

# RECORD OF PROCEEDINGS

Minutes of

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held

20

The Board of Trustees of Danbury Township, County of Ottawa, Ohio, met in special session at 5:45 p.m., on January 27, 2021, at the Danbury Township Building, 5972 E. Port Clinton Road, Marblehead, Ohio 43440, with the following members present:

Ms. Dianne Rozak; Mr. John Paul Dress; Mr. David Hirt

Ms. Rozak introduced the following resolution and moved its adoption:

## RESOLUTION NO. 1- 2021

### A RESOLUTION ADOPTING TEXT AMENDMENTS TO THE DANBURY TOWNSHIP ZONING RESOLUTION

WHEREAS, on November 4, 2020 the Danbury Township Zoning Commission, in accordance with Ohio Revised Code section 519.12(A)(1) initiated, by motion, the following amendments to the Danbury Township Zoning Resolution:

- *Add New Definitions to Section 2.2 for the following: Automotive Salvage or Wrecking, Banquet Hall, Brewery, Distillery, Distribution or Logistic Center, Financial Institution, Funeral Home, Laboratory, Micro-Brewery, Micro-Distillery, Solar Farm or Field.*
- *Modification to Section 3.4 Use Matrix – expand permitted uses and conditional uses within each district for uses already being permitted or considered, and to allow additional uses as defined and proposed in Section 2.2 aforementioned.*
- *Modification to Section 3.5 District Requirements – Reduce Commercial Zoning District front-yard setbacks based on averages of existing conditions within the Township, increase setback requirements for Commercial Zoning Districts adjoining or abutting Residential Zoning Districts, lower maximum building height in Manufacturing Zoning Districts.*
- *Article 4, New Section 4.18 establishing Use Standards for Solar Field or Farm. Renumber remaining uses as needed.*
- *Modification to Article 5, Section 5.2.4 clarifying permitted accessory uses in the LBO Zoning District.*
- *Modification to Article 5, Section 5.10.3.B. establishing parking space requirement for Athletic Fields*
- *Modification to Article 5, Section 5.10.4. clarifying parking lot setback requirement from property lines and cross-reference to Landscaping & Buffering Requirements of Section 5.8.*
- *Modification to Article 6, Section 6.4 clarifying wall signage requirements for commercial uses in residential zoning districts that was erroneously left out from a prior amendment.*

WHEREAS, said text amendments were forwarded to the Ottawa County Regional Planning Commission (OCRPC) November 5, 2020 and considered by the Ottawa County Regional Planning Commission (OCRPC) on November 17, 2020 where the Commission recommended unanimous approval of said text amendments as presented; and

WHEREAS, the Danbury Township Zoning Commission held a public hearing on December 2, 2020 and by motion and vote, the Zoning Commission unanimously recommended approval of said text amendments as presented with minor corrections; and

WHEREAS, the Board of Trustees held a public hearing on January 27, 2021 and, at the conclusion of the public hearing, voted to accept the recommendation of the Zoning Commission; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Danbury Township, Ottawa County, Ohio:

- 1) The Board finds that the following Decision Standards of the Danbury Township Zoning Resolution are satisfied:
  - a. The proposed amendment will make the Resolution conform more closely with the Land Use Plan.
  - c. The proposed amendment will clarify the intent of the Resolution.
  - d. The proposed amendment will better implement the intent of the Resolution.
  - e. The proposed amendment will improve enforcement of the Resolution.
- 2) The Board does hereby adopt the amendments to the Danbury Township Zoning Resolution attached hereto as Exhibit A; and

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- 3) That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and of any of its committees that resulted in such formal action were taken in meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code; and
- 4) That this Resolution shall be effective at the earliest date allowed by law.

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

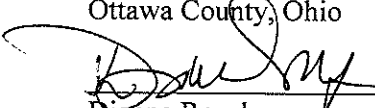
Vote Record: Ms. Rozak YES, Mr. Dress YES, Mr. Hirt YES


**ADOPTED** this 27<sup>th</sup> day of January, 2021.

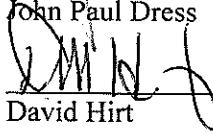
Attest:

\_\_\_\_\_  
Fiscal Officer

Board of Trustees  
Danbury Township  
Ottawa County, Ohio

  
\_\_\_\_\_  
Dianne Rozak

  
\_\_\_\_\_  
John Paul Dress

  
\_\_\_\_\_  
David Hirt

## AUTHENTICATION

IT IS HEREBY CERTIFIED that the foregoing is a true and correct transcript of a resolution duly passed by this Board of Trustees in session this 27<sup>th</sup> day of January, 2021 and filed with the Danbury Township Fiscal Officer.

\_\_\_\_\_  
Carolyn Adams  
Danbury Township Fiscal Officer