are the agencies that regulate Monsoon Lagoon and African Safari. She stated that it is her belief that there are some State or Federal requirements regarding the Boarding of animals, so she needs to do a little more checking into that at a higher level.

Mr. Fetzer asked if and Board Members had any questions for the applicant. Mr. Shetler asked if the dogs will have access to the outdoor grassy area any anytime or only under supervision. Ms. Puckett said that the animals will not be left unattended, so someone will let the dogs out, they will not be able to come and go on their own. Ms. Bauer asked how many dogs she anticipates taking care of at once. Ms. Puckett said they are currently looking into that since she hasn't come across any regulations dictating what they can or cannot have. She said she expects in the summer months she will likely have to set some sort of cut-off number.

Mr. Fetzer asked if there was anyone with standing who wished to testify. Ms. Dale shared that in order to ensure the adjoining property owners had a chance to have a say in this hearing who may not have been able to participate in the Zoom format, she allowed written statements due to the health crises situation. She reported that one (1) emails were received September 11, 2020 from Ms. Sharon Leis-Scagneti who owns property located at 5572 E. Harbor Road, Marblehead and will be entered into the record as Leis Ex. 1. Ms. Dale read the email verbatim. Email was essentially requesting that dogs are not walked on Ms. Leis's property. Ms. Dale indicated that there was also no one else on the Zoom meeting for this case.

Mr. Fetzer asked the applicant if she wished to respond to any of the concerns in the email received from the adjacent property owner. Ms. Puckett stated that she has no intentions of walking the dogs around the premises or outside of their designated area due to liability issues should a dog slip out

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of their collar or harness. Ms. Puckett said the daycare will close by 7:00p.m., so any dogs that are staying for boarding will go out one at a time to help cut down on any late night barking.

Ms. Bauer made a motion to close the public comment segment of the hearing, seconded by Ms. Roberts. All were in favor and the motion carried.

Ms. Roberts motioned to recess into executive session to deliberate the merits of the case. Mr. Shetler seconded the motion and the roll call vote was as follows: Mr. Shetler – yes; Mr. Huffman – yes; Ms. Bauer – yes; Ms. Roberts – yes; Mr. Fetzer – yes. The motion carried and the Board recessed at 7:13p.m. Ms. Dale reminded the applicant and other non-board members that they would now be placed in the Zoom waiting room and not to disconnect from the meeting.

All participants were removed from the waiting room and brought back into the meeting. Mr. Huffman moved and Mr. Shetler seconded the motion to reconvene. The roll call vote was as follows: Mr. Shetler – yes; Mr. Huffman – yes; Ms. Bauer – yes; Ms. Roberts – yes; Mr. Fetzer – yes. The Board reconvened at 7:30p.m.

The Chair asked Mrs. Dale to read the Findings of Fact for BZA Case #2020-196:

### **With regard to Case #BZA-2020-196, a request for a Conditional Use in accordance with Section 3.4 and 7.11 to allow a kennel (doggie daycare) for the property located at 5686 E. Harbor Road, Unit #A-1.**

1. The Conditional Use **will** be harmonious with and in accordance with the **general** objectives of the Danbury Township land use plan because the plan calls for this area to be “Corridor & Commercial” area which is generally made up of non-residential uses (i.e. Commercial, Storage, Offices). There is also a “Corridor Enhancement” overlay where focus should be made to enhance landscaping, signage and access to improve the local image along Major thoroughfares in the Township. Furthermore, the goal of Economic Development is to “*Promote divers businesses, attract residents, local service and year-round, full-time employment opportunities*”.
2. The Conditional Use **will** be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use **will not** change the essential character of the same area because the business operation will primarily take place indoors in an existing commercial retail center.
3. The Conditional Use **will not** be hazardous or disturbing to existing or future neighboring uses for the same reasons as stated above in #2.
4. The Conditional Use **will not** be detrimental to property in the immediate vicinity or to the community as a whole for the same reasons as stated above in #2 & #3.
5. The Conditional Use **will** be served adequately by essential public facility and services because public utilities are currently available to the property and would remain unchanged.
6. The Conditional Use **will** have vehicular approaches to the property which **will be** designated so as **not to create** an interference with traffic on surrounding public/private streets or roads because the property has an existing vehicular approach adequate to service the site and will not cause any interference with the traffic flow from SR 163.

