

The Board of Trustees of Danbury Township, County of Ottawa, Ohio, met in regular session at 6:00p.m. on January 8, 2025 at the Danbury Township Hall, 5972 E. Port Clinton Eastern 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. 01 - 2025**

**A RESOLUTION APPROVING THE ENGAGEMENT OF SEMRO HENRY LTD. AS LEGAL COUNSEL FOR THE BOARD OF TRUSTEES IN ZONING MATTERS**

WHEREAS, the Board of Trustees, from time to time, requires the advice of outside legal counsel on zoning matters.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees approves the hiring of Semro Henry Ltd. as legal counsel for the Board of Trustees for zoning matters for the 2025 calendar year as indicated in the attached engagement letter dated January 8, 2025.

BE IT FURTHER RESOLVED 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 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.

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 8<sup>th</sup> day of January, 2025.

Attest:

Beverly Paul  
Fiscal Officer

Board of Trustees  
Danbury Township  
Ottawa County, Ohio

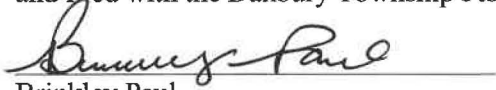
Dianne Rozak  
Dianne Rozak

John Paul Dress  
John Paul Dress

David Hirt  
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 8<sup>th</sup> day of January, 2025 and filed with the Danbury Township Fiscal Officer.

A handwritten signature in cursive script, appearing to read "Brinkley Paul", is written over a horizontal line.

Brinkley Paul  
Danbury Township Fiscal Officer

# SEMRO HENRY

January 8, 2025

Kathryn A. Dale, AICP  
Danbury Township Zoning & Planning Administrator  
5972 East Port Clinton Eastern Road  
Marblehead, Ohio 43440

Re: Semro Henry Ltd. Representation for 2025

Dear Kathy:

Thank you for the opportunity to perform legal services for the Danbury Township Board of Trustees ("Township") for the past several years. We propose to provide legal services for the Township at a rate of \$265 per hour, and I will be primarily responsible for the work for the Township. Holly Dye and Joe Jakubowski, who also work on Township matters each have an hourly rate of \$245. These rates are subject to periodic adjustment by the firm.

We will not charge the Township for travel time or for automobile mileage to or from the Township. As we do not directly bill for services such as faxes, copies, long distance phone calls, etc., we include a charge of 3.5% to our invoices to cover these expenses. This charge does not include out-of-pocket expenses such as filing fees and overnight charges. Also, at no charge to the Township, I would be happy to conduct training for the Township Board of Zoning Appeals during 2025 as I have done previously. This engagement is effective through December 31, 2025.

We look forward to the opportunity of providing services to the Township. Feel free to contact me with any questions.

Very truly yours,

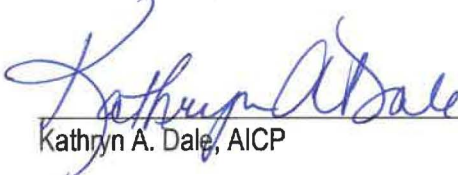
/s/ Jeffrey M. Stopar  
Jeffrey M. Stopar

JMS/kmm

# SEMRO HENRY.

This letter accurately reflects our understanding of the services to be provided by Semro Henry Ltd. and the basis for its charges for such services.

Date: 1/8/25

  
Kathryn A. Dale, AICP

02-2025

**AMENDMENT TO  
MEMORANDUM OF AGREEMENT  
FOR DEPOSIT OF PUBLIC FUNDS**

This Amendment to Memorandum of Agreement for Deposit of Public Funds (this "Amendment Agreement") is made and entered into by and between The State Bank and Trust Company ("State Bank"), as successor in interest by merger to The Marblehead Bank ("Marblehead"), and Danbury Township ("Danbury").

**WHEREAS**, Marblehead and the Danbury are parties to a certain Memorandum of Agreement for Deposit of Public Funds dated as of August 25, 2021 (the "Agreement");

**WHEREAS**, Marblehead has merged with and into State Bank, pursuant to a merger agreement, under which the separate corporate existence of Marblehead has ceased, and State Bank has survived and continues to exist as a state bank (the "Merger"); and

**WHEREAS**, State Bank and Danbury (collectively hereinafter the "Parties") desire to enter into this Amendment Agreement to memorialize the assignment of the Agreement from Marblehead to State Bank, as successor in interest pursuant to the Merger, and to make other changes to the Agreement as are set forth herein.

**NOW THEREFORE**, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. **Assignment.** Danbury hereby acknowledges that Marblehead assigned the Agreement to State Bank pursuant to the Merger as of January 17, 2025. State Bank, as successor in interest by Merger to Marblehead, has accepted the assignment and hereby agrees to assume, undertake, perform and discharge any and all such obligations, commitments, terms and conditions of Marblehead under the terms of the Agreement.
2. **Amendments.** The Agreement is hereby amended as follows:
  - A. All references to "The Marblehead Bank" in the Agreement are hereby replaced with "The State Bank and Trust Company".
  - B. The following language is hereby inserted into the Agreement following the second paragraph thereto:

"WHEREAS the Financial Institution is required by the laws of the State of Ohio to collateralize the uninsured public deposits of the Public Entity and has elected to do so through the Ohio Pooled Collateral System (OPCS) as prescribed in section 135.182 of the Ohio Revised Code (ORC)."

3. **Effective Date.** This Amendment Agreement is effective as of the date set forth below.
4. **No Other Changes.** Except as expressly set forth in this Amendment Agreement, all other terms and conditions in the Agreement shall continue in full force and effect as written and the Parties hereto agree to be bound thereby.

IN WITNESS WHEREOF, the Parties have hereunto set their hands by their duly authorized officers, this 22nd day of January, 2025.

**THE STATE BANK AND TRUST COMPANY**

Sean LaFontaine

By: Sean LaFontaine

Its: Director of Treasury Management

**DANBURY TOWNSHIP**

Don Hirt

By: Don Hirt

Its: Trustee Chair

The Board of Trustees of Danbury Township, Ottawa County, Ohio met in regular session on the 26th day of February, 2025 at 5972 E. Port Clinton Eastern Road, Marblehead, OH 43440 with the following members present: Mr. John Paul Dress; Mr. David M. Hirt; Ms. Dianne Rozak.

Mr. Dress introduced the following resolution and moved its adoption:

**Resolution No. 03 -2025**  
**A Resolution adopting the 2025 Road Striping Program**

**WHEREAS**, the Danbury Township Trustees deem it in the best interest of the public safety and general welfare of said Township and its residents to stripe the roads in the Township.

**NOW THEREFORE BE IT RESOLVED** by the Township Trustees of Danbury Township, Ottawa County, that the following roads be striped:

1. Center lines only on Meter Road, and Buck Road-139A
2. Center and edge lines on, Buck Road-139, Hartshorn Road, Marblewood Drive, Englebeck Road to the beginning of the round-about, Quarry Road and North Shore Blvd. to the beginning of the round-about
3. Center and edge lines on Erie Beach Road to include School zone and crosswalk markings
4. Center and edge lines on Lightner Road to include Rail Road Crossing, and additional lines on the overpass, with 1/2 of the cost for Lightner Road to be shared with Portage Township.

Ms. Rozak seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

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

**ADOPTED** the 26<sup>th</sup> day of February, 2025

Board of Trustees  
Danbury Township  
Ottawa County, Ohio

Attest:  
Brinkley Paul  
Fiscal Officer

John Paul Dress  
John Paul Dress

David M. Hirt  
David M. Hirt

Dianne M. Rozak  
Dianne M. Rozak

The state of Ohio, Ottawa County, ss

I, Brinkley Paul, Fiscal Officer of Danbury Township do hereby certify that the foregoing is taken and copied from the Record of Proceedings of said Danbury Township Board of Trustees, that the same has been compared by me with the Resolution on said Record and that is a true and correct copy thereof.

Brinkley Paul  
Brinkley Paul  
Danbury Township Fiscal Officer

The Board of Trustees of Danbury Township, County of Ottawa, Ohio, met in regular meeting session at 6:00 p.m. on March 12, 2025 at the Danbury Township building, 5972 Port Clinton Eastern Road, Marblehead, Ohio, 43440 with the following members present:

Mr. David M. Hirt, Mr. John Paul Dress and Ms. Dianne M. Rozak.

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

**RESOLUTION #04 - 2025**  
**A RESOLUTION IN SUPPORT OF THE PASSAGE OF ISSUE 2**

**WHEREAS;** Whereas the State Capital Improvement Program (SCIP) is a state-local government partnership program that funds local infrastructure projects in communities across Ohio and has, for nearly 40 years, provided over \$7 billion for improvements to keep Ohio’s roads and bridges safe and in good condition for residents, first responders, and all motorists traveling on Ohio roadways, and to improve local wastewater treatment, water supply, and stormwater infrastructure in all 88 Ohio counties; and

**WHEREAS;** Whereas, the SCIP provides essential grants, loans, and loan assistance to local governments, including townships and the renewal of the SCIP will not raise taxes for Ohioans and the renewal is critical to prevent a gap in infrastructure investment, as the current authorization is set to sunset July 1, 2025 and funding for the State Capital Improvement Program relies on an amendment to Ohio’s Constitution about every ten years, and has been overwhelmingly approved by voters three times since its creation in 1987 and Danbury Township has benefitted from SCIP, receiving grant funds for road infrastructure projects, which have significantly improved the quality of life and safety for Township residents; and

**WHEREAS;** Whereas infrastructure investment encourages economic development, creates and maintains business, contributes to public health and safety, creates construction jobs and helps keep Ohio competitive.

**RESOLUTION**

**NOW THEREFORE BE IT RESOLVED** by the Board of Trustees of Danbury Township that Danbury Township joins the Strong Ohio Communities coalition in support of Issue 2 and urges a YES vote on May 6, 2025.

This Board finds and determines that all formal actions of this Board concerning and relating to the passage of this resolution were taken open meetings of this Board and that all deliberations of this Board that resulted in formal actions were taken in meetings open to the public, in compliance with all legal requirements, including but not limited to ORC 121.22, except as otherwise permitted thereby.

This resolution shall take effect and be in force from or after the earliest period 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: Mr. Hirt YES Mr. Dress YES Ms. Rozak YES

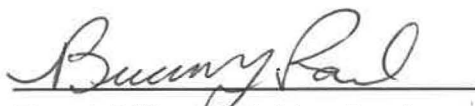
ADOPTED this 12th Day of March, 2025.

Board of Trustees, Danbury Township  
Ottawa County, Ohio

Attest:



David M. Hirt



Fiscal Officer Brinkley Paul



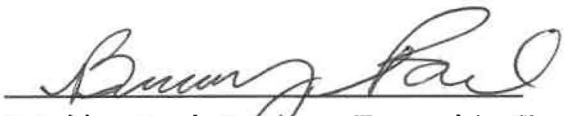
John Paul Dress



Dianne M. Rozak

**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 March 12, 2025 and filed with the Danbury Township Fiscal Officer.



Brinkley Paul, Danbury Township Fiscal Officer

**The Board of Trustees of Danbury Township, County of Ottawa, Ohio**, met in regular session at 6:00 p.m., on March 26, 2025 at the Danbury Township Hall, 5972 E. Port Clinton Eastern 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. 05-2025**

**A RESOLUTION ADOPTING ADDITIONAL APPROPRIATIONS  
TO 2025 BUDGET**

**WHEREAS**, the Board of Danbury Township authorizes an additional appropriation of \$900,000 into the Fire and EMS Fund (2281)

**WHEREAS**, the Board of Danbury Township Trustees authorizes the Fiscal Officer to add the additional \$900,000 into the Fire and EMS Fund (2281)

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Trustees at the conclusion of the public hearing, by motion and vote, voted to notify the Ottawa County Auditor the updated 2025 Budget for Danbury Township reflecting this additional \$900,000 into the Fire Fund (2281) for Capital Outlay.

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

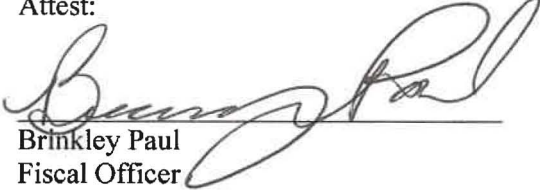
- 1) That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and of any of its committees that resulted in such formal action were taken in meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code; and
- 2) 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:

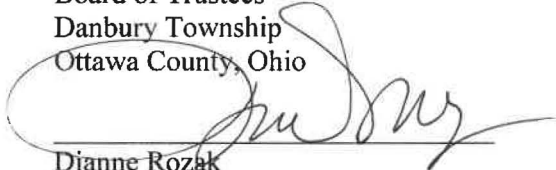
Vote Record: Ms. Rozak Yes Mr. Dress Excused Mr. Hirt Yes

**ADOPTED** this 26<sup>th</sup> day of March, 2025.

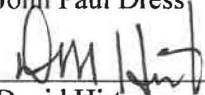
Attest:

  
Brinkley Paul  
Fiscal Officer

Board of Trustees  
Danbury Township  
Ottawa County, Ohio

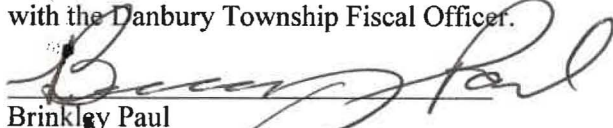
  
Dianne Rozak

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 26<sup>th</sup> day of March, 2025 and filed with the Danbury Township Fiscal Officer.

  
Brinkley Paul  
Danbury Township Fiscal Officer

The Board of Trustees of Danbury Township, County of Ottawa, Ohio, met in regular session at 6:00 p.m., on March 26, 2025 at the Danbury Township Hall, 5972 E. Port Clinton Eastern 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. 06-2025**

**A RESOLUTION ADOPTING A REDUCTION TO 2025 BUDGET**

**WHEREAS**, the Board of Danbury Township authorizes a \$901.70 reduction from the 2111 Fire District Fund (2111) due to an error in receipt documentation in 2022; and

**WHEREAS**, the Board of Danbury Township Trustees authorizes the Fiscal Officer to make this modification to the 2025 Danbury Township Budget and adjust the Fire District Fund (2111) by -\$901.70; and

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Trustees at the conclusion of the public hearing, by motion and vote, voted to notify the Ottawa County Auditor the updated 2025 Budget for Danbury Township reflecting this \$901.70 reduction out of the Fire District Fund (2111) due to an error in receipt documentation in 2022.

