

The Board of Trustees of Danbury Township, County of Ottawa, Ohio, met in special session at 5:00p.m., on December 19, 2024, at the Danbury Township Hall, 5972 E. Harbor Road, Marblehead, Ohio 43440, with the following members present:

Port Clinton E.

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

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

RESOLUTION NO. 29 - 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, David & Edith Dlubak, Owner of the property located at 6114 E. Port Clinton Eastern Road, Lot 13, Section 4, PIN# 0140400022988000, filed Case No. ZC-2024-249 requesting a Map Amendment from “A” Agricultural to “R-C” Recreational Commercial to rezone 19.25 ac. of the 22.6ac parcel, and

WHEREAS, the Ottawa County Regional Planning Commission held a public hearing on October 15, 2024, and recommended denial of the proposed map amendment as presented; and

WHEREAS, the Danbury Township Zoning Commission held a public hearing on November 6, 2024 and by motion and vote, recommended 5-0 to deny the proposed map amendment; and

WHEREAS, on December 19, 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 overturn 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 “iii” 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. Hirt seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

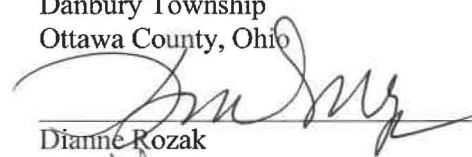
Vote Record: Ms. Rozak yes Mr. Dress No Mr. Hirt Yes

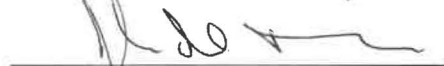
ADOPTED this 19th day of December 2024.

Attest:


Brinkley Paul
Fiscal Officer

Board of Trustees
Danbury Township
Ottawa County, Ohio

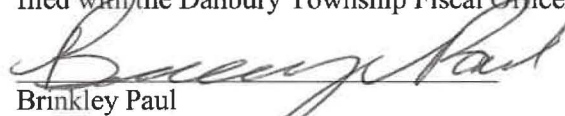

Dianne Rozak


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 19th day of December, 2024 and filed with the Danbury Township Fiscal Officer.


Brinkley Paul
Danbury Township Fiscal Officer

**DANBURY TOWNSHIP ZONING COMMISSION
REQUEST FOR ZONING AMENDMENT**

Danbury Township, Ottawa County, Ohio

APPLICATION NO: #2024-249

Applicant's Name: David & Edith Dlubak
11567 County Highway 110
Upper Sandusky, Ohio 43351

Fee: \$200.00 + postage & legal advertisement

Date Filed: September 27, 2024

Request: Map Amendment from "A" Agricultural to "R-C" Recreational Commercial to rezone 19.25 ac. of a 22.6 ac. parcel located in Section 4, Lot 13, PIN# 0140400022988000 for the properties located at 6114 E. Port Clinton Eastern Road.

Ottawa County Regional Planning Commission Recommendation:

Per October 16, 2024, letter from M. Messa, the Regional Planning Commission voted to recommend denial as presented to the Danbury Zoning Commission.


Date of Hearing: October 15, 2024


Zoning Commission Action:

Mr. Tuttamaro made a motion to Deny the request as presented finding that no decision criteria of Sec. 7.7.3.E.ii as being satisfied. Mr. Strauss 2nd the motion

Date of Hearing: November 6, 2024

Vote resulted as follows: Ms. Kopanski - Yes; Mr. Strauss - Yes; Mr. Kaminkas - Yes;
~~Ms. Singer - Yes~~; Ms. Dress - Yes; Vote: 5-0 Motion carried.


Chair


Vice-Chair


Secretary


Member

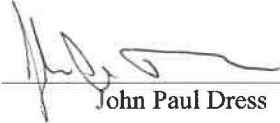

Member

Board of Trustees Action:

Mrs. Rozak made a motion to approve the request as presented. Mr. Hirt 2nd the motion
See Res. 29-2024

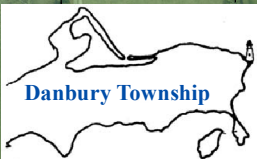
Date of Hearing: Dec. 19th 2024

Vote resulted as follows: Mr. Hirt - Yes; Mrs. Rozak - Yes; Mr. Dress - No;


