

The Board of Trustees of Danbury Township, County of Ottawa, Ohio, met in special session at 5:15 p.m., on August 14, 2024, at the Danbury Township Hall, 5972 E. Harbor Road, Marblehead, Ohio 43440, with the following members present:

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

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

RESOLUTION NO. 18 - 2024

A RESOLUTION ADOPTING AN APPLICATION FOR A MAP AMENDMENT TO THE DANBURY TOWNSHIP ZONING MAP

WHEREAS, Ohio Revised Code section 519.12(A)(1) authorizes amendments to the zoning map initiated by the filing of an application by one or more of the owners or lessees of property within the area proposed to be changed, and

WHEREAS, Doug & Rose Sabin, Owner of the property located at 5826 E. Harbor Road, Part of Lot 2, Section 4, PIN# 0141152415425000 consisting of 3.261 ac., filed Case No. ZC-2024-140 requesting a Map Amendment from “C-2” General Commercial to “R-C” Recreational Commercial, and

WHEREAS, the Ottawa County Regional Planning Commission held a public hearing on June 18, 2024, and recommended approval of the proposed map amendment as presented; and

WHEREAS, the Danbury Township Zoning Commission held a public hearing on July 3, 2024 and by motion and vote recommended 4-1 approval of the proposed map amendment as presented; and

WHEREAS, on August 14, 2024, the Board of Trustees held a public hearing on said amendment, received public comment, and reviewed all pertinent documents; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Trustees at the conclusion of the public hearing, by motion and vote, voted to accept the recommendation of the Danbury Township Zoning Commission and that the application for a Map Amendment be approved as presented, finding that the Decision Criteria “b” of Section 7.7.3.E.ii of the Danbury Township Zoning Resolution is satisfied and that the amendment would be in the best interest of the Township and the public, and is in keeping with good land use planning.

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

- 1) The Board does hereby adopt the amendment to the Danbury Township Zoning Map attached hereto as Exhibit A; and
- 2) That this portion of property be subject to the regulations of Article 3 (“R-C” Recreational Commercial) and other applicable sections of the Danbury Township Zoning Resolution, including but not necessarily limited to area regulations, building setbacks, landscaping, buffering and screening, signage, lighting, and parking standards; and
- 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/ Ms. Dress seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

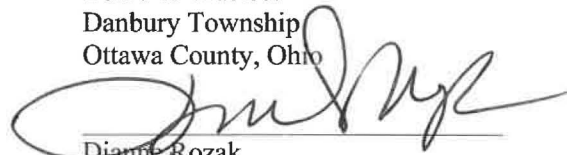
Vote Record: Ms. Rozak Yes Mr. Dress Yes Mr. Hirt Yes

ADOPTED this 14th day of August, 2024.


Attest:


Brinkley Paul
Fiscal Officer

Board of Trustees
Danbury Township
Ottawa County, Ohio

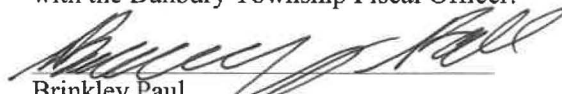

Dianne Rozak

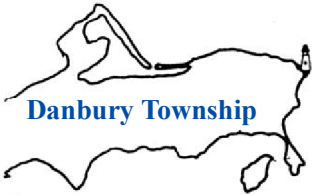
John Paul Dress


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 14th day of August, 2024 and filed with the Danbury Township Fiscal Officer.