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

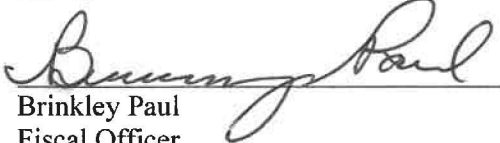
- 1) That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and of any of its committees that resulted in such formal action were taken in meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code; and
- 2) 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 excused Mr. Hirt YES

**ADOPTED** this 26<sup>th</sup> day of March, 2025.

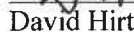
Attest:

  
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 26<sup>th</sup> day of March, 2025 and filed with the Danbury Township Fiscal Officer.

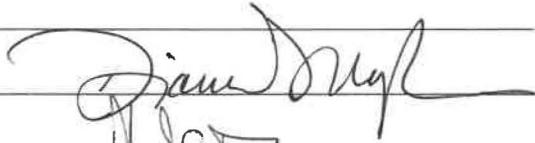
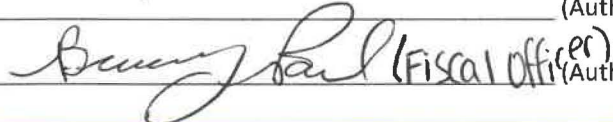
  
Brinkley Paul  
Danbury Township Fiscal Officer

**RESOLUTION 07 - 2025 AUTHORIZING PARTICIPATION  
IN THE ODOT ROAD SALT CONTRACTS AWARDED IN 2025**

**WHEREAS**, Danbury Township, Ottawa County (hereinafter referred to as the "Political Subdivision") hereby submits this written agreement to participate in the Ohio Department of Transportation's (ODOT) annual road salt bid in accordance with Ohio Revised Code 5513.01(B) and hereby agrees to all of the following terms and conditions in its participation of the ODOT road salt contract:

- a. The Political Subdivision hereby agrees to be bound by all terms and conditions established by ODOT in the road salt contract and acknowledges that upon award of the contract by the Director of ODOT it shall be bound by all such terms and conditions included in the contract; and
- b. The Political Subdivision hereby acknowledges that upon the Director of ODOT's signing of the road salt contract, it shall effectively form a contract between the awarded salt supplier and the Political Subdivision; and
- c. The Political Subdivision agrees to be solely responsible for resolving all claims or disputes arising out of its participation in the ODOT road salt contract and agrees that each party hereto shall be responsible for liability associated with that party's own errors, actions, and failures to act.
- d. The Political Subdivision's electronic order for Sodium Chloride (Road Salt) will be the amount the Political Subdivision agrees to purchase from its awarded salt supplier at the delivered bid price per ton awarded by the Director of ODOT; and
- e. The Political Subdivision hereby agrees to purchase a minimum of 85% of its electronically **submitted** salt quantities from its awarded salt supplier during the contract's effective period; and
- f. The Political Subdivision hereby agrees to place orders with and directly pay the awarded salt supplier on a net 30 basis for all road salt it receives pursuant to ODOT salt contract; and
- g. The Political Subdivision acknowledges that should it wish to rescind this participation agreement it will do so by written, emailed request by no later than **Friday, May 2, by 5:00 p.m.** The written, emailed request to rescind this participation agreement must be received by the ODOT Office of Contract Sales, Purchasing Section email: [Contracts.Purchasing@dot.ohio.gov](mailto:Contracts.Purchasing@dot.ohio.gov) by the deadline. The Department, upon receipt, will respond that it has received the request and that it has effectively removed the Political Subdivision's participation request. Furthermore, it is the sole responsibility of the Political Subdivision to ensure ODOT has received this participation agreement as well as the receipt of any request to rescind this participation agreement. The Department shall not be held responsible or liable for failure to receive a Political Subdivision's participation agreement and/or a Political Subdivision's request to rescind its participation agreement.

**NOW, THEREFORE**, be it ordained by the following authorized person(s) that this participation agreement for the ODOT road salt contract is hereby approved, funding has been authorized, and the Political Subdivision agrees to the above terms and conditions regarding participation on the ODOT salt contract:

_____	(Authorized Signature)	_____	Approval Date
	(Authorized Signature)	<u>4/9/25</u>	Approval Date
	(Authorized Signature)	<u>4-9-25</u>	Approval Date
_____	(Authorized Signature)	_____	Approval Date
 (Fiscal Officer)	(Authorized Signature)	<u>4/9/25</u>	Approval Date

**THIS RESOLUTION MUST BE UPLOADED TO THE SALT PARTICIPATION WEBSITE BY NO LATER THAN  
MAY 2, 2025.**

PLEASE NOTE: THE DEPARTMENT WILL NOT ACCEPT TYPED SIGNATURES. PARTICIPATION AGREEMENTS SUBMITTED WITH TYPED SIGNATURES WILL BE INVALID AND INELIGIBLE FOR APPROVAL. YOU CANNOT SUBMIT A WORD DOCUMENT VERSION OF THIS PARTICIPATION AGREEMENT. NO EXCEPTIONS.

**The Board of Trustees of Danbury Township, County of Ottawa, Ohio**, met in a regular meeting session at 6:00 p.m., on May 14, 2025, at the Danbury Township Building, 5972 E. Port Clinton 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. 08-2025**

### **A RESOLUTION OPPOSING THE PASSAGE OF SENATE BILL 147, TO INCREASE DISPOSAL FEES REGARDING SOLID WASTE AND RECYCLING AS FOLLOWS:**

#### **PREAMBLE**

**WHEREAS**, the Board of Trustees of Danbury Township in Ottawa County, Ohio, is committed to the safe and sanitary management of solid waste generated by residents and businesses within the Township; and

**WHEREAS**, modern municipal solid waste landfills are a regional resource because a single municipal solid waste landfill does not only serve the township or municipality where the landfill is located, but provides essential waste disposal capacity for several counties, municipalities and townships; and

**WHEREAS**, the Board is committed to Ohio's policy of reducing the reliance on use of landfills for the management of solid waste as stated in Section 3734.50 of the Ohio Revised Code; and

**WHEREAS**, the Board relies on programs provided by the Ottawa Sandusky Seneca Joint Solid Waste Management District ("OSS") to recycle, reduce, reuse and minimize the amount of waste requiring landfill disposal; and

**WHEREAS**, the Board and other Ohio townships also prioritize the cleanup and removal of dilapidated homes and buildings that are a nuisance to the community; and

**WHEREAS**, townships and municipalities incur significant expenses to dispose of construction and demolition debris resulting from the condemnation and removal of dilapidated homes and buildings; and

**WHEREAS**, Senate Bill 147 and House Bill 96 (the biennial budget bill) in their current form, via proposed amendments to Sections 3314.07 and 3734.57 of the Ohio Revised Code, collectively increase the fees levied by Ohio EPA and solid waste management districts on the disposal of construction and demolition debris by \$6.75 per ton, which will substantially increase the cost incurred by townships, municipalities, remodelers, real estate developers and private owners, to remove and dispose construction and demolition debris; and

**WHEREAS**, Senate Bill 147, in its current form, encourages Seneca County's withdrawal from OSS so that disposal fees levied on waste disposed at the WIN Waste Innovations landfill located south of Fostoria are paid only to Seneca County instead of being shared between Ottawa County, Sandusky County and Seneca County which comprise OSS, and are which are regionally impacted by the WIN Waste landfill; and

**WHEREAS**, Seneca County's withdrawal from OSS will force Ottawa County and Sandusky County to levy fees on their residents and businesses equivalent to approximately \$12 to \$14 on each ton of solid waste generated within their counties in order to continue programs to recycle, reduce, reuse and minimize the amount of waste requiring landfill disposal, as compared to the \$1.50 per ton disposal fee currently levied by OSS on solid waste generated within the District; and

**WHEREAS**, Senate Bill 147's increased expense to dispose solid waste and construction and demolition debris that will be incurred by townships, municipalities, residents and businesses in Ottawa and Sandusky Counties, will cause waste generators to avoid the fee increases by improperly accumulating waste or disposing waste through illegal open dumping, thereby creating nuisances and impairing the quality of life for residents and businesses in townships and municipalities in Ottawa and Sandusky Counties.

**RESOLUTION**

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Trustees of Danbury Township, Ottawa County, Ohio, that the Board respectfully opposes the passage of Senate Bill 147 because of the detrimental effects it will impose on the Township, its residents and businesses, as explained in the foregoing recitals foregoing which are incorporated by reference herein.

This Resolution shall take effect and be in force from or after the earliest period 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 14<sup>th</sup> day of May, 2025.

Attest:

Brinkley Paul  
Fiscal Officer  
Brinkley Paul

Board of Trustees  
Danbury Township  
Ottawa County, Ohio

Dianne M. Rozak  
Dianne M. Rozak

John Paul Dress  
John Paul Dress

David M. Hirt  
David M. 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 14<sup>th</sup> day of May, 2025 and filed with the Danbury Township Fiscal Officer.

Brinkley Paul  
Brinkley Paul  
Danbury Township Fiscal Officer

The Danbury Township Board of Trustees, County of Ottawa, Ohio, met in regular meeting session at 6:00 p.m. on July 9, 2025 at the Danbury Township building, 5972 Port Clinton Eastern Road, Marblehead, Ohio, 43440 with the following members present:

Mr. David M. Hirt, Mr. John Paul Dress and Ms. Dianne M. Rozak.

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

## **RESOLUTION #09-2025**

### **A RESOLUTION AUTHORIZING THE DANBURY TOWNSHIP BOARD OF TRUSTEES TO FILE AN APPLICATION FOR CLEAN OHIO GREEN SPACE CONSERVATION GRANT FUNDING AND AGREE TO OBLIGATE THE NECESSARY FUNDS TO COMPLETE THE MEADOWBROOK LEDGES PROJECT**

**WHEREAS**, the State of Ohio, through the Ohio Public Works Commission, administers financial assistance for conservation purposes through the Clean Ohio Green Space Conservation Grant Program (“Clean Ohio”); and,

**WHEREAS**, the Danbury Township Board of Trustees desire financial assistance under Clean Ohio for the purchase and protection of approximately 54.9 acres; and,

**WHEREAS**, the Board of Trustees of the Township intends to fulfill Clean Ohio’s objective of preserving open spaces with this acquisition; and,

**WHEREAS**, the proposed project is located entirely in Ottawa County and situated in Danbury Township on Bayshore Road; and,

**WHEREAS**, the proposed project will protect coastal wetlands; and,

**WHEREAS**, preservation of this parcel will protect the property’s natural resources and increase protected green space; and,

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Trustees of Danbury Township, County of Ottawa, State of Ohio:

1. That the Danbury Township Board of Trustees approve filing this application for financial assistance.
2. That Danbury Township Trustee Dianne M. Rozak is hereby authorized by the Danbury Township Board of Trustees to act in the capacity of designated signatory for this project, may execute and file an application with the Ohio Public Works Commission, may provide all information and documentation required to become eligible for possible funding assistance and is further authorized to enter into any agreements as may be necessary and appropriate for obtaining the financial assistance.

This Board finds and determines that all formal actions of this Board concerning and relating to the passage of this resolution were taken open meetings of this Board and that all deliberations of this Board that resulted in formal actions were taken in meetings open to the public, in compliance with all legal requirements, including but not limited to ORC 121.22, except as otherwise permitted thereby.

This resolution shall take effect and be in force from or after the earliest period 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: Mr. Hirt Yes Mr. Dress Yes Ms. Rozak Yes

ADOPTED this 9th Day of July, 2025

Board of Trustees, Danbury Township  
Ottawa County, Ohio

ATTEST:

  
Fiscal Officer Brinkley Paul


  
David M. Hirt

  
John Paul Dress

  
Diarnee M. Rozak

**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 July 9, 2025 and filed with the Danbury Township Fiscal Officer.

  
Brinkley Paul, Danbury Township Fiscal Officer

**The Board of Trustees of Danbury Township, County of Ottawa, Ohio**, met in special session at 5:45 p.m., on July 9, 2025, at the Danbury Township Building, 5972 E. Port Clinton 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. 10 - 2025**

**A RESOLUTION ADOPTING TEXT AMENDMENTS TO THE DANBURY TOWNSHIP ZONING RESOLUTION**

**WHEREAS**, on May 7, 2025, the Danbury Township Zoning Commission, in accordance with Ohio Revised Code section 519.12(A)(1) initiated, by motion, the following amendments to the Danbury Township Zoning Resolution:

- *Amend Section 7.7.3.C and Section 7.10.2 of the Danbury Zoning Resolution in accordance with ORC Section 519.12 and ORC Section 519.15 regarding public hearing notification requirements.*

**WHEREAS**, said text amendments were forwarded to the Ottawa County Regional Planning Commission (OCRPC) May 8, 2025, and considered by the Ottawa County Regional Planning Commission (OCRPC) on May 20, 2025, where the Commission recommended unanimous approval of said text amendments as presented; and

**WHEREAS**, the Danbury Township Zoning Commission held a public hearing on June 4, 2025, and by motion and vote, the Zoning Commission unanimously recommended approval of said text amendments as presented; and

**WHEREAS**, the Board of Trustees held a public hearing on July 9, 2025, and, at the conclusion of the public hearing, voted to accept the recommendation of the Zoning Commission; and

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Trustees of Danbury Township, Ottawa County, Ohio:

- 1) The Board finds that the following Decision Standard of the Danbury Township Zoning Resolution is satisfied:
  - d. The proposed amendment will better implement the intent of the Resolution.
- 2) The Board does hereby adopt the amendments to the Danbury Township Zoning Resolution attached hereto as Exhibit A; 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:

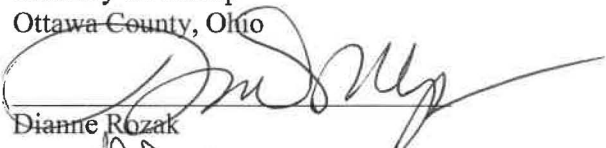
Vote Record: Ms. Rozak Yes Mr. Dress Yes Mr. Hirt Yes

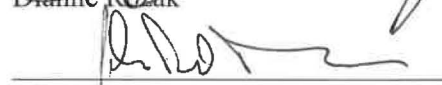
**ADOPTED** this 9<sup>th</sup> day of July, 2025.

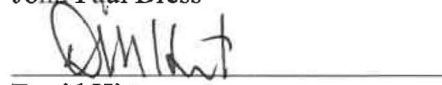
Attest:

  
\_\_\_\_\_  
Brinkley Paul  
Fiscal Officer

Board of Trustees  
Danbury Township  
Ottawa County, Ohio

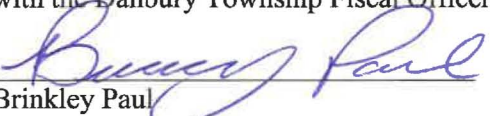
  
\_\_\_\_\_  
Dianne Rozak

  
\_\_\_\_\_  
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 9<sup>th</sup> day of July, 2025 and filed with the Danbury Township Fiscal Officer.

