

RECORD OF PROCEEDINGS

Minutes of

Meeting

Danbury Township Zoning Commission

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held December 6, 2023

The Danbury Township Zoning Commission was called to order at 6:30p.m. at the Danbury Township Meeting Room by Chair, Michael Brown. The Pledge of Allegiance was recited. The roll call showed the following present: Mr. Brown, Ms. Susan Dress, Mr. Strauss, Ms. Jodi Kopanski and Mr. Vito Kaminskas, and Alternate Ms. Barbara Singer. Alternate Mr. William Tuttamore was excused. Kathryn Dale, Zoning and Planning Administrator was also present. There were no visitors present.

Approval of the October 4, 2023, Regular Minutes

The Chair asked if all the Commission Members had had an opportunity to review the minutes from the last meeting. All indicated they had. Mr. Brown asked if there were any corrections or modifications. Mr. Strauss made a motion to approve the minutes from the October 4, 2023, regular meeting. Ms. Dress seconded the motion. All Ayes. The motion carried.

Public Hearing

There was none.

Unfinished Business

There was none.

New Business

Election of Officers:

Ms. Dale explained that according to the By-laws, there is a 3-year consecutive term limit for Chair, Vice-Chair and Secretary. Those have all been maximized with the current officers, so all new nominations will have to be made.

Mr. Strauss nominated Ms. Dress to serve as Chair for 2024. Ms. Kopanski seconded the nomination. There were no other nominations. All Ayes. The motion carried.

Mr. Brown nominated Ms. Kopanski to serve as Vice-Chair for 2024. Ms. Dress seconded the nomination. There were no other nominations. All Ayes. The motion carried.

Mr. Strauss nominated Mr. Kaminskas to serve as Secretary for 2024. Ms. Kopanski seconded the nomination. There were no other nominations. All Ayes. The motion carried.

Acceptance of By-laws:

Ms. Dale reviewed the by-laws for the Commission and explained the importance of letting her know if they cannot attend a meeting and that they can be removed for 3 unexcused absences. She also explained the map included with the by-laws shows their mandatory recusal requirement. Ms. Dale verified that they want to continue to meet at 6:30p.m.

Ms. Dress made a motion to accept the By-Laws as presented. Mr. Strauss seconded the motion. All Ayes. The motion carried.

Acceptance of 2024 Meeting Dates:

Ms. Dale distributed the 2024 meeting schedule and there are no meetings that have to be rescheduled due to a holiday. She asked that they all update their personal calendars accordingly. Ms. Dress made a motion to accept the 2024 Meeting Dates as presented. Mr. Strauss seconded the motion. All Ayes. The motion carried.

Swearing-in of Re-Appointees:

Ms. Dale shared that Mr. Kaminskas was reappointed as a Regular Member and Ms. Singer as an Alternate Member, both for 5-year terms which will now expire 12/31/2028. Ms. Dale swore both members in.

Other Business

Ms. Dale shared with the Commission that in 2024 she anticipates that there will be text amendments regarding Issue 2 that passed in November on Adult Cannabis. She explained that the Ohio House & Senate are still making some modifications to the language that has been provided in the Ohio Revised Code, so once we know that language is all in place, then we can begin to incorporate any necessary language, similar to when Medical Marijuana was put in place. She shared that the Trustees did pass a resolution at their last meeting that would ban or prohibit any facilities in the Township and the resolution was not a unanimous decision.

She also said that once the Storage Study is completed, which is anticipated for the end of Spring/ early Summer, the Township will begin to decide if the results of the study warrant any modifications to the zoning resolution. She does not expect any discussion on that with the Commission until late Summer/ early Fall.

Lastly, Ms. Dale said that in 2025 the Land Use Plan will be due for an update. She has not entirely thought out how that will happen, but things for the update will start to need to be put into place

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by the end of 2024. She does not think it is going to be necessary to undertake the project to the extent that it was done in 2017. The committee can likely be much smaller, and tweaks may be all that is needed in the plan. An example would be Township-owned properties that were identified as “Park”, that have since been sold. Those properties technically don’t have proper designations now. She asked that they re-review that document and be prepared to offer suggestions to where they think modifications may be needed within the plan due to unforeseen circumstances.

Ms. Singer asked if there have been any major trend changes. Ms. Dale said a hot topic now, that was not addressed then because it wasn’t as much of an issue in 2017 is short-term rentals. A lot of discussion ensued amongst the Commission members about why people do short-term rentals the struggles of enforcement, the effect on property valuations and affordability, the effects on seasonal employee housing and the employment market in general, as well as State of Ohio legislation introduced in 2022 that did not pass, and what is happening in other States.

Mr. Brown stated that when the big rezoning of property happened in 2021 of residential properties, he thought that process worked really well and would recommend a similar process for the Land Use Plan Update.

Reports and Communications from Members and Staff

There was none.

Public Comments Regarding Zoning Items Not on the Agenda.

There was none.

Adjournment

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

The meeting was adjourned at 7:30p.m.

Kathryn A Dale  
RECORDING SECRETARY

Susan Dress

Michael Brown

Robert Strauss

Barb Singer

Jodi Kopanski  
ZONING COMMISSION