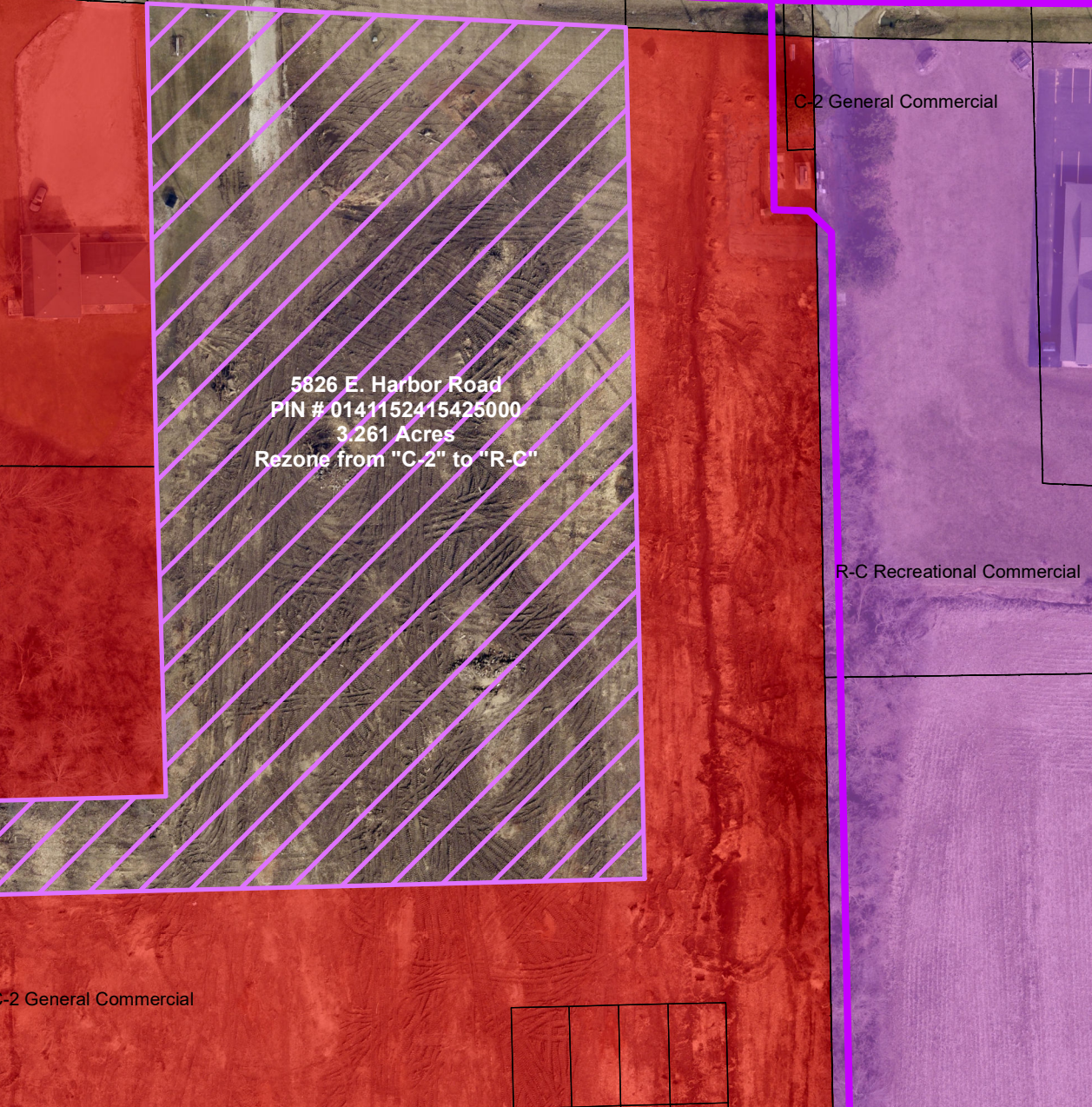
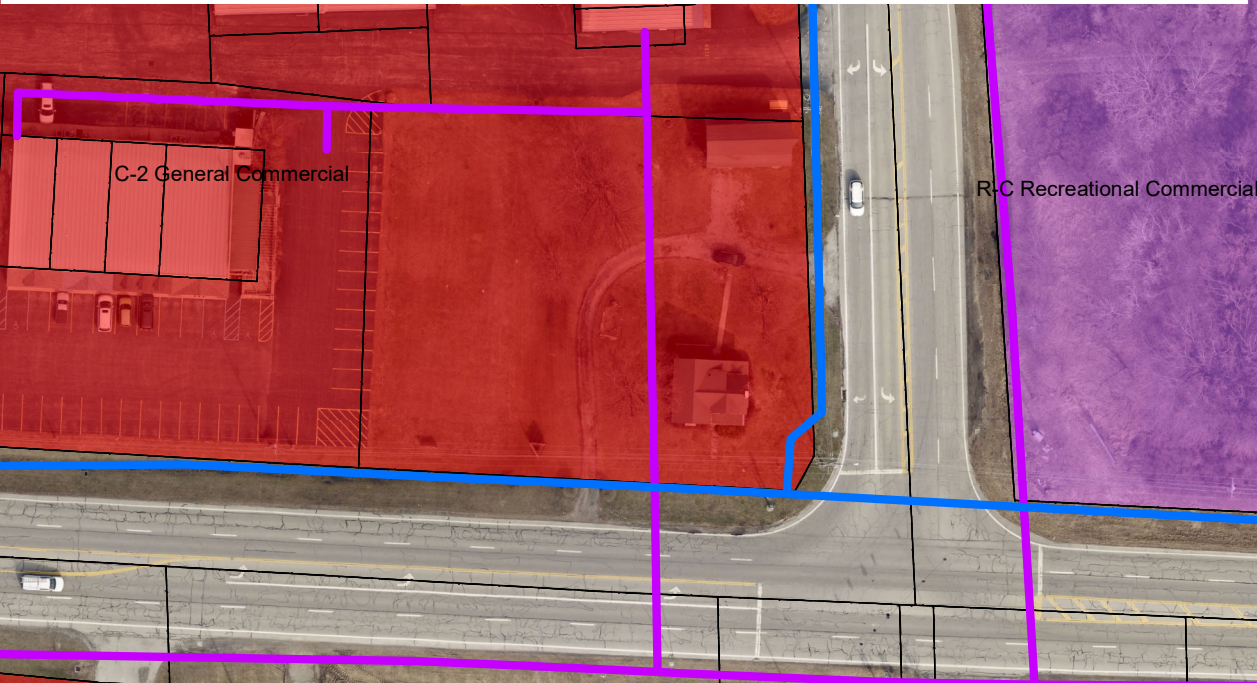