  
\_\_\_\_\_  
Brinkley Paul  
Danbury Township Fiscal Officer

The Board of Trustees of Danbury Township, County of Ottawa, Ohio, met in regular meeting session at 6:00 p.m. on July 9, 2025 at the Danbury Township building, 5972 Port Clinton Eastern Road, Marblehead, Ohio, 43440 with the following members present: Mr. David M. Hirt, Ms. Dianne M. Rozak, Mr. John Paul Dress.

Trustee Hirt introduced the following resolution and moved for its adoption:

**RESOLUTION: 11-2025**

**A RESOLUTION TO APPLY FOR USDA FUNDING FOR THE PURCHASE OF A NEW FIRE TRUCK FOR THE DANBURY TOWNSHIP FIRE DEPARTMENT.**

**WHEREAS;** the Danbury Township Board of Trustees is applying to the USDA, for the funding to purchase a new fire truck for the Fire Department in the approximate amount of \$1.2 million dollars.

**WHEREAS;** Danbury Township Trustee, David M. Hirt, is authorized to sign all application, obligation and closing documents, along with any change orders;

**WHEREAS;** Danbury Township Fiscal Officer, Brinkley Paul, is authorized to process and sign all pay draws.

**NOW THEREFORE BE IT RESOLVED THAT:**

The Danbury Township Board of Trustees agrees to the terms and conditions of the USDA funding guidelines and designates Fire Chief, Shawn Hunsicker, to apply for this funding.

This Board finds and determines that all formal actions of this Board concerning and relating to the passage of this resolution were taken in open meetings of this Board, and that all deliberations of this Board that resulted in formal actions were taken in meetings open to the public, in compliance with all legal requirements, including but not limited to ORC 121.22, except as otherwise permitted thereby.

This resolution shall take effect and be in force from or after the earliest period allowed by law.

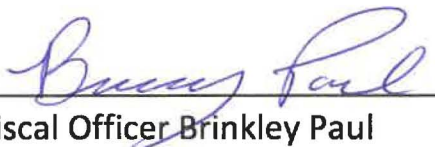
Trustee DRESS seconded the resolution and the roll being called upon the question of its adoption the vote resulted as follows:

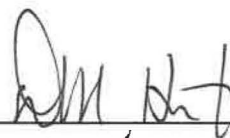
Vote Record: Mr. Hirt Yes Ms. Rozak Yes Mr. Dress Yes

ADOPTED this 9<sup>th</sup> day of July, 2025.


Board of Trustees, Danbury Township  
Ottawa County, Ohio

Attest:

  
Fiscal Officer Brinkley Paul


  
David M. Hirt

  
Dianne M. Rozak

  
John Paul Dress

#### 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 July 9, 2025, and filed with the Danbury Township Fiscal Officer.

  
Brinkley Paul, Danbury Township Fiscal Officer

**The Board of Trustees of Danbury Township, County of Ottawa, Ohio**, met in special session at 5:30p.m., on August 13, 2025, at the Danbury Township Hall, 5972 E. Port Clinton Eastern Road, Marblehead, Ohio 43440, with the following members present:

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

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

**RESOLUTION NO. 12 - 2025**

**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**, Columbia Bayshore Group, LLC, David Zentkovich & Mark Powers, Agents on behalf of Bayshore Group, LLC, Lisa Seckler, Owner of the property located at 9356 E. Bayshore Road, Lot 7, Section 1, PIN# 0141102114726000, filed Case No. ZC-2025-106 requesting a Map Amendment from "A" Agricultural to "R-C" Recreational Commercial to rezone a 2.27ac. parcel, and

**WHEREAS**, the Ottawa County Regional Planning Commission held a public hearing on June 17, 2025, and recommended approval of the proposed map amendment as presented; and

**WHEREAS**, the Danbury Township Zoning Commission held a public hearing on July 2, 2025, and by motion and vote, recommended 5-0 to approve the proposed map amendment; and

**WHEREAS**, on August 13, 2025, 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 uphold 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.) Rozak seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

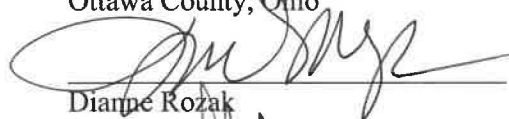
Vote Record: Ms. Rozak Yes Mr. Dress Yes Mr. Hirt Yes

**ADOPTED** this 13<sup>th</sup> day of August, 2025.

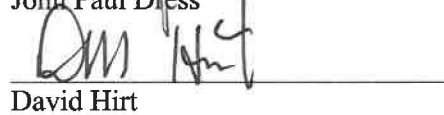
Attest:

  
Brinkley Paul  
Fiscal Officer

Board of Trustees  
Danbury Township  
Ottawa County, Ohio

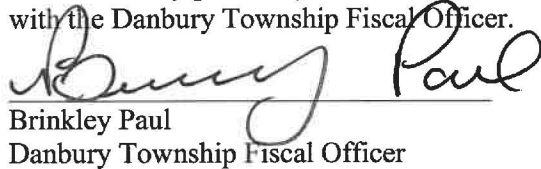
  
Dianne Rozak

John Paul Dress

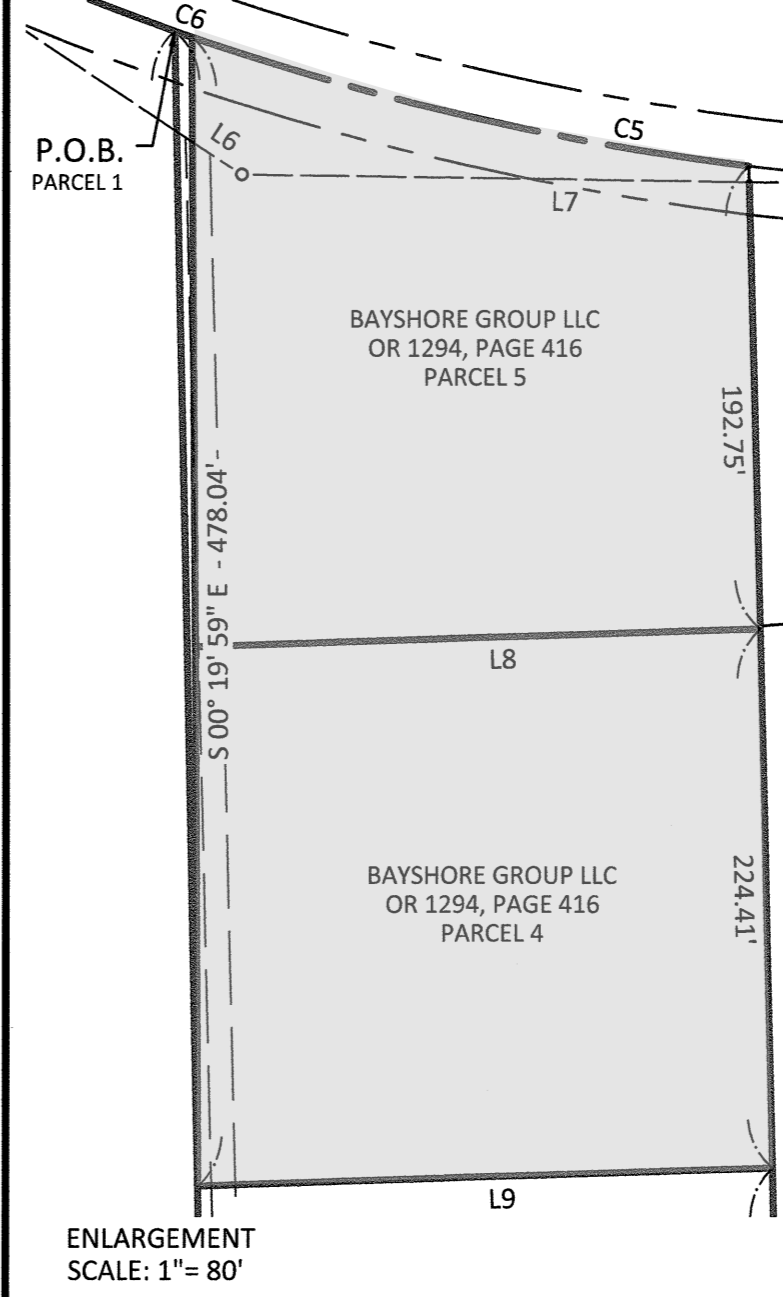
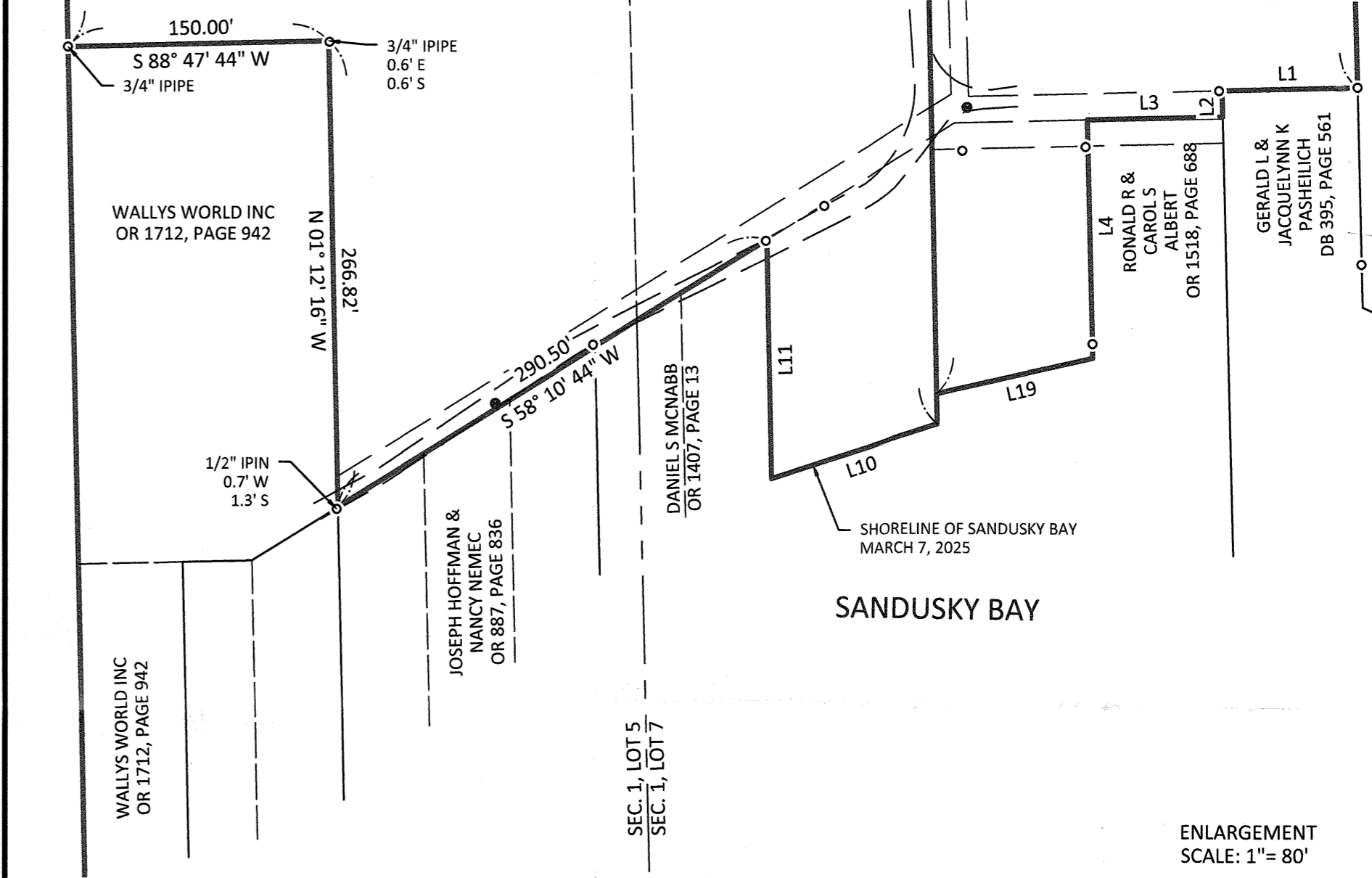
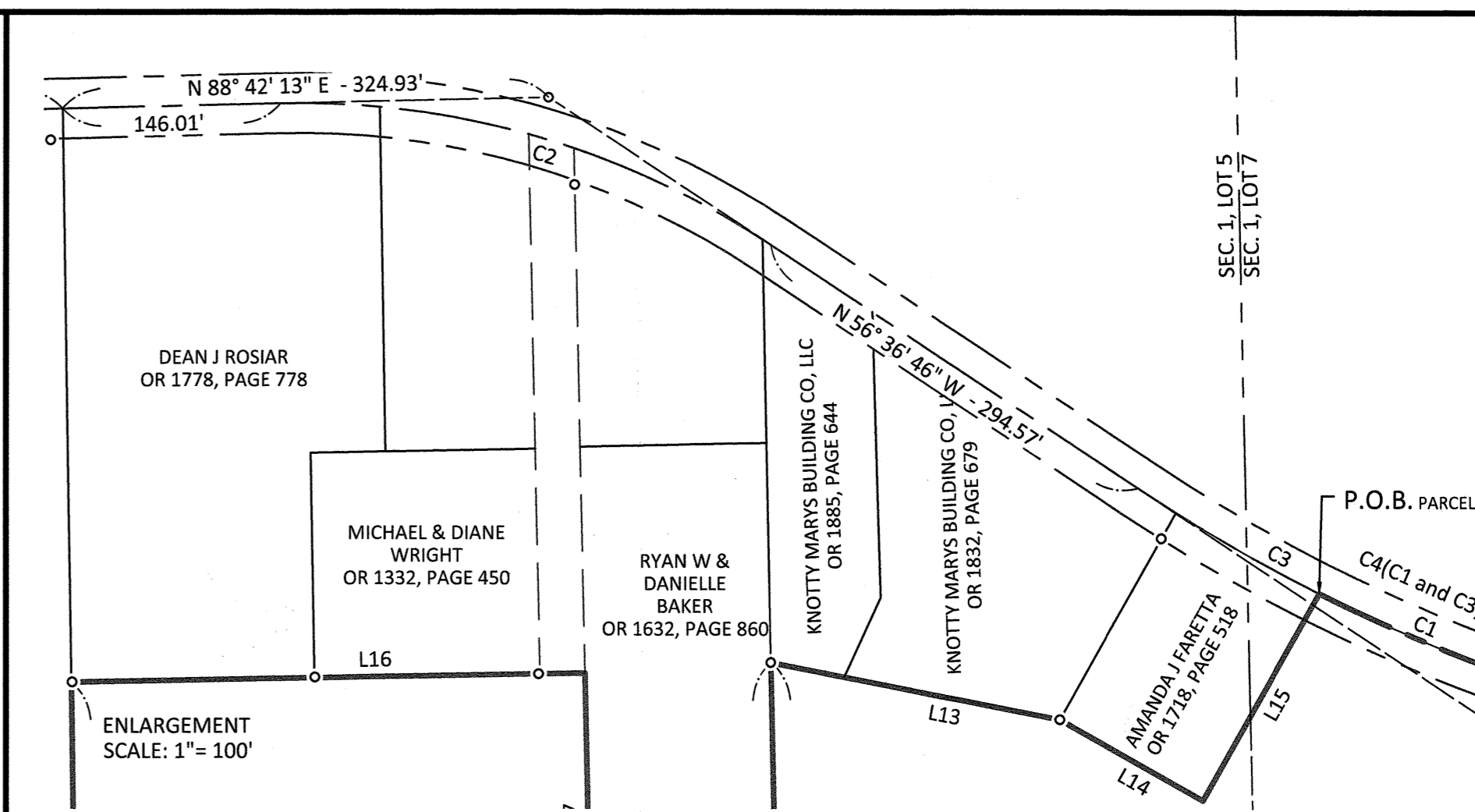
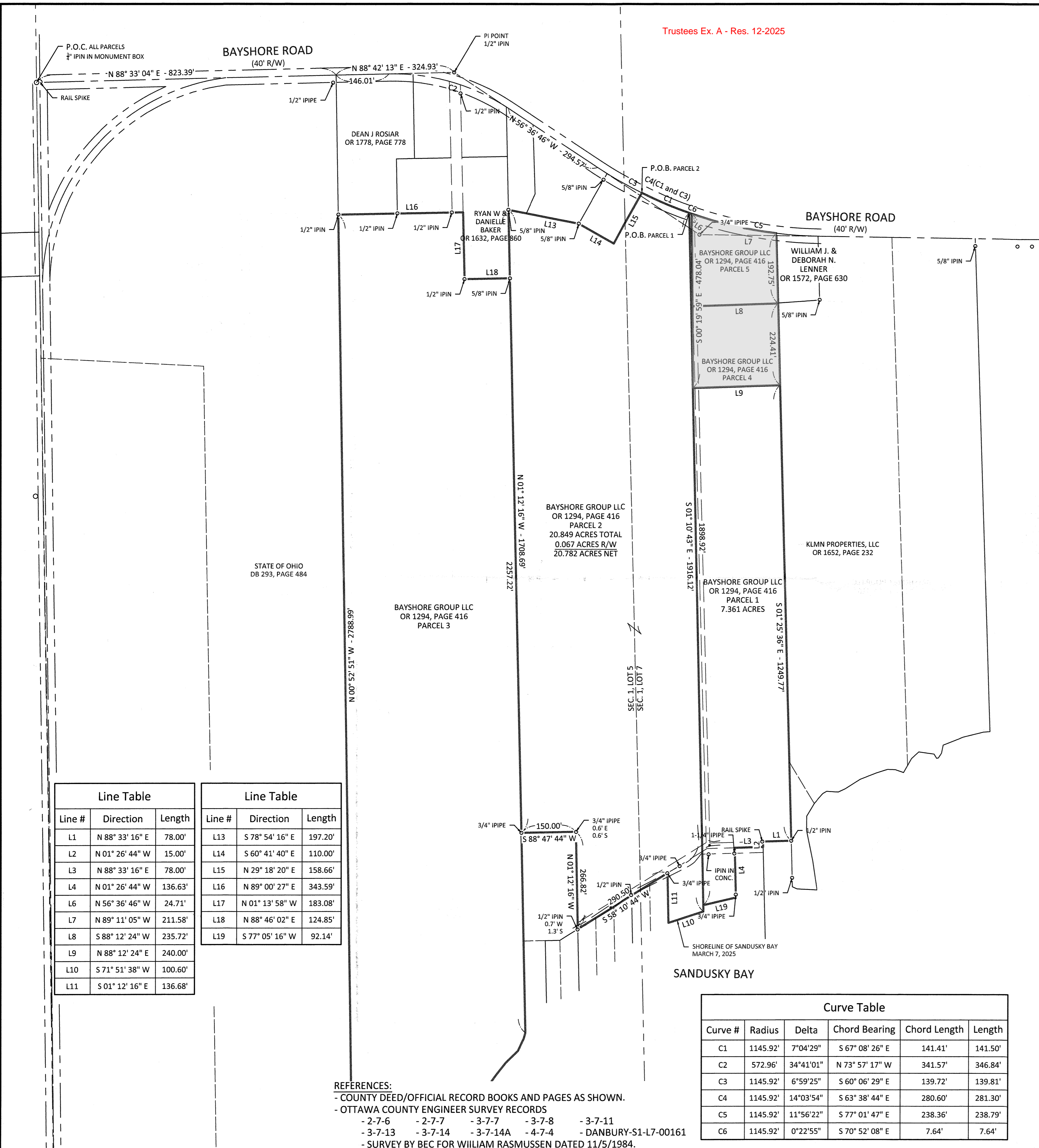
  