Mr. Shetler moved that the Board adopts the findings of fact as read by the Recording Secretary and further moved that the Board has given due regard to the nature and condition of all adjacent uses and structure; the influence of the request on adjacent properties, neighborhood and community, the uses specifically mentioned in the “C-2” General Commercial zoning district and after considering and weighing these factors, the Board finds that all Decision Standards are met:

- a. The request **is** consistent with the Conditional Uses specifically mentioned in the “C-2” General Commercial Zoning District and the intent and purpose of the zoning resolution; and
- b. There **is** a preponderance of reliable, probative and substantial testimony and evidence that **supports** the applicants request for the Conditional Use;

Therefore, the requests should be accordingly **APPROVED**.

Motion Seconded by Ms. Bauer. Roll Call Vote was as follows: Mr. Shetler – yes; Mr. Huffman – yes; Ms. Bauer – yes; Ms. Roberts – yes; Mr. Fetzer – yes. Vote 5-0 the motion passed. The Chair stated that the application has been approved and the applicant can pick up permits following the Board’s next meeting which is October 21, 2020.

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Ms. Dale explained that the applicant from this case was now free to leave the meeting or they were welcome to stay on to watch the Board complete the rest of their regular business.

### Adjudication Hearing Case BZA #2020-205 8582 Billings Reinhart

**Request for an Area Variance from Section 5.1.7 to allow for a covered front porch to encroach into the north, front-yard setback (14' proposed/ 20' required) and to Section 7.12.3.A to allow more square footage onto a nonconforming structure than permitted [708s.f. (53.3%) proposed/ 288s.f. (20%) permitted].**

The Chair asked if there were any Board members who would have a conflict and wished to abstain from this hearing. There were none. Mr. Huffman moved and Ms. Roberts seconded the motion to open the public hearing. All were in favor and the motion carried.

Chair asked the Zoning Administrator to give an overview of this application. Ms. Dale shared that the Applicant is proposing to construct a 12' x 24' covered porch addition on the north, front side of the house replacing an existing deck. The addition will be 14' from the north, front property line where 20' is required. The property is part of LakeVue Allotment which was platted in 1959. The lot is a double frontage lot with two front yards being required from both Billings & Northshore Blvd even though the property is not accessible from Northshore Blvd. The existing house is nonconforming due to front-yard setbacks not being met from Northshore Blvd. In 1997, the property received an area variance for a 20' x 24' garage addition to be 5'4" from the north, front property line. Permit #1998-004 was ultimately issued for the construction of the garage. Said garage should have received an additional variance for exceeding the 20%, but did not. The original existing house contains 1,440 s.f. Twenty (20%) percent of this would have allowed a 288s.f. addition. In 1998, 480s.f. (33.3%) was added without a variance. The new additional square footage for the porch will contain 288s.f. (20%) more for a total of 53.3%. Ms. Dale concluded by reviewing the Duncan Standard decision criteria the Board would be considering during their deliberations.

The Chair asked if both Mr. & Mrs. Reinhart would be speaking. Mrs. Reinhart indicated that she would be the only one speaking on their behalf. Julie Reinhart, Owner/Applicant, 8582 Billings, Marblehead, was called upon and sworn in. Mrs. Reinhart reviewed the paperwork via the "shared screen" option from Ms. Dale's computer and stated it was as she had submitted. Mrs. Reinhart said that they are excited about adding a covered porch area because it will give them a lot more space to enjoy the outside which is where they like to spend their time when they are here. She said they've spent the last couple of years trying to get the home cleaned up and this is their first big step of a major improvement to the house since obtaining possession of it. She said they've been saving up to make this investment and it will help correct a lot of other issues. Mrs. Reinhart said they have had some termite damage to the existing deck and so this new covering and deck will help make that right.

Mr. Fetzer asked if and Board Members had any questions for the applicant. There were none.

Mr. Fetzer asked if there was anyone with standing who wished to testify.

Debra Lauer, 256 Florence, Marblehead was called upon and sworn-in. Ms. Lauer stated that she and her husband have been here now for two years, and the Reinhart's are their neighbors behind them and they just wanted to give their support for this variance and encourage the Board Members to approve it. Ms. Lauer said that since they moved here, there have been a lot of properties, including themselves that have made improvements or put additions on. She said it's a plus for them, but also a plus for all of the other homes in the area. Ms. Lauer agreed that the Reinhart's are outside a lot, again just like they are themselves. Outside is where you live at the lake, so they are all for what it is they are asking for.

Mr. Fetzer asked if Mrs. Reinhart wished to address Ms. Lauer's comments. Mrs. Reinhart said so, that they really do have a good group of neighbors and they all spend a lot of time outdoors, enjoying each other's company, so she anticipate some good cookouts in the future if the Board approves this request.

There were no further questions from the Board.