Brinkley Paul
Danbury Township Fiscal Officer



5826 E. Harbor
Map Amendment
"C-2" to "R-C"

Danbury Zoning Districts

- A Agricultural
- R-1 Rural Residential
- R-2 Suburban Residential
- R-3 High Density Residential
- L Lakeside
- LBO
- LMO
- C-1 Limited Commercial
- C-2 General Commercial
- C-3 Entertainment Commercial
- R-C Recreational Commercial
- M-1 Light Manufacturing
- M-2 Heavy Manufacturing
- MHP Manufactured Home Park
- PUD Planned Unit Development



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C-2 General Commercial

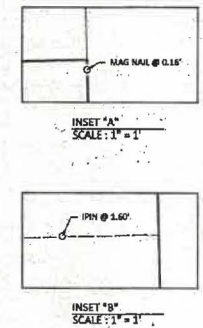
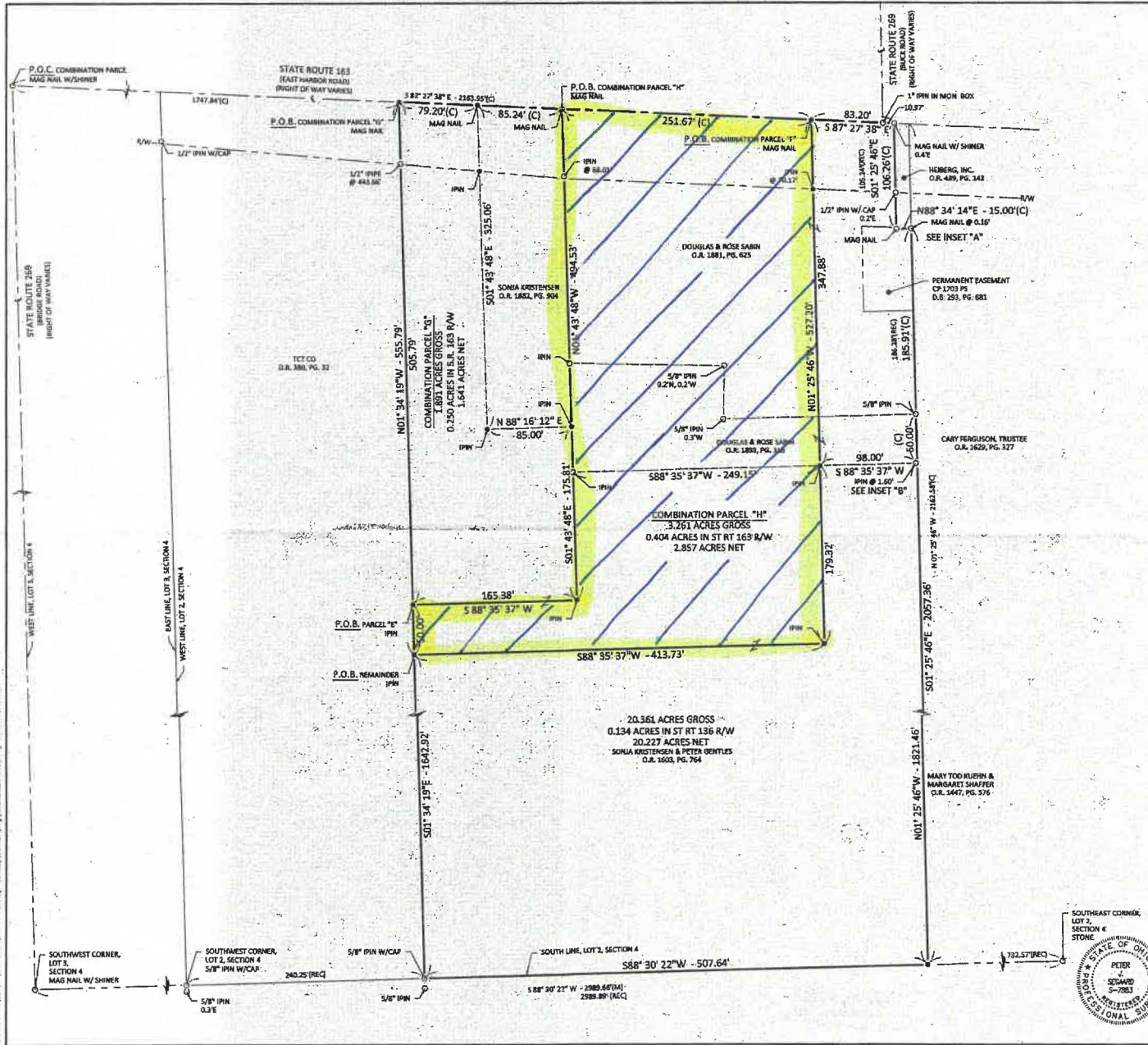
C-2 General Commercial