David Hirt

**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 13<sup>th</sup> day of August, 2025 and filed with the Danbury Township Fiscal Officer.

  
Brinkley Paul  
Danbury Township Fiscal Officer

Trustees Ex. A - Res. 12-2025



Line #	Direction	Length
L1	N 88° 33' 16" E	78.00'
L2	N 01° 26' 44" W	15.00'
L3	N 88° 33' 16" E	78.00'
L4	N 01° 26' 44" W	136.63'
L6	N 56° 36' 46" W	24.71'
L7	N 89° 11' 05" W	211.58'
L8	S 88° 12' 24" W	235.72'
L9	N 88° 12' 24" E	240.00'
L10	S 71° 51' 38" W	100.60'
L11	S 01° 12' 16" E	136.68'

Line #	Direction	Length
L13	S 78° 54' 16" E	197.20'
L14	S 60° 41' 40" E	110.00'
L15	N 29° 18' 20" E	158.66'
L16	N 89° 00' 27" E	343.59'
L17	N 01° 13' 58" W	183.08'
L18	N 88° 46' 02" E	124.85'
L19	S 77° 05' 16" W	92.14'

Curve #	Radius	Delta	Chord Bearing	Chord Length	Length
C1	1145.92'	7°04'29"	S 67° 08' 26" E	141.41'	141.50'
C2	572.96'	34°41'01"	N 73° 57' 17" W	341.57'	346.84'
C3	1145.92'	6°59'25"	S 60° 06' 29" E	139.72'	139.81'
C4	1145.92'	14°03'54"	S 63° 38' 44" E	280.60'	281.30'
C5	1145.92'	11°56'22"	S 77° 01' 47" E	238.36'	238.79'
C6	1145.92'	0°22'55"	S 70° 52' 08" E	7.64'	7.64'

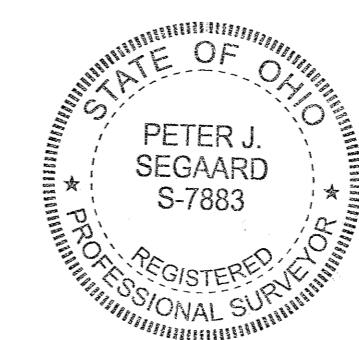
REFERENCES:  
 - COUNTY DEED/OFFICIAL RECORD BOOKS AND PAGES AS SHOWN.  
 - OTTAWA COUNTY ENGINEER SURVEY RECORDS  
 - 2-7-6 -2-7-7 -3-7-7 -3-7-8 -3-7-11  
 - 3-7-13 -3-7-14 -3-7-14A -4-7-4 -DANBURY-S1-L7-00161  
 - SURVEY BY BEC FOR WILLIAM RASMUSSEN DATED 11/5/1984.

- 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

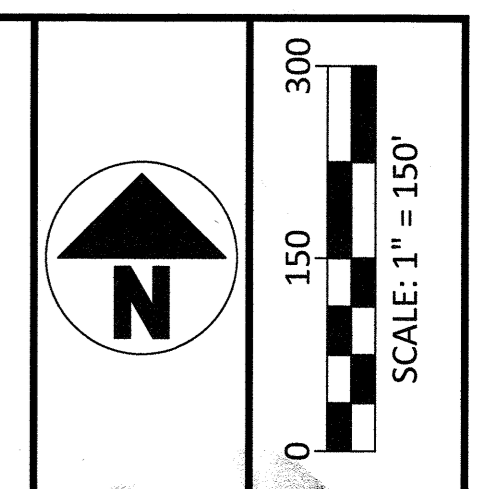
**NOTE:**  
 IRON PINS SET ARE 5/8" DIAMETER X 30" LONG IRON PINS WITH CAP "DGL-PJS 7883"

**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. Seggaard, P.S.  
 OHIO PROFESSIONAL SURVEYOR NO. 7883  
 DATE: 4-10-2025

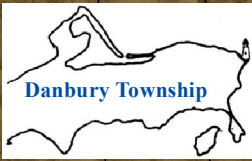


NO	REVISION	DATE
9		
8		
7		
6		
5		
4		
3		
2		
1		

**DGL**  
 DGL CONSULTING ENGINEERS, LLC  
 123 B MAPLE STREET  
 PORT CLINTON, OH 43452  
 PHONE: 419-635-7541  
 www.dgl-tda.com

**BAYSHORE GROUP LLC**  
 PART OF SECTION 1, LOTS 5 AND 7  
 DANBURY TOWNSHIP,  
 OTTAWA COUNTY, OHIO  
**SURVEY**

FILE: 25003-09.dwg  
 JOB NO.: 25003-09  
 DRAWN BY: PJS  
 ISSUED: 4/9/2025  
**1/1**

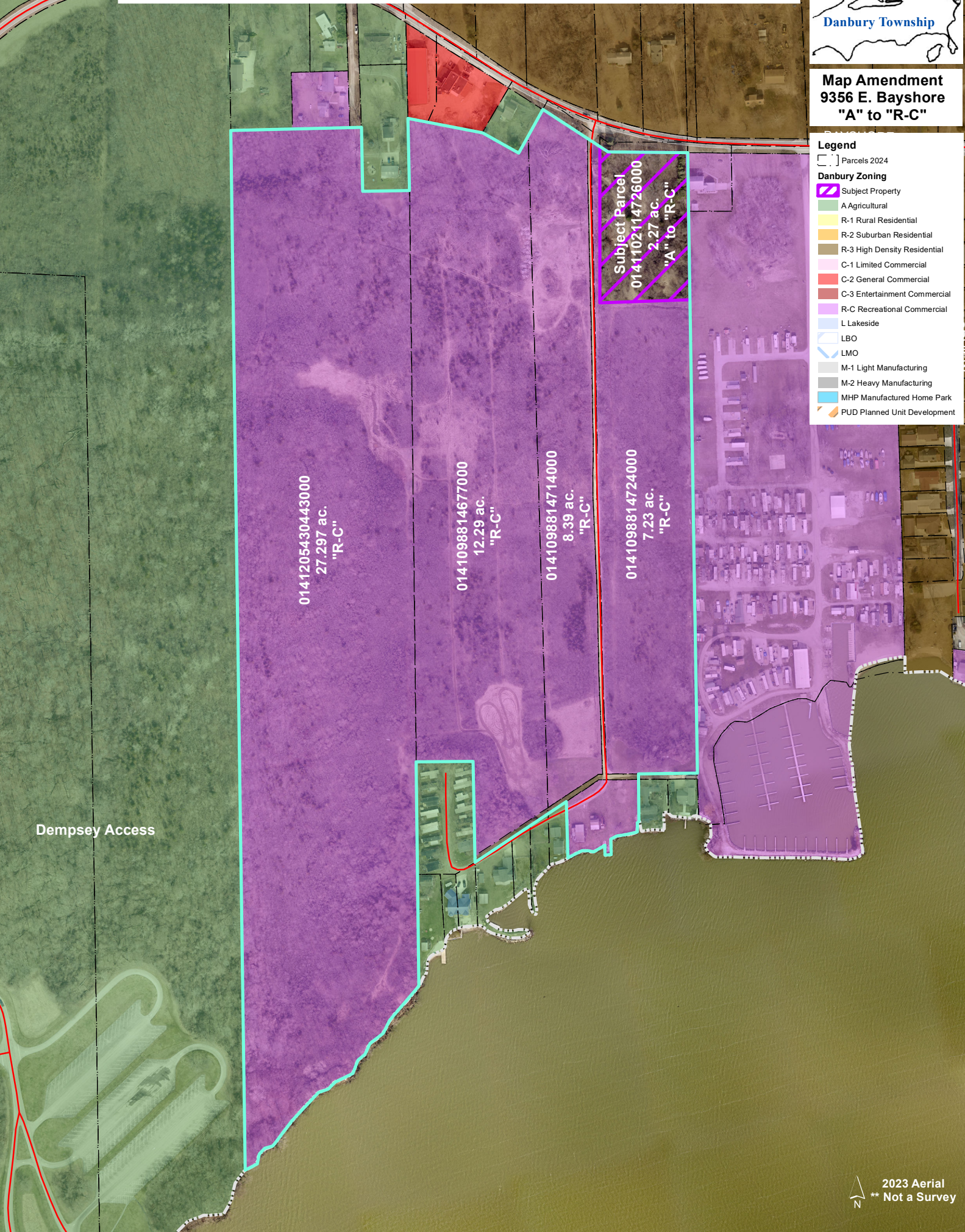


Danbury Township

Map Amendment  
9356 E. Bayshore  
"A" to "R-C"

Legend

- Parcels 2024
- Danbury Zoning**
  - Subject Property
  - A Agricultural
  - R-1 Rural Residential
  - R-2 Suburban Residential
  - R-3 High Density Residential
  - C-1 Limited Commercial
  - C-2 General Commercial
  - C-3 Entertainment Commercial
  - R-C Recreational Commercial
  - L Lakeside
  - LBO
  - LMO
  - M-1 Light Manufacturing
  - M-2 Heavy Manufacturing
  - MHP Manufactured Home Park
  - PUD Planned Unit Development



The Board of Trustees of Danbury Township, County of Ottawa, Ohio, met in a regular meeting session at 6:30 p.m., on August 13, 2025, at the Danbury Township Building, 5972 E. Port Clinton 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. 13 - 2025**

**A RESOLUTION DECLARING THE PROPERTY OWNED BY  
GLENDALE FLEENORE, LOCATED AT 146 STRAUSE LANE  
(PIN# 0141259716818000 & 0141264216819000) IN  
DANBURY TOWNSHIP, OTTAWA COUNTY, OHIO,  
A NUSIANCE AND ORDERING ABATEMENT**

**PREAMBLE**

**WHEREAS**, the Danbury Township Board of Trustees (the "Board") has found the property owned by Glendale Fleenor, and located at 146 Strause Lane, Lots 17 & 18 of Berwyn Project Subdivision (PIN# 0141259716818000 & 0141264216819000), to be littered garbage, refuse or other debris (the "Junk and Other Debris"), specifically the Junk & Other Debris in the back of trucks on the property and around the garage, and;

**WHEREAS**, pursuant to §505.87 of the Ohio Revised Code, the Board is authorized to determine that the maintenance of garbage, refuse or other debris upon a property constitutes a nuisance and order the property owner to remove such garbage, refuse or other debris within seven (7) days, and if the owner fails to remove the garbage, refuse or other debris or make arrangements for the removal within the allotted time period, the Board may proceed to remove the garbage, refuse or other debris and enter the cost of such removal upon the tax duplicate for the property; and

**WHEREAS**, Ohio Revised Code Section 505.87 provides that, if the Board of Trustees determines within twelve consecutive months after a prior nuisance determination that the same owner's maintenance of garbage, refuse, or other debris on the same land in the township constitutes a nuisance, at least four days prior to providing for the abatement, control or removal of the nuisance, the Board must send notice of the subsequent nuisance determination to the landowner and to any lienholders of record by first class mail; and

**WHEREAS**, it is in the best interests of Danbury Township (the "Township") and its residents to proceed under §505.87 of the Ohio Revised Code in order to remove, or have removed the Junk and Other Debris from the Property.

