

REGULAR MEETING

AGENDA

DANBURY TOWNSHIP BOARD OF ZONING APPEALS

Wednesday, January 17, 2024

6:00p.m.

MEMBERS

Clyde Shetler - Chair

Sherry Roberts – Vice-Chair

Joseph Fetzer - Member

Loretta Grentzer - Member

Gregory Huffman - Secretary

Joseph Kruse - Alternate

Julie Cottingham - Alternate

STAFF

Kathryn A Dale, AICP, Zoning Inspector

MEETING PROCEDURE: The Board of Zoning Appeals is a quasi-judicial Board. Our primary function is to hear testimony and issue decisions. Unlike other Township boards and commissions, we only hear relevant, sworn testimony from the Appellant, his/her duly appointed agent or attorney, and any other person with standing to testify in a particular matter. The Appellant has the right to cross-examine any testimony given. Our hearings are open to public attendance, but public comment, opinion and discussion are not considered testimony and will not be heard.

Please wait until you are recognized by the Chair, proceed to the podium, and state your name and address so that your comments may be properly recorded. Applicants are to limit their testimony to fifteen (15) minutes, including any information presented by his/her duly appointed agent or attorney. Other persons with standing to testify are to limit their remarks to three (3) minutes or less. These limitations may be extended if the Board requests or approves further testimony.

I. Call to Order.

II. Pledge of Allegiance.

III. Roll Call.

IV. Adjudication Hearings.

- a. **BZA-2024-001 2301 Split Rock.** Request for an Area Variance to Section 3.5 to allow for a new house to be constructed and encroach into the front, side & rear setbacks (35' west, front required/ 33.14' proposed; 10' south, side required/ 9' proposed; 35' east, rear required/ 34' proposed). **Timothy Lubbe & Kathryn Lenz, Owners/ Applicant; Wayne Homes, Jeremy Parish & Kerri Voges, Agents.**

V. Approval of the Board of Zoning Appeals December 20, 2023, Regular Meeting Minutes.

VI. Signing of Decision Sheets.

- a. **BZA-2023-287 272 Perryview.** Request for an Area Variance from Section 5.5.7 to allow for 120' of 5' high fencing to be replaced with 6' high fencing in the front yard, where 5' is the maximum height permitted. **Patrick & Renee Rancour, Owners/ Applicant.**
- b. **BZA-2023-289 2389 Knobhill.** Request for an Area Variance from Sec. 5.2.1.A.i.b to allow more cumulative accessory building square footage than permitted (1,728s.f. proposed/1,200s.f. allowed). **Gregory Huffman & Cindy Brundage, Owners/Applicants.**
- c. **BZA-2023-291 0 S. Bridge (PIN# 0140467606665051).** Request for a Conditional Use in accordance with Section 3.4 and Section 4.15 for 16 cabins and 67 campsite Recreational Camp/Campground. Also requesting Area Variances from Section 4.15.2.C to allow 10 cabin sites and 10 campsites to encroach into the required 45' south, side-yard setback and 60' east, rear-yard setback and Section 4.15.2.F to reduce the amount of open space (2.5ac. required/ 2 ac. provided). **Samuel Downing, Agent; Steven Isenberg, Owner/Applicant.**

VII. Unfinished Business.

VIII. New Business.

IX. Reports & Communications from Members & Staff.

X. Adjournment.