R-C Recreational Commercial

C-2 General Commercial

R-C Recreational Commercial

C-2 General Commercial



- REFERENCES:**
- COUNTY DEED/OFFICIAL RECORD BOOKS AND PAGES AS SHOWN.
 - SURVEY FOR ESTATE OF ALBERTA TEWERS, BY KUSMER & ASSOCIATES, INC., OCTOBER 1989.
 - OTTAWA COUNTY SURVEY RECORDS:
 - 1-7-98A, 1-7-98B 2-7-57 3-7-88B 4-7-104
 - 4-7-108B 4-7-110M
 - DANBURY-4-11-0038P1
 - DANBURY-4-11-0038P2
 - DANBURY-S4-11-00271

- LEGEND**
- MONUMENT FOUND
 - MONUMENT SET
 - (C) CALCULATED DISTANCE
 - (M) MEASURED DISTANCE
 - (REC) RECORD DISTANCE
 - R/W RIGHT-OF-WAY
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT

NOTE:
IRON PINS SET ARE 3/8" DIAMETER X 30" LONG IRON PINS WITH CAP "DGL-PIS-7883"

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING AND ARE FOR THE SOLE PURPOSE OF SHOWING ANGULAR MEASUREMENT.

CERTIFICATION:
I HEREBY CERTIFY THAT THIS SURVEY SHOWN ON THE ATTACHED PLAT WAS PREPARED FROM AN ON THE GROUND SURVEY MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.



PETER J. SHEPPARD, P.S.
OHIO PROFESSIONAL SURVEYOR NO. 7883

DATE: 7/16/2022

NO	DATE	REVISION
1	3/2/22	DATE
2		CORRECTED CENTERLINE BEARING



SONIA KRISTENSEN & PETER GENTLES
PART OF LOT 2, SECTION 4,
FIRELANDS SURVEY,
DANBURY TOWNSHIP,
OTTAWA COUNTY, OHIO
SPLIT SURVEY

FILE:KRISTENSEN COMB.dwg
JOB NO.: 22127
DRAWN BY: PIS/GSW
ISSUED: 07/06/2022

PROJECT: S4-12-00367 - 2nd Floor
DRAWING: S4-1217-F (DGL) Description: - Stripper (Combo) (Survey) (CR) (KRISTENSEN COMB.dwg) 22127A REVISIONS