**RESOLUTION**

**NOW, THEREFORE, BE IT RESOLVED THAT:**

The Board of Trustees of Danbury Township, Ottawa County, Ohio has found that the property owned by Glendale Fleenor, and located at 146 Strause Lane, Lots 17 & 18 of Berwyn Project Subdivision (PIN# 0141259716818000 & 0141264216819000), in Danbury Township, Ottawa County, Ohio is littered with garbage, refuse or other debris, specifically the Junk & Other Debris in the back of trucks on the property and around the garage and the Board hereby determines that the maintenance of the Junk and Other Debris on the Property constitutes a nuisance and, pursuant to §505.87 of the Ohio Revised Code, orders the following actions:

**Section 1.** The Board orders the owner of the Property to remove the Junk and Other Debris or make arrangements for the removal within seven (7) days after receipt of notice of this Resolution;

- Section 2.** The Board authorizes the Zoning Inspector or their designee to notify the record owner and lienholders of the Property as provided in §505.87(B) of the Ohio Revised Code;
- Section 3.** If the record owner does not remove the Junk and Other Debris or make arrangements for the removal within seven (7) days from the receipt of notice hereof, the Trustee designated as the Zoning Department liaison is authorized to order Township employees, or enter into contract with any persons with adequate materials and equipment to be used to remove and abate the Junk and Other Debris, and all costs and expenses so incurred shall, when approved by the Board, be paid out of the unappropriated monies in the general fund;
- Section 4.** The Fiscal Officer shall report all expenses that the Township incurs in the removal of the Junk and Other Debris to the Auditor of Ottawa County, Ohio for entry upon the tax duplicate as a lien upon the Property and for collection and reimbursement of the Township's general fund as provided in §505.87 of the Ohio Revised Code;
- Section 5.** This Board finds and determines that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in open meetings of this Board, and that all deliberations of this Board that resulted in formal actions were taken in meetings open to the public, in compliance with all legal requirements, including but not limited to, Ohio Revised Code Section 121.22, except as otherwise permitted thereby.

This Resolution shall take effect and be in force from or after the earliest period 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 13<sup>th</sup> day of August, 2025.

Attest:

Brinkley Paul  
Fiscal Officer, Brinkley Paul

Board of Trustees  
Danbury Township  
Ottawa County, Ohio

Dianne M. 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 13<sup>th</sup> day of August, 2025 and filed with the Danbury Township Fiscal Officer.

Brinkley Paul  
Brinkley Paul  
Danbury Township Fiscal Officer

**146 Strause Lane**  
(PIN# 0141259716818000 & 0141264216819000)



**146 Strause Lane**  
(PIN# 0141259716818000 & 0141264216819000)



**146 Strause Lane**  
(PIN# 0141259716818000 & 0141264216819000)



**146 Strause Lane**  
(PIN# 0141259716818000 & 0141264216819000)



**The Board of Trustees of Danbury Township, County of Ottawa, Ohio**, met in a special meeting session at 5:00 p.m., on August 25, 2025, at the Danbury Township Hall, 5972 E. Port Clinton Road, Marblehead, Ohio 43440, with the following members present:

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

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

**RESOLUTION NO. 14 - 2025**

**RESOLUTION TO PROCEED WITH THE  
DEMOLITION & REMOVAL OF THE  
DEFECTIVE STRUCTURE FOR THE PROPERTY LOCATED AT  
2062 S. CARLBERT DRIVE,  
DANBURY TOWNSHIP, OTTAWA COUNTY, OHIO**

**PREAMBLE**

**WHEREAS**, on or about June 25, 2025 the Board of Trustees (the “Board”) sent Pauline Skabar (“Owner”), a courtesy notice that the property at 2062 S. Carlbert Drive, Danbury Township, Ottawa County, Marblehead, Ohio 43440 (PIN# 0141110814844000) (the “Property”) was being investigated by Danbury Township (the “Township”) for the possibility of exercising their authority in Ohio Revised Code Section 505.86 on what corrective measure should be taken on the residence (the “Structure”), including the possibility of demolition, located on the property in the unincorporated area of Danbury Township, Ottawa County, Ohio; and

**WHEREAS**, Pauline Skabar sold and transferred the Property to Kenneth Hageman and Angela Jones (“New Owners”) on August 20, 2025; and

**WHEREAS**, on or about July 24, 2025, the Board sent notice via certified mail to the Owner(s) of the Property, and any lienholders of record, that the Board would be providing them an opportunity during a special meeting on August 25, 2025, to be heard and provide any information as to why the Structure should not be repaired, secured, or removed; and

**WHEREAS**, on or about June 25, 2025, the Board received a letter pursuant to Section 505.86 of the Ohio Revised Code from the Danbury Township Fire Chief finding that the Structure was unsafe for the public and first responders; and

**WHEREAS**, on or about June 30, 2025, the Board received a letter pursuant to Section 505.86 of the Ohio Revised Code from the Ottawa County Interim Residential Building Official/ Building Inspector finding that the front porch of this structure to be structurally deficient and in need of repair and submitted a revised letter dated August 14, 2025, finding that even with the hole in the roof, the building is sound with no threat of collapse; and

**WHEREAS**, on or about July 7, 2025, the Board received a letter pursuant to Section 505.86 of the Ohio Revised Code from the Ottawa County General Health Departments Director of Environmental Health, finding that the Structure was unsecure due to the hole in the roof of the structure, and on April 3, 2025 the Township received notice from the Environmental Health Specialist an email stating they received a complaint regarding the Structure and included a photograph of the roof collapsed inside of the Structure; and

**WHEREAS**, during said hearing, August 25, 2025, New Owners, Kenneth Hageman & Angela Jones, were present and entered into agreement with the Board, by this Resolution, that they would make arrangements to provide demolition and removal to the Structure located at 2062 S. Carlbert Drive, Marblehead, Ohio.

**RESOLUTION**

**NOW, THEREFORE, BE IT RESOLVED THAT:**

The Board of Trustees of Danbury Township, Ottawa County, Ohio hereby determines that the property owned by New Owners, Kenneth Hagman & Angela Jones, located at 2062 E. Carlbert Drive, Marblehead, Ohio 43440 (PIN# 0141110814844000), in Danbury Township, Ottawa County, Ohio contains a Structure that is structurally defective, unsafe for the public and first responders and in need demolition and removal pursuant to Section 505.86 of the Ohio Revised Code, hereby ordering the following actions:

- Section 1:** The Board orders the Owner of the Property to demolish and remove the Structure within 60 days or before October 24, 2025.
- Section 2:** If the Structure is not demolished and removed by October 24, 2025, the Board authorizes the Zoning Inspector to enter into a contract with Dave Shrock Excavating immediately after such date, to enter the property and have the Structure demolished and removed at a cost not to exceed \$6,500.00 and any additional costs related to asbestos removal, if not already completed.
- Section 3:** If the Owner needs an extension of time to complete and execute Section 1 herein, the Owner must contact the Zoning Inspector prior to the deadline stipulated herein and no later than 3:00p.m. the Friday of October 17, 2025, and report the reasoning for such request in-person to the Board of Trustees at their next regular scheduled meeting at 6:00p.m. October 22, 2025.
- Section 4:** The Board hereby directs and orders that all expenses incurred in the demolition and removal of the Structure shall be paid from the unappropriated monies in the Township's general fund.
- Section 5.** The Fiscal Officer shall report all expenses that the Township incurs in the demolition and removal of the Structure to the Auditor of Ottawa County, Ohio for entry upon the tax duplicate as a lien upon the Property and for collection and reimbursement of the Township's general fund as provided in Section 505.86 of the Ohio Revised Code.
- Section 6.** The Board finds and determines that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in open meetings of this Board, and that all deliberations of this Board that resulted in formal actions were taken in meetings open to the public, in compliance with all legal requirements, including but not limited to, Ohio Revised Code Section 121.22, except as otherwise permitted thereby.

This Resolution shall take effect and be in force from or after the earliest period allowed by law.

Mr. 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 25<sup>th</sup> day of August, 2025

Attest:

  
Brinkley Paul  
Fiscal Officer

Board of Trustees  
Danbury Township  
Ottawa County, Ohio

  
Dianne M. Rozak

  
John Paul Dress

  
David M. Hirt

**AUTHENTICATION**

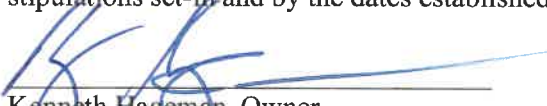
IT IS HEREBY CERTIFIED that the foregoing is a true and correct transcript of a resolution duly passed by this Board of Trustees in session this 25<sup>th</sup> day of August, 2025 and filed with the Danbury Township Fiscal Officer.

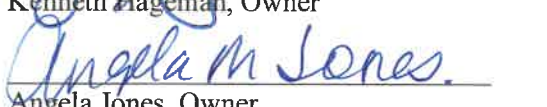
Attest:

  
Brinkley Paul  
Fiscal Officer

**OWNER ACKNOWLEDGEMENT**

Now comes Kenneth Hageman and Angela Jones, the New Owner of 2062 S. Carlbert Drive, Danbury Township, Ottawa County, Marblehead, Ohio 43440 (PIN# 0141110814844000) who freely and voluntarily was present and participated in said hearing, and acknowledges the agreements set forth in this Resolution on this 25<sup>th</sup> day of August, 2025 and agrees to abide by the stipulations set-in and by the dates established.

  
Kenneth Hageman, Owner

  
Angela Jones, Owner

**2062 Carlbert**  
Marblehead, Ohio 43440  
PIN # 0141110814844000

April 2025 Photographs



**2062 Carlbert**  
(PIN# 0141110814844000)

July 21, 2025 Photographs



July 21, 2025  
Photographs



July 21, 2025  
Photographs





August 13, 2025 Photographs





August 13, 2025 Photographs



Inside 04.03.25 Photo from OCGHD



**The Board of Trustees of Danbury Township, County of Ottawa, Ohio**, met in a special meeting session at 5:00 p.m., on August 25, 2025, at the Danbury Township Hall, 5972 E. Port Clinton Road, Marblehead, Ohio 43440, with the following members present:

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

Mr. Dress introduced the following resolution and moved its adoption:

**RESOLUTION NO. 15 - 2025**

**RESOLUTION TO PROCEED WITH THE  
DEMOLITION & REMOVAL OF THE  
DEFECTIVE STRUCTURE FOR THE PROPERTY LOCATED AT  
961 S. CHURCH ROAD,  
DANBURY TOWNSHIP, OTTAWA COUNTY, OHIO**

**PREAMBLE**

**WHEREAS**, on or about June 25, 2025 the Board of Trustees (the “Board”) sent Douglas & Daniel Shealy (“Owner(s)”), a courtesy notice that the property at 961 S Church Road, Danbury Township, Ottawa County, Marblehead, Ohio 43440 (PIN# 0140014534999000) (the “Property”) was being investigated by Danbury Township (the “Township”) for the possibility of exercising their authority in Ohio Revised Code Section 505.86 on what corrective measure should be taken on the residence (the “Structure”), including the possibility of demolition, located on the property in the unincorporated area of Danbury Township, Ottawa County, Ohio; and

**WHEREAS**, on or about July 24, 2025, the Board sent notice via certified mail to the Owner(s) of the Property, and lienholders of record, that the Board would be providing them an opportunity during a special meeting on August 25, 2025, to be heard and provide any information as to why the Structure should not be repaired, secured, or removed; and

**WHEREAS**, on or about June 25, 2025, the Board received a letter pursuant to Section 505.86 of the Ohio Revised Code from the Danbury Township Fire Chief finding that the Structure was unsafe for the public and first responders; and

**WHEREAS**, on or about June 30, 2025, the Board received a letter pursuant to Section 505.86 of the Ohio Revised Code from the Ottawa County Interim Residential Building Official/ Building Inspector finding that the Structure located at 961 Church Road to be secure and safe; and

**WHEREAS**, on or about July 16, 2025, the Owners received a demolition permit, 25-0846 from the Ottawa County Building Department, in which they have 1-year from the issuance of that permit to demolish and remove the Structure from the property; and

**WHEREAS**, during said hearing, August 25, 2025, Owner(s), Douglas & Daniel Shealy were present and entered into agreement with the Board, by this Resolution, that they would make arrangements to provide demolition and removal to the Structure located at 961 S. Church Road, Marblehead, Ohio.