Ms. Dale shared that in order to ensure the adjoining property owners had a chance to have a say in this hearing who may not have been able to participate in the Zoom format, she allowed written statements due to the health crises situation. She reported that no letters or emails were received Ms. Dale indicated that there was also no one else on the Zoom meeting for this case.

Ms. Roberts made a motion to close the public comment segment of the hearing, seconded by Mr. Shetler. All were in favor and the motion carried.

Mr. Shetler motioned to recess into executive session to deliberate the merits of the case. Mr. Huffman seconded the motion and the roll call vote was as follows: Mr. Shetler – yes; Mr. Huffman –

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yes; Ms. Bauer – yes; Ms. Roberts – yes; Mr. Fetzer – yes. The motion carried and the Board recessed at 7:50p.m. Ms. Dale reminded the applicant and other non-board members that they would now be placed in the Zoom waiting room and not to disconnect from the meeting.

All participants were removed from the waiting room and brought back into the meeting. Mr. Huffman moved and Ms. Bauer seconded the motion to reconvene. The roll call vote was as follows: Mr. Shetler – yes; Mr. Huffman – yes; Ms. Bauer – yes; Ms. Roberts – yes; Mr. Fetzer – yes. The Board reconvened at 7:56p.m.

The Chair asked Mrs. Dale to read the Findings of Fact for BZA Case #2020-205:

**With regard to BZA-2020-205 being a request for an Area Variance from Section 5.1.7 to allow for a covered front porch to encroach into the north, front-yard setback (14' proposed/ 20' required) and to Section 7.12.3.A to allow more square footage onto a nonconforming structure than permitted [708s.f. (53.3%) proposed/ 288s.f. (20%) permitted] for the property located at 8582 Billings:**

1. The property in question **will** yield a reasonable return and **can** be used beneficially without the variance because the property can continue to be used for a single-family residence.
2. The request **is not** substantial in regards to the setback because the porch will be no closer to the north property line than the existing house. The increase to the 20% addition limitation is also not substantial because the size of the porch is reasonable and fitting to the house style and because it will remain open-air.
3. The essential character of the neighborhood **would not** be substantially altered by the variance and adjoining properties **would not** suffer a substantial detriment as a result of the variance because this particular house is at the end of a dead end street with a substantial tree line to the east to help buffer it from the neighborhood to the east and there is a vacant lot across the street and next to it on the west.
4. There is **no** indication the variance would adversely affect the delivery of governmental services (i.e. water, sewer, garbage, etc.) because all utilities are available to the property.
5. The property owner states they **were not** aware of the zoning restrictions at the time they purchased the property.
6. The property owner's predicament **cannot** feasibly be obviated through some method other than a variance due to the placement of the home in relation to the south property line encroachment and the error in the prior variance review regarding the 20% addition limitation.
7. The spirit and intent behind the zoning requirement **would be** observed and substantial justice done by granting the variance because there is no negative impact on adjoining properties.

Mr. Shetler moved that the Board adopts and makes the findings of fact as read by the recording secretary and that after considering and weighing these factors, the Board finds that Decision Standards(s) (2) (3) (6) (7) weigh more heavily to show that:

- a. Practical difficulty **is** sufficient to warrant granting the Variance requested.
- b. There **is** a preponderance of reliable, probative and substantial testimony; and
- c. There is evidence that **does** support the applicants request for a variance.

Therefore, the Variance should be accordingly **APPROVED**.

Motion Seconded by Ms. Roberts. Roll Call Vote was as follows: Mr. Shetler – yes; Mr. Huffman – yes; Ms. Bauer – yes; Ms. Roberts – yes; Mr. Fetzer – yes. Vote 5-0 the motion passed. The Chair stated that the application has been approved and the applicant can pick up permits following the Board's next meeting which is October 21, 2020.

Ms. Dale explained that the applicant from this case was now free to leave the meeting or they were welcome to stay on to watch the Board complete the rest of their regular business.

### **Approval of August 18, 2020 and August 19, 2020 Board of Zoning Appeals Meeting Minutes**

Ms. Roberts suggested taking separate motions since not all members were present for both hearings.

Mr. Huffman made a motion to approve the August 18, 2020 special meeting minutes as presented. Ms. Bauer seconded the motion. All were in favor, Ms. Roberts abstained, motion carried.

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Ms. Roberts made a motion to approve the August 19, 2020 regular meeting minutes as presented. Mr. Shetler seconded the motion. All were in favor, Mr. Huffman and Ms. Bauer abstained, motion carried.

