

SPEICAL MEETING

AGENDA

DANBURY TOWNSHIP BOARD OF ZONING APPEALS

****TUESDAY, June 18, 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-2024-125 8186 E. Bayshore Road.** Request for an Area Variance to Section 5.2.1.A.i.a to allow for the cumulative square footage of all accessory structures to exceed the maximum 2,000s.f. permitted (2,112s.f. proposed) and to Section 5.2.1.D to allow the building height to exceed the 20' maximum allowed (23' proposed). **Terry Slauterbeck, Owner/Applicant.**
- b. **BZA-2024-131 9451 E. Harbor Road.** Request for Area Variances to Section 6.4 to allow a 3rd ground sign on the school property (1 permitted), to exceed the sign square footage (46.974s.f. proposed/ 32s.f. allowed), to allow the height to be exceeded (7'4" proposed /6' allowed), to allow the sign width to be exceeded (12'8" proposed/ 12' allowed), to allow the sign to be internally lit (only externally lit allowed) & to Section 6.4.2.B to allow an electronic message center, which is specifically prohibited. **Danbury Local School District, Shane Baumgardner, Treasurer, Applicant/ Owner; Matthew Sagone, Attorney/ Agent.**
- c. **BZA-2024-137 2026 Emerald Shores.** Request for Area Variance from Section 3.5 to allow for a deck to encroach into the south, rear-yard setback (22' proposed/ 25' required). **Jonathan Brown, Owner/Applicant.**

V. Approval of the Board of Zoning Appeals May 15, 2024, Regular Meeting Minutes.

VI. Signing of Decision Sheets.

None.

VII. Unfinished Business.

VIII. New Business.

a. **1-Year Extension Request (Set to Expire June 21, 2024):**

BZA-2023-087 5783 Von Glahn. Request for a Conditional Use in accordance with Section 3.4 and Section 4.18 to install a solar field at the wastewater treatment plant. **Ottawa County Commissioners, Owner/ Applicant; Ryan Barth, Ottawa County Sanitary Engineer's Office, Agent.**

b. **1-Year Extension Request (Set to Expire June 21, 2024):**

BZA-2023-086 Replat Lot 41A, Harbor Bay Estates. Request for a Conditional Use in accordance with Section 3.4 and Section 4.7 for 28 condominium units. **Louisville Title Agency of NW OH, Scott Prephan, Owner/Applicant; Michael Prossor, Agent.**

IX. Reports & Communications from Members & Staff.

X. Adjournment.