**RESOLUTION**

**NOW, THEREFORE, BE IT RESOLVED THAT:**

The Board of Trustees of Danbury Township, Ottawa County, Ohio hereby determines that the property owned by Douglas & Daniel Shealy, located at 961 S. Church Road, Marblehead, Ohio 43440 (PIN# 0140014534999000), in Danbury Township, Ottawa County, Ohio contains a Structure that is structurally defective, unsafe for the public and first responders and in need of demolition and removal pursuant to Section 505.86 of the Ohio Revised Code, hereby ordering the following actions:

- Section 1:** The Board orders the Owner of the Property to demolish and remove the Structure within 128 days or before December 31, 2025.
- Section 2:** If the Structure is not demolished and removed by December 31, 2025, the Board authorizes the Zoning Inspector to enter into a contract with Innovative Excavating immediately after such date, to enter the property and have the Structure demolished and removed at a cost not to exceed \$15,850.00 and any additional costs related to asbestos removal, if not already completed.
- Section 3:** If the Owner needs an extension of time to complete and execute Section 1 herein, the Owner must contact the Zoning Inspector prior to the deadline stipulated herein and no later than 3:00p.m. the Friday of December 19, 2025 and report the reasoning for such request in-person to the Board of Trustees at their next regular scheduled meeting at 6:00p.m. December 22, 2025.
- Section 4:** The Board hereby directs and orders that all expenses incurred in the demolition and removal of the Structure shall be paid from the unappropriated monies in the Township's general fund.
- Section 5.** The Fiscal Officer shall report all expenses that the Township incurs in the demolition and removal of the Structure to the Auditor of Ottawa County, Ohio for entry upon the tax duplicate as a lien upon the Property and for collection and reimbursement of the Township's general fund as provided in Section 505.86 of the Ohio Revised Code.
- Section 6.** The Board finds and determines that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in open meetings of this Board, and that all deliberations of this Board that resulted in formal actions were taken in meetings open to the public, in compliance with all legal requirements, including but not limited to, Ohio Revised Code Section 121.22, except as otherwise permitted thereby.

This Resolution shall take effect and be in force from or after the earliest period allowed by law.

Mr. 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 – Yes; Mr. Hirt - Yes

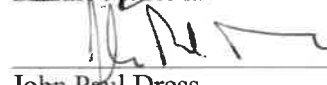
ADOPTED this 25<sup>th</sup> day of August, 2025

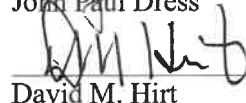
Attest:

  
 Brinkley Paul  
 Fiscal Officer

Board of Trustees  
 Danbury Township  
 Ottawa County, Ohio

  
 Dianne M. Rozak

  
 John Paul Dress

  
 David M. 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 25<sup>th</sup> day of August, 2025 and filed with the Danbury Township Fiscal Officer.

Attest:

  
\_\_\_\_\_  
Brinkley Paul  
Fiscal Officer

**OWNER ACKNOWLEDGEMENT**

Now comes the Owner of 961 S. Church Road, Danbury Township, Ottawa County, Marblehead, Ohio 43440 (PIN# 0140014534999000) who freely and voluntarily was present and participated in said hearing, and acknowledges the agreements set forth in this Resolution on this 25<sup>th</sup> day of August, 2025 and agrees to abide by the stipulations set-in and by the dates established.

  
\_\_\_\_\_  
Douglas Shealy, Owner

  
\_\_\_\_\_  
Daniel Shealy, Owner

**961 S. Church**  
Marblehead, Ohio 43440  
PIN # 0140014534999000



**961 S. Church**  
Marblehead, Ohio 43440  
PIN # 0140014534999000

July 21, 2025 Photographs









0140014534999000

**The Board of Trustees of Danbury Township, County of Ottawa, Ohio**, met in a special meeting session at 5:00 p.m., on August 25, 2025, at the Danbury Township Hall, 5972 E. Port Clinton Road, Marblehead, Ohio 43440, with the following members present:

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

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

**RESOLUTION NO. 16 - 2025**

**RESOLUTION TO PROCEED WITH THE  
MAINTENANCE & REPAIR OF THE DEFECTIVE STRUCTURE  
FOR THE PROPERTY LOCATED AT  
8122 E. HARBOR ROAD,  
DANBURY TOWNSHIP, OTTAWA COUNTY, OHIO**

**PREAMBLE**

**WHEREAS**, on or about June 25, 2025, the Board sent the Owner of the Property, Gudrun Barnholt (“Owner”), a courtesy notice that the Property was being investigated by the Township for the possibility of exercising their authority in Ohio Revised Code Section 505.86 on what corrective measure should be taken with regard to the house structure (the “Structure”), including the possibility of demolition, and (the “Property) located on the property at 8122 E. Harbor Road, Danbury Township, Ottawa County, Marblehead, Ohio 43440 (PIN# 0141716628353000) in the unincorporated area of Danbury Township (the “Township”), Ottawa County, Ohio; and

**WHEREAS**, on or about July 24, 2025, the Board sent notice via certified mail to the Owner(s) of the Property, and lienholders of record, that the Board would be providing them an opportunity during a special meeting on August 25, 2025, to be heard and provide any information as to why the Structure should not be repaired, secured, or removed; and

**WHEREAS**, on or about June 25, 2025, the Board received a letter pursuant to Section 505.86 of the Ohio Revised Code from the Danbury Township Fire Chief finding that the Structure was unsafe for the public and first responders; and

**WHEREAS**, on or about June 30, 2025, the Board received a letter pursuant to Section 505.86 of the Ohio Revised Code from the Ottawa County Interim Residential Building Official/ Building Inspector finding that the Structure located at 8122 E. Harbor Road to be structurally sound, but had little to no lawn maintenance; and

**WHEREAS**, during said hearing, August 25, 2025, Owner, Gudrun Barnholt, was present and represented by Attorney Karen Hockstad and entered into agreement with the Board, by this Resolution, that she would make arrangements to provide maintenance and repair the Structure located at 8122 E. Harbor Road.

**RESOLUTION**

**NOW, THEREFORE, BE IT RESOLVED THAT:**

The Board of Trustees of Danbury Township, Ottawa County, Ohio hereby determines that the property owned by Gudrun Barnholt, located at 8122 E. Harbor Road, Marblehead, Ohio 43440 (PIN# 0141716628353000), in Danbury Township, Ottawa County, Ohio contains a Structure that is structurally defective and in need of maintenance and repair pursuant to Section 505.86 of the Ohio Revised Code, and hereby ordering the following actions:

**Section 1:** Exterior maintenance and repairs of the Structure includes but is not limited to; removal of any and all vegetation growing on the Structure, repair or replacement of any broken or missing windows with appropriate fitting glass windows, ensure that any and all openings into the structure are secured and locked especially the

bilco doors and rear addition of the Structure, repair or replacement of the soffit at the SE corner of the Structure, repair or replacement of the front porch ceiling, removal of the 2<sup>nd</sup> story front shutters and any other shutters in similar condition, remove peeling paint and repaint wood window trims, and pressure wash exterior of the entire Structure; and

**Section 2:** The Board orders the Owner of the Property to execute and receive proper Ottawa County Building Permits for said maintenance and repairs of the Structure within 45 days or before October 9, 2025.

**Section 3:** The Board orders the Owner of the Property to execute and complete the exterior maintenance and repairs of the Structure within 90 days or before November 23, 2025.

**Section 4:** If the Owner fails to execute and complete the exterior maintenance and repairs, or request an extension, or remain active in the work being conducted by November 23, 2025, then pursuant to Section 505.86 of the Ohio Revised Code, it is the Board's intention to enter the property immediately after such date and authorizes the Zoning Inspector to enter into a contract with a contractor competent to complete such work; and

**Section 5:** If the Owner needs an extension of time to complete and execute Section 1 herein, the Owner must contact the Zoning Inspector prior to the deadline stipulated herein and no later than 3:00p.m. the Friday of November 21, 2025, and report the reasoning for such request in-person to the Board of Trustees at their next regular scheduled meeting at 6:00p.m. November 24, 2025.

**Section 6:** The Board hereby directs and orders that all expenses incurred in the exterior repairs of the Structure shall be paid from the unappropriated monies in the Township's general fund.

**Section 7.** The Fiscal Officer shall report all expenses that the Township incurs in the exterior repairs of the Structure to the Auditor of Ottawa County, Ohio for entry upon the tax duplicate as a lien upon the Property and for collection and reimbursement of the Township's general fund as provided in Section 505.86 of the Ohio Revised Code.

**Section 8.** The Board finds and determines that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in open meetings of this Board, and that all deliberations of this Board that resulted in formal actions were taken in meetings open to the public, in compliance with all legal requirements, including but not limited to, Ohio Revised Code Section 121.22, except as otherwise permitted thereby.

This Resolution shall take effect and be in force from or after the earliest period allowed by law.

Mr. Dress seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

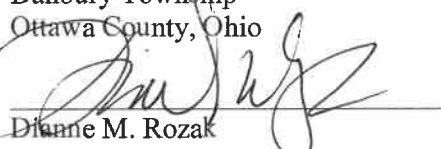
Vote Record: Ms. Rozak – Yes; Mr. Dress – Yes; Mr. Hirt - Yes


ADOPTED this 25<sup>th</sup> day of August, 2025

Attest:

  
Brinkley Paul  
Fiscal Officer

Board of Trustees  
Danbury Township  
Ottawa County, Ohio

  
Dianne M. Rozak


  
\_\_\_\_\_  
John Paul Dress

  
\_\_\_\_\_  
David M. Hirt

**AUTHENTICATION**

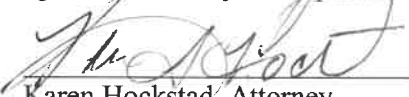
IT IS HEREBY CERTIFIED that the foregoing is a true and correct transcript of a resolution duly passed by this Board of Trustees in session this 25<sup>th</sup> day of August 2025 and filed with the Danbury Township Fiscal Officer.

Attest:

  
\_\_\_\_\_  
Brinkley Paul  
Fiscal Officer

**OWNER ACKNOWLEDGEMENT**

Now comes the Owner, Gudrun Barnholt through her Attorney, Karen Hockstad of 8122 E. Harbor Rd., Danbury Township, Ottawa County, Marblehead, Ohio 43440 (PIN# 0141716628353000) who freely and voluntarily was present and participated in said hearing, and acknowledges the agreements set forth in this Resolution on this 25<sup>th</sup> day of August, 2025 and agrees to abide by the stipulations set-in and by the dates established.

  
\_\_\_\_\_  
Karen Hockstad, Attorney  
on behalf of Gudrun Barnholt, Owner

**8122 E. Harbor**  
Marblehead, Ohio 43440  
PIN # **0141716628353000**

01.05.2016 Photographs



**8122 E. Harbor Rd.**  
Marblehead, Ohio 43440  
PIN # 0141716628353000

July 21, 2025 Photographs

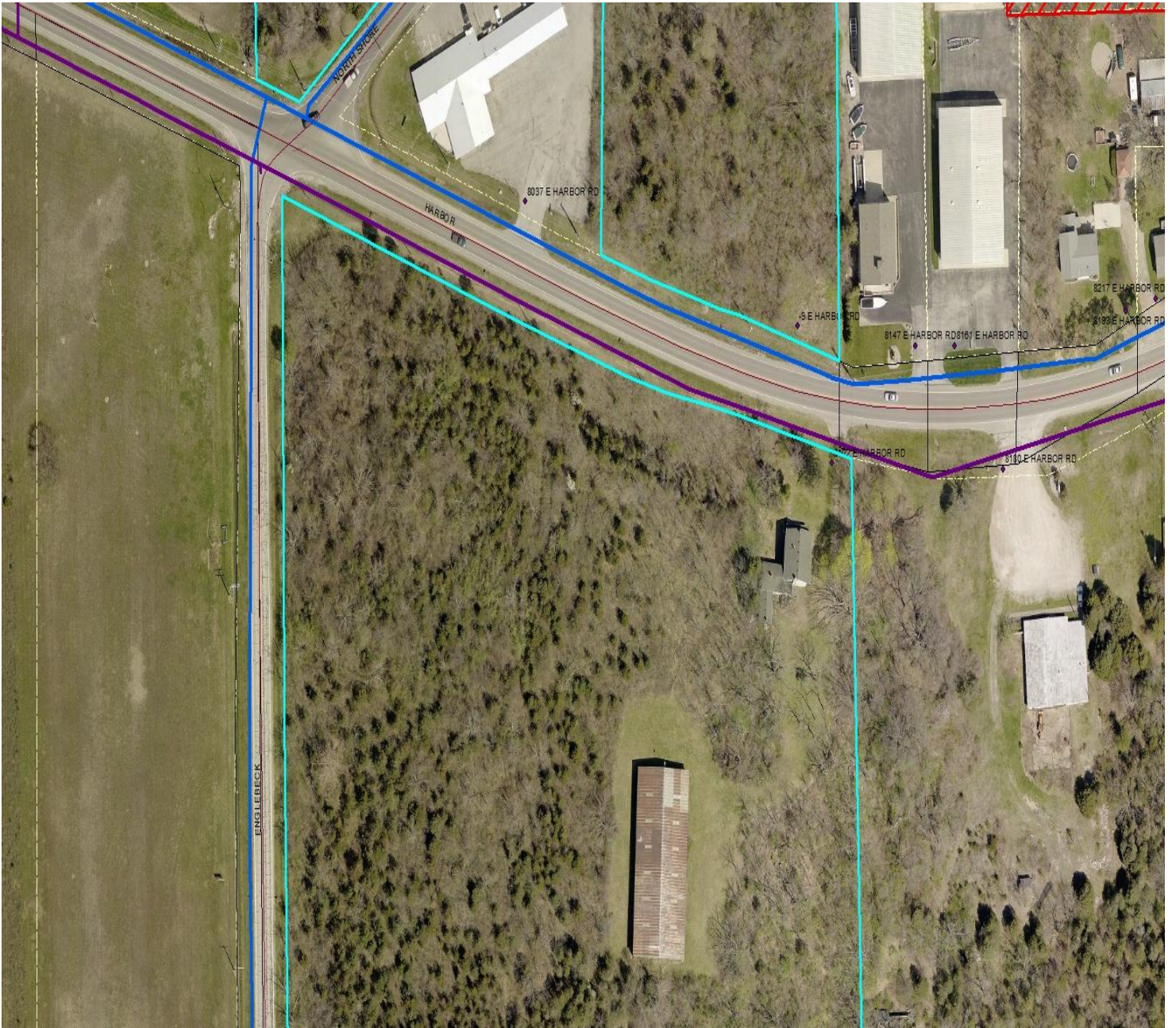


July 21, 2025  
Photographs



July 21, 2025  
Photographs





The Board of Trustees of Danbury Township, County of Ottawa, Ohio, met in a regular meeting session at 6:00 p.m., on October 22, 2025, at the Danbury Township Hall, 5972 E. Port Clinton Road, Marblehead, Ohio 43440, with the following members present:

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

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

**RESOLUTION NO. 16 – 2025 - B**

**RESOLUTION TO MODIFY PREVIOUS TRUSTEE RESOLUTION 16-2025  
REGARDING THE MAINTENANCE & REPAIR OF THE  
STRUCTURALLY DEFECTIVE STRUCTURE FROM THE  
PROPERTY LOCATED AT 8122 E. HARBOR ROAD,  
DANBURY TOWNSHIP, OTTAWA COUNTY, OHIO**

**PREAMBLE**

**WHEREAS**, on August 25, 2025, the Board of Trustees (the “Board”) adopted Resolution 16-2025 determining that the property owned by Gudrun Barnholt (“Owner(s)”) located at 8122 E. Harbor Road, Marblehead, Ohio (PIN# 0141716628353000) (the “Property”) contained a single family house structure (the “Structure”) that was structurally defective and in need of maintenance and repair pursuant to Section 505.86 of the Ohio Revised Code, and

**WHEREAS**, Section 3 of Resolution 16-2025, ordered the Owner(s) of the Property to execute and complete the exterior maintenance and repairs of the Structure within 90 days or before November 23, 2025; and

**WHEREAS**, Section 1 of Resolution 16-2025, ordered that the exterior maintenance and repairs of the Structure included but was not limited to; removal of any and all vegetation growing on the Structure, repair or replacement of any broken or missing windows with appropriate fitting glass windows, ensure that any and all openings into the structure are secured and locked especially the bilco doors and rear addition of the Structure, repair or replacement of the soffit at the SE corner of the Structure, repair or replacement of the front porch ceiling, removal of the 2<sup>nd</sup> story front shutters and any other shutters in similar condition, remove peeling paint and repaint wood window trims, and pressure wash exterior of the entire Structure; and

**WHEREAS**, at the October 22, 2025 Trustee regular meeting, the Owner, Gudrun Barnholt was present by representation of Attorney Karen Hockstad whom reported that on or about October 13, 2025 DJZ Roofing made repairs to the front porch ceiling and front porch roof covering were completed; and

**WHEREAS**, at the October 22, 2025 Trustee regular meeting, the Owner, Gudrun Barnholt was present by representation of Attorney Karen Hockstad to request an extension to complete said maintenance and repairs, in accordance with Section 5 to the orders given in Section 1 of Trustee Resolution 16, 2025.

**RESOLUTION**

**NOW, THEREFORE, BE IT RESOLVED THAT:**

The Board of Trustees of Danbury Township, Ottawa County, Ohio hereby agrees to extend additional time to the Owner, Gudrun Barnholt, located at 8122 E. Harbor Road, Marblehead, Ohio (PIN# 0141716628353000) in Danbury Township, Ottawa County, Ohio to finish the previously ordered maintenance and repair of said Structure, and orders the following actions:

**Section 1:** The Board orders the Owner of the Property to complete the following exterior maintenance and repairs of the Structure including but not limited to; removal of any and all vegetation growing on the Structure including gutters, repair or replacement of any broken or missing windows with appropriate fitting glass or

plexiglass windows, ensure that any and all openings into the structure are secured and locked especially the rear addition of the Structure, repair or replacement of the soffit at the SE corner of the Structure, repair of siding on west side of main house above 1<sup>st</sup> story windows and siding on north wall of west wing below upper windows, remove peeling paint and repaint wood window trims, and pressure wash exterior of the entire Structure;

**Section 2:** That all exterior maintenance and repair orders of Section 1 above are completed on or before November 24, 2025 with the exception of the peeling paint and repainting of wood window trims, and pressure wash exterior of the entire Structure, which shall be completed on or before Memorial Day 2026 (May 25, 2026);

**Section 3:** No further extensions shall be granted unless the Owner of Property can expressly present a good faith effort, at no fault of their own, a valid reason for why the work to be performed was not completed in a timely manner.

**Section 4:** If the Owners fail to meet the 1<sup>st</sup> deadline established in Section 2, then it is the Board's intention to reevaluate potential demolition and removal of the Structure pursuant to Section 505.86 of the Ohio Revised Code.

**Section 5.** This Board finds and determines that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in open meetings of this Board, and that all deliberations of this Board that resulted in formal actions were taken in meetings open to the public, in compliance with all legal requirements, including but not limited to, Ohio Revised Code Section 121.22, except as otherwise permitted thereby.

This Resolution shall take effect and be in force from or after the earliest period allowed by law.

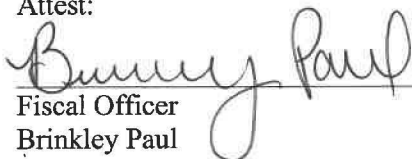
Mr. Hirt seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

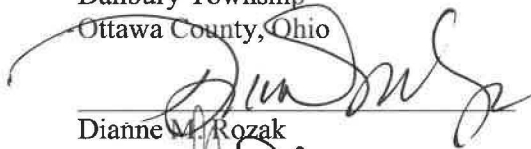
Vote Record: Ms. Rozak – yes ; Mr. Dress – yes ; Mr. Hirt - yes

ADOPTED this 22<sup>nd</sup> day of October, 2025.

Board of Trustees  
Danbury Township  
Ottawa County, Ohio

Attest:

  
Fiscal Officer  
Brinkley Paul

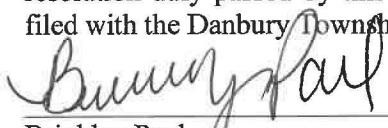
  
Dianne M. Rozak

  
John Paul Dress

  
David M. 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 22<sup>nd</sup> day of October, 2025 and filed with the Danbury Township Fiscal Officer.

  
Brinkley Paul  
Danbury Township Fiscal Officer

**OWNER ACKNOWLEDGEMENT**

Now comes the Owner, Gudrun Barnholt through her Attorney, Karen Hockstad of 8122 E. Harbor Rd., Danbury Township, Ottawa County, Marblehead, Ohio 43440 (PIN# 0141716628353000) who freely and voluntarily was present and participated in said hearing, and acknowledges the agreements set forth in this Resolution on this 22<sup>nd</sup> day of October, 2025 and agrees to abide by the stipulations set-in and by the dates established.



Karen Hockstad, Attorney  
on behalf of Gudrun Barnholt, Owner

The Board of Trustees of Danbury Township, County of Ottawa, Ohio, met in a special meeting session at 5:00 p.m., on August 25, 2025, at the Danbury Township Hall, 5972 E. Port Clinton Road, Marblehead, Ohio 43440, with the following members present:

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

Mr. Hirt introduced the following resolution and moved its adoption:

**RESOLUTION NO. 17 - 2025**

**RESOLUTION TO PROCEED WITH THE  
MAINTENANCE & REPAIR OF THE  
DEFECTIVE STRUCTURE FOR THE PROPERTY LOCATED AT  
1911 SENECA TRAIL  
DANBURY TOWNSHIP, OTTAWA COUNTY, OHIO**

**PREAMBLE**

**WHEREAS**, on or about June 25, 2025 the Board of Trustees (the “Board”) sent Robert & Sandra Otanicar (“Owner(s)”), a courtesy notice that the property at 1911 Seneca Trail, Danbury Township, Ottawa County, Marblehead, Ohio 43440 (PIN# 0141221416303000) (the “Property”) was being investigated by Danbury Township (the “Township”) for the possibility of exercising their authority in Ohio Revised Code Section 505.86 on what corrective measure should be taken on the residence (the “Structure”), including the possibility of demolition, located on the property in the unincorporated area of Danbury Township, Ottawa County, Ohio; and

**WHEREAS**, on or about July 24, 2025, the Board sent notice via certified mail to the Owner(s) of the Property, and any lienholders of record, that the Board would be providing them an opportunity during a special meeting on August 25, 2025, to be heard and provide any information as to why the Structure should not be repaired, secured, or removed; and

**WHEREAS**, on or about June 25, 2025, the Board received a letter pursuant to Section 505.86 of the Ohio Revised Code from the Danbury Township Fire Chief finding that the Structure was unsafe for the public and first responders; and

**WHEREAS**, on or about June 30, 2025, the Board received a letter pursuant to Section 505.86 of the Ohio Revised Code from the Ottawa County Interim Residential Building Official/ Building Inspector finding that the Structure is run down but otherwise secure and safe; and

**WHEREAS**, during said hearing, August 25, 2025, Owner, Sandra Otanicar, was present and entered into agreement with the Board, by this Resolution, that she would make arrangements to provide maintenance and repair to the Structure located at 1911 Seneca Trail, Marblehead, Ohio.

**RESOLUTION**

**NOW, THEREFORE, BE IT RESOLVED THAT:**

The Board of Trustees of Danbury Township, Ottawa County, Ohio hereby determines that the property owned by Robert & Sandra Otanicar, located at 1911 Seneca Trail, Marblehead, Ohio 43440 (PIN# 0141221416303000), in Danbury Township, Ottawa County, Ohio contains a Structure that is structurally defective, unsafe for the public and first responders and in need of maintenance and repair pursuant to Section 505.86 of the Ohio Revised Code, hereby ordering the following actions:

**Section 1:** Exterior maintenance and repairs of the Structure includes but is not limited to; removal of the vegetation around and growing on the Structure, removal of the branch laying on the roof structure, repair or replacement of any broken or missing windows with appropriate fitting glass windows, removal of paint or

plastic over the glass windows, repair or replacement of any rotted window trim, repair or replace rotted NE corner trim and siding, repair or replace rotted front door floor threshold, remove any excess cinder blocks in the yard on the property and around the Structure, pressure wash metal awnings above windows & doors of any dirt and mold, remove peeling paint and repaint entire exterior of Structure, including wood window trims; and

**Section 2:** The Board orders the Owner of the Property to execute and receive proper Ottawa County Building Permits for said maintenance and repairs of the Structure within 45 days or before October 9, 2025.

**Section 3:** The Board orders the Owner of the Property to execute and complete the exterior maintenance and repairs of the Structure within 90 days or before November 23, 2025.

**Section 4:** If the Owner fails to execute and complete the exterior maintenance and repairs, or request an extension, or remain active in the work being conducted by November 23, 2025, then pursuant to Section 505.86 of the Ohio Revised Code, it is the Board's intention to enter the property immediately after such date and authorizes the Zoning Inspector to enter into a contract with a contractor competent to complete such work; and

**Section 5:** If the Owner needs an extension of time to complete and execute Section 1 herein, the Owner must contact the Zoning Inspector prior to the deadline stipulated herein and no later than 3:00p.m. the Friday of November 21, 2025, and report the reasoning for such request in-person to the Board of Trustees at their next regular scheduled meeting at 6:00p.m. November 24, 2025.

**Section 6:** The Board hereby directs and orders that all expenses incurred in the maintenance and repairs of the Structure shall be paid from the unappropriated monies in the Township's general fund.

**Section 7.** The Fiscal Officer shall report all expenses that the Township incurs in the maintenance and repairs of the Structure to the Auditor of Ottawa County, Ohio for entry upon the tax duplicate as a lien upon the Property and for collection and reimbursement of the Township's general fund as provided in Section 505.86 of the Ohio Revised Code.

**Section 8.** The Board finds and determines that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in open meetings of this Board, and that all deliberations of this Board that resulted in formal actions were taken in meetings open to the public, in compliance with all legal requirements, including but not limited to, Ohio Revised Code Section 121.22, except as otherwise permitted thereby.

This Resolution shall take effect and be in force from or after the earliest period allowed by law.

Mr. Dress seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

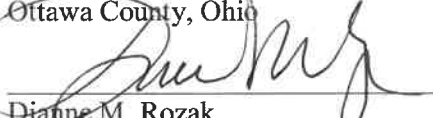
Vote Record: Ms. Rozak – Yes; Mr. Dress – Yes; Mr. Hirt – Yes.

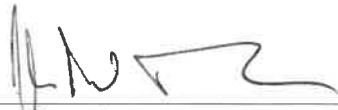
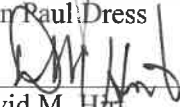
ADOPTED this 25<sup>th</sup> day of August, 2025

Board of Trustees  
Danbury Township  
Ottawa County, Ohio

Attest:

  
Brinkley Paul  
Fiscal Officer

  
Dianne M. Rozak

  
\_\_\_\_\_  
John Paul Dress  
  
\_\_\_\_\_  
David M. Hirt

**AUTHENTICATION**

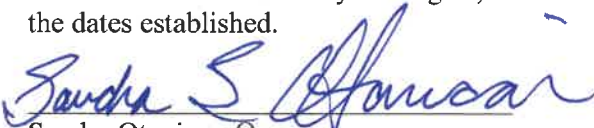
IT IS HEREBY CERTIFIED that the foregoing is a true and correct transcript of a resolution duly passed by this Board of Trustees in session this 25<sup>th</sup> day of August, 2025 and filed with the Danbury Township Fiscal Officer.

Attest:

  
\_\_\_\_\_  
Brinkley Paul  
Fiscal Officer

**OWNER ACKNOWLEDGEMENT**

Now comes Sandra Otanicar, the Owner of 1911 Seneca Trail, Danbury Township, Ottawa County, Marblehead, Ohio 43440 (PIN# 0141221416303000) who freely and voluntarily was present and participated in said hearing, and acknowledges the agreements set forth in this Resolution on this 25<sup>th</sup> day of August, 2025 and agrees to abide by the stipulations set-in and by the dates established.