### Signing of Decision Sheets

The Chair asked if the Board had the opportunity to review the Decision Sheets presented for the following case. Mr. Fetzer motioned for approval of the decision sheet as presented. Mr. Shetler seconded. All were in favor and the motion carried.

- a. **BZA-2020-130 177 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 (5' proposed/ 10' required). **Nate Schmitt, Owner/ Applicant.**
- b. **BZA-2020-166 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-2020-169 185 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.**
- d. **BZA-2020-171 163 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.**
- e. **BZA-2020-172 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 & Julie Swanger, Owners/Applicants; Scott Harris, Agent.**
- f. **BZA-2020-174 466 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.**
- g. **BZA-2020-175 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.**

### Old Business

- a. **1-yr Extension Request**  
**BZA-2019-106 7581 E. Harbor Road, Big Bopper's.** Request for Area Variances from Section 3.1.8.D to allow for an addition at the rear of the existing restaurant to encroach into the front-yard setback (21' proposed/70' required) and the side-yard setback (3' proposed/10' required), Section 7.9.3.A. to allow for the addition onto a nonconforming structure to exceed the 20% addition limitation (41% proposed) and Section 5.2.1.C.vi to have fewer parking spaces than required (20 proposed/37 required). **Kizzie Culbert, Agent/ Kenneth Kostal, Owner.**

Ms. Dale shared the applicant's written request for a 1-year extension. Mr. Shetler made a motion to approve a 1-year extension for BZA-2019-106, set now to expire August 21, 2021. Mr. Huffman seconded the motion. All were in favor, motion carried.

- b. **1-yr Extension Request**  
**BZA-2019-122 171 Laser.** Request for an Area Variance to Section 3.5.7 to allow for a covered porch/deck to encroach into the west, front-yard setback (11.5' proposed/ 20' required) and the south, side-yard setback (3.5' proposed/5' required). Also requesting a variance to Section 7.9.3.A. to allow for the addition onto a nonconforming structure to exceed the 20% addition limitation (104s.f. allowed/ 203.34s.f.; 39% proposed). **Timothy & Jennifer Gremling, Owners/Applicants.**

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Ms. Dale shared the applicant’s written request for a 1-year extension. Ms. Roberts made a motion to approve a 1-year extension for BZA-2019-122, set now to expire September 18, 2021. Mr. Shetler seconded the motion. All were in favor, motion carried.

**New Business**

Mr. Fetzer asked if Ms. Dale received any phone calls from the school about potential new signage they might want to hang on the fence. Ms. Dale stated she had not. Mr. Fetzer said they had asked him about it and he directed them to contact her. He said it’s to his understanding that it would be some sort of temporary signage for the football program. Ms. Bauer asked if the school has been doing this already anyway. Mr. Fetzer said he believed so, but he had received a phone call from a school board member asking if it was okay. Ms. Dale said that the main issue will be is that the school has multiple zoning districts on their property and there is a size limitation on banners. Ms. Dale stated that all the Temporary Signage requirements are listed in Article 6 of the zoning resolution.

Mr. Fetzer asked, related to signs, if there is a limit to when political signs can come out before an election. Ms. Dale said not, it’s a freedom of speech matter, so there is very little say on noncommercial messages. She said about the only thing they can regulate is the size and placement of such signs. She said the code also has a request that they are removed within 14 days following the election, but if someone chooses not to remove their sign within that timeframe, they can’t force them too. Mr. Fetzer asked if the Township is allowed to place political signs on their property because there appears to be a sign by the police station for a candidate. Ms. Dale stated she believes it’s a sign put up by the residential neighbor and right on the property line because the Township is not allowed to have signs on public property. She said that signs are also not supposed to be located in the road right-of-way, but as long as they aren’t posing a danger or distraction, she hasn’t been removing them due to the contentious nature of this election. She agreed that they have all started to come out much earlier this year than prior years, so she didn’t have a chance to send out her typical letter to the party headquarters and candidates about proper placement of signs.

**Other Business**

There was none.

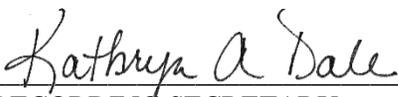
**Reports and Communications from Members and Staff**

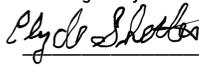
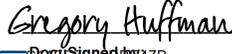
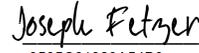
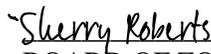
There were none.

**Adjournment**

Ms. Bauer moved to adjourn the meeting and Ms. Roberts seconded the motion. All in attendance were in favor and the motion carried.

The meeting was adjourned at 8:20p.m.

  
RECORDING SECRETARY

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**BOARD OF ZONING APPEALS**