John Paul Dress


David M. Hirt

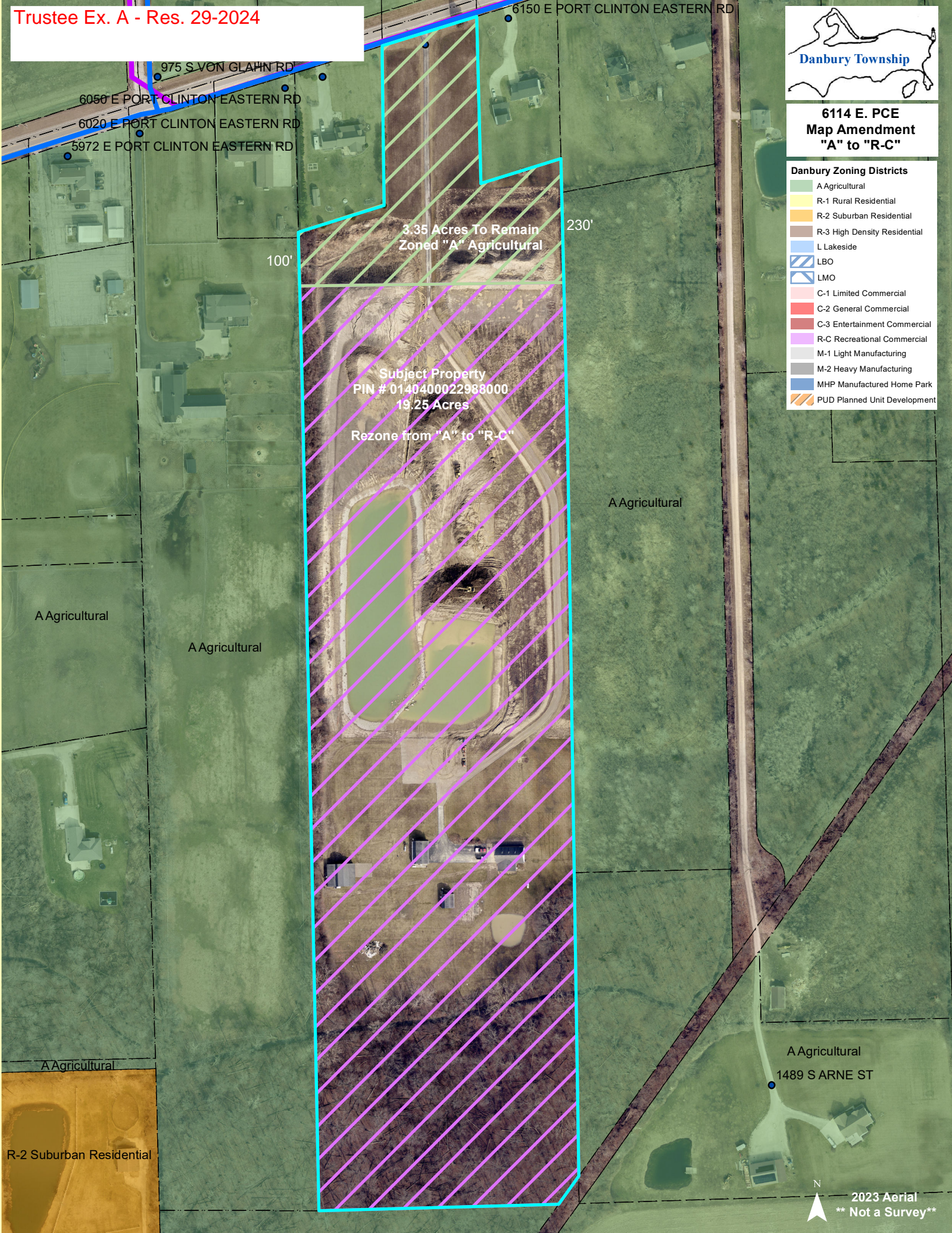

Dianne M. Rozak, President



6114 E. PCE
Map Amendment
"A" 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



3.35 Acres To Remain
Zoned "A" Agricultural

Subject Property
PIN # 0140400022988000
19.25 Acres

Rezone from "A" to "R-C"

A Agricultural
1489 S ARNE ST