  
\_\_\_\_\_  
Sandra Otanicar, Owner

1211 Seneca Tr.  
Marblehead, Ohio 43440  
PIN # 0141221416303000

2013 & 2016 Photographs



**1911 Seneca Tr.**  
Marblehead, Ohio 43440  
PIN # 0141221416303000

July 21, 2025  
Photographs



July 21, 2025  
Photographs



UNKNOWN



0141221416303000

The Board of Trustees of Danbury Township, County of Ottawa, Ohio, met in a special meeting session at 5:00 p.m., on August 25, 2025, at the Danbury Township Hall, 5972 E. Port Clinton Road, Marblehead, Ohio 43440, with the following members present:

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

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

## **RESOLUTION NO. 18 - 2025**

### **RESOLUTION TO PROCEED WITH THE DEMOLITION OF THE DEFECTIVE STRUCTURE FOR THE PROPERTY LOCATED AT 140 TIBBELS, DANBURY TOWNSHIP, OTTAWA COUNTY, OHIO**

#### **PREAMBLE**

**WHEREAS**, on or about June 25, 2025, the Board sent the Owner(s) of the Property, Wally Wowk & Marianna Gedeon (“Owner”), a courtesy notice that the Property was being investigated by the Township for the possibility of exercising their authority in Ohio Revised Code Section 505.86 on what corrective measure should be taken with regard to the house structure (the “Structure”), including the possibility of demolition, located on the property at 140 Tibbels, Danbury Township, Ottawa County, Marblehead, Ohio 43440 (PIN# 0142030032207000) (the “Property) in the unincorporated area of Danbury Township (the “Township”), Ottawa County, Ohio; and

**WHEREAS**, on or about July 24, 2025, the Board sent notice via certified mail to the Owner(s) of the Property, and any lienholders of record, that the Board would be providing them an opportunity during a special meeting on August 25, 2025, to be heard and provide any information as to why the Structure should not be repaired, secured, or removed; and

**WHEREAS**, on or about June 25, 2025, the Board received a letter pursuant to Section 505.86 of the Ohio Revised Code from the Danbury Township Fire Chief finding that the Structure was unsafe for the public and first responders; and

**WHEREAS**, on or about June 30, 2025, the Board received a letter pursuant to Section 505.86 of the Ohio Revised Code from the Ottawa County Interim Residential Building Official/ Building Inspector finding that the Structure to be secure and safe; and

**WHEREAS**, during said hearing, August 25, 2025, Owner(s), Wally Wowk & Marianna Gedeon, failed to appear before the Board and exercise their opportunity to be heard or enter into agreement with the Board of possible corrective measures; and

**WHEREAS**, it is in the best interest of the Township and its residents to proceed under Section 505.86 of the Ohio Revised Code.

#### **RESOLUTION**

#### **NOW, THEREFORE, BE IT RESOLVED THAT:**

The Board of Trustees of Danbury Township, Ottawa County, Ohio hereby determines that the property owned by Wally Wowk & Marianna Gedeon, located at 140 Tibbels, Marblehead, Ohio 43440 (PIN# 0142030032207000), in Danbury Township, Ottawa County, Ohio contains a Structure that is structurally defective, unsafe for the public and first responders and in need of demolition and removal pursuant to Section 505.86 of the Ohio Revised Code, hereby ordering the following actions:

**Section 1:** The Board orders the Owner of the Property to demolish and remove the Structure within 60 days or before October 24, 2025.

**Section 2:** If the Structure is not demolished and removed by October 24, 2025, the Board authorizes the Zoning Inspector to enter into a contract with Innovative

Excavating immediately after such date, to enter the property and have the Structure demolished and removed at a cost not to exceed \$6,400 and any additional costs related to asbestos removal, if not already completed.

**Section 3:** If the Owner needs an extension of time to complete and execute Section 1 herein, the Owner must contact the Zoning Inspector prior to the deadline stipulated herein and no later than 3:00p.m. the Friday of October 17, 2025, and report the reasoning for such request in-person to the Board of Trustees at their next regular scheduled meeting at 6:00p.m. on October 22, 2025.

**Section 4:** The Board hereby directs and orders that all expenses incurred in the demolition and removal of the Structure shall be paid from the unappropriated monies in the Township's general fund.

**Section 5.** The Fiscal Officer shall report all expenses that the Township incurs in the demolition and removal of the Structure to the Auditor of Ottawa County, Ohio for entry upon the tax duplicate as a lien upon the Property and for collection and reimbursement of the Township's general fund as provided in Section 505.86 of the Ohio Revised Code.

**Section 6.** The Board finds and determines that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in open meetings of this Board, and that all deliberations of this Board that resulted in formal actions were taken in meetings open to the public, in compliance with all legal requirements, including but not limited to, Ohio Revised Code Section 121.22, except as otherwise permitted thereby.


This Resolution shall take effect and be in force from or after the earliest period allowed by law.

Mr. 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 25<sup>th</sup> day of August, 2025.

Attest:

  
Brinkley Paul  
Fiscal Officer

Board of Trustees  
Danbury Township  
Ottawa County, Ohio

  
Dianne M. Rozak


  
John Paul Dress

  
David M. 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 25<sup>th</sup> day of August, 2025 and filed with the Danbury Township Fiscal Officer.

Attest:

  
Brinkley Paul  
Fiscal Officer



**140 Tibbels**  
Marblehead, Ohio 43440  
PIN # 0142030032207000

July 21, 2025  
Photographs





July 21, 2025  
Photographs



July 21, 2025  
Photographs





July 21, 2025  
Photographs



The Danbury Township Board of Trustees, County of Ottawa, Ohio, met in regular meeting session at 6 p.m. on October 8, 2025 at the Danbury Township building, 5972 Port Clinton Eastern Road, Marblehead, Ohio, 43440 with the following members present:

Mr. David M. Hirt, Mr. John Paul Dress and Ms. Dianne M. Rozak.

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

## **RESOLUTION #19-2025**

### **A RESOLUTION AUTHORIZING THE DANBURY TOWNSHIP BOARD OF TRUSTEES TO FILE AN APPLICATION TO THE LAND AND WATER CONSERVATION FUND (LWCF) PROGRAM AND UPON SUCCESSFUL AWARD AGREE TO OBLIGATE THE NECESSARY FUNDS TO COMPLETE THE MEADOWBROOK LEDGES LWCF PROJECT**

**WHEREAS**, the State of Ohio, through the Ohio Department of Natural Resource, administers financial assistance for public recreation purposes, through the federal **Land and Water Conservation Fund** program; and

**WHEREAS**, the Danbury Township Board of Trustees desire financial assistance under the Land and Water Conservation Fund for the purchase and protection of the approximately 54.9-acre Meadowbrook Ledges project; and,

**WHEREAS**, the Board of Trustees of the Township intends to fulfill Land and Water Conservation Fund's objective of providing public outdoor recreation opportunities; and

**WHEREAS**, the proposed project is located entirely in Ottawa County and situated in Danbury Township on Bayshore Road adjacent to it's 198-acre Meadowbrook Marsh property; and,

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Trustees of Danbury Township, County of Ottawa, State of Ohio:

1. That the Danbury Township Board of Trustees approve filing this application for financial assistance.
2. That Danbury Township Trustee Dianne M. Rozak is hereby authorized and directed by the Danbury Township Board of Trustees to act in the capacity of designated signatory for this project, and may execute and file an application with the Ohio Department of Natural Resources and may provide all information and documentation required to become eligible for possible funding assistance and is further authorized to enter into any agreements as may be necessary and appropriate for obtaining the financial assistance.

3. That the Danbury Township Board of Trustees do agree to obligate the funds required with a successful Land and Water Conservation Fund grant award to satisfactorily complete the proposed project and become eligible for reimbursement under the terms of the Land and Water Conservation Fund.

This Board finds and determines that all formal actions of this Board concerning and relating to the passage of this resolution were taken open meetings of this Board and that all deliberations of this Board that resulted in formal actions were taken in meetings open to the public, in compliance with all legal requirements, including but not limited to ORC 121.22, except as otherwise permitted thereby.

This resolution shall take effect and be in force from or after the earliest period allowed by law.

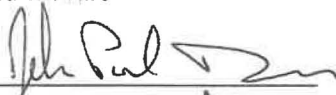
Mr./Ms. DRESS seconded the resolution and the roll being called upon the question of its adoption the vote resulted as follows:

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

ADOPTED this 8<sup>th</sup> day of October, 2025

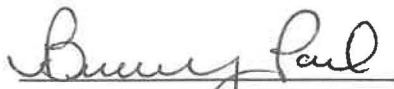
Board of Trustees, Danbury Township  
Ottawa County, Ohio

  
\_\_\_\_\_  
David M. Hirt

  
\_\_\_\_\_  
John Paul Dress

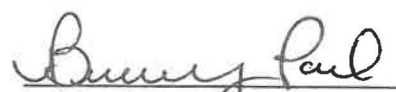
  
\_\_\_\_\_  
Dianne M. Rozak

ATTEST:

  
\_\_\_\_\_  
Fiscal Officer Brinkley Paul

#### 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 October 8, 2025 and filed with the Danbury Township Fiscal Officer.

  
\_\_\_\_\_  
Fiscal Officer Brinkley Paul

**The Board of Trustees of Danbury Township, County of Ottawa, Ohio**, met in special session at 5:30p.m., on October 13, 2025, at the Danbury Township Hall, 5972 E. Port Clinton Eastern 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. 20 - 2025**

### **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**, Keith Brown, Co-Owner of DB Development Group, LLC for the property located at 1501 S. Danbury N. Road, Part of Section 4, Lot 20, PIN# 0141160615537026 consisting of 10.5855 ac., filed Case No. ZC-2025-154 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 August 19, 2025, and recommended approval of the proposed map amendment as presented; and

**WHEREAS**, the Danbury Township Zoning Commission held a public hearing on September 3, 2025 and by motion and vote recommended 5-0 to approve the proposed map amendment; and

**WHEREAS**, on October 13, 2025, 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 uphold 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. Hirt seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

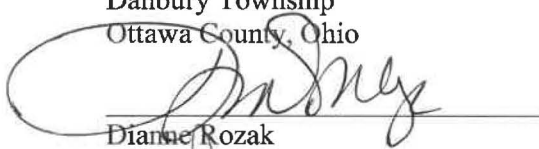
Vote Record: Ms. Rozak Yes Mr. Dress Yes Mr. Hirt Yes

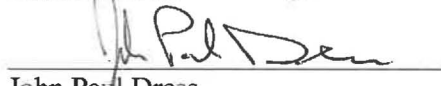
**ADOPTED** this 13<sup>th</sup> day of October, 2025.


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 13<sup>th</sup> day of October, 2025 and filed with the Danbury Township Fiscal Officer.

Attest:

  
\_\_\_\_\_  
Brinkley Paul  
Fiscal Officer

The Board of Trustees of Danbury Township, County of Ottawa, Ohio, met in special session at 5:30p.m., on October 13, 2025, at the Danbury Township Hall, 5972 E. Port Clinton Eastern Road, Marblehead, Ohio 43440, with the following members present:

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

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

**RESOLUTION NO. 21 - 2025**

**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**, James Beardsley, Owner of Cypress Row Hospitality Group, LLC for the property located at 398 & 406 Erie Beach Road, Section 1, Lot 10, Wright's II Subdivision, Block 2, Lots 24-26 PIN# 0141181328819000 & 0141181328819001, consisting of 0.3205ac., filed Case No. ZC-2025-161 requesting a Map Amendment from "R-2" Suburban Residential to "C-2" General Commercial, and

**WHEREAS**, the Ottawa County Regional Planning Commission held a public hearing on August 19, 2025, and recommended approval of the proposed map amendment as presented; and

**WHEREAS**, the Danbury Township Zoning Commission held a public hearing on September 3, 2025 and by motion and vote recommended 5-0 to approve the proposed map amendment; and

**WHEREAS**, on October 13, 2025, 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 uphold 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 ("C-2" General 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. ROZAK seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

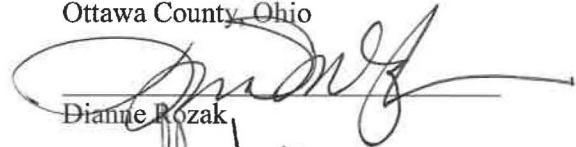

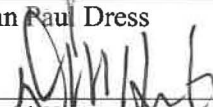
Vote Record: Ms. Rozak Yes Mr. Dress Yes Mr. Hirt Yes

**ADOPTED** this 13<sup>th</sup> day of October, 2025.

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 13<sup>th</sup> day of October, 2025 and filed with the Danbury Township Fiscal Officer.

Attest:

  
\_\_\_\_\_  
Brinkley Paul  
Fiscal Officer

**The Board of Trustees of Danbury Township, County of Ottawa, Ohio**, met in special session at 5:30p.m., on October 13, 2025, at the Danbury Township Building, 5972 E. Port Clinton Eastern 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. 22 - 2025**

**A RESOLUTION ADOPTING TEXT AMENDMENTS TO THE DANBURY TOWNSHIP ZONING RESOLUTION**

**WHEREAS**, on August 6, 2025, the Danbury Township Zoning Commission, in accordance with Ohio Revised Code section 519.12(A)(1) initiated, by motion, the following amendments to the Danbury Township Zoning Resolution:

- *Add New Section 4.20 to include Use Standards for Storage Areas.*
- *Renumber Article 4 Section numbers and page numbers accordingly to accommodate new Section 4.20.*
- *Modification to Section 2.2, modifying "Storage Area" definition, add "Brokerage", "Development Site", "Thoroughfare, Major" and "Thoroughfare, Minor" definitions.*
- *Modification to Section 3.4 Use Matrix to include reference to new Use Standards for Storage Areas and make Storage Areas a Conditional Use instead of a Permitted Use.*
- *Modification to Section 5.2 Accessory Buildings to correct zoning district references and add clarification language that living quarters or inhabited overnight stay accommodations are not permitted inside detached accessory structures.*
- *Modification to Section 5.3 Breezeways and Attached Garage Standards to clarify that this language applies to all zoning districts within the Township and not just Lakeside and to add that permits are required to convert attached garage space into living space.*
- *Modifications to Section 5.8 Landscaping & Buffering Requirements, expanding the requirements to address preservation of existing vegetation, requiring landscaping to be installed within 9 months of receiving a Certificate to Occupy, requiring a landscaping plan as part of the zoning permit review, establishing the streetscape minimum width to 10', and other general requirements regarding landscape spacing, opacity & maintenance.*
- *Modifications to Section 5.10.4 Parking & Off-Street Loading Requirements to increase the edge of parking front setback to 10' to coincide with the landscaping requirements.*

**WHEREAS**, said text amendments were forwarded to the Ottawa County Regional Planning Commission (OCRPC) August 7, 2025, and considered by the Ottawa County Regional Planning Commission (OCRPC) on August 19, 2025, where the Commission recommended unanimous approval of said text amendments as presented; and

**WHEREAS**, the Danbury Township Zoning Commission held a public hearing on September 3, 2025, and by motion and vote, the Zoning Commission unanimously recommended approval of said text amendments as presented; and

**WHEREAS**, the Board of Trustees held a public hearing on October 13, 2025, and, at the conclusion of the public hearing, voted to accept the recommendation of the Zoning Commission; and

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Trustees of Danbury Township, Ottawa County, Ohio:


- 1) The Board finds that the following Decision Standard of the Danbury Township Zoning Resolution is satisfied:
  - b. The proposed amendment will improve the public health, safety, or general welfare of Danbury Township.
- 2) The Board does hereby adopt the amendments to the Danbury Township Zoning Resolution attached hereto as Exhibit A; 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

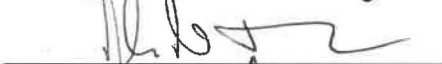
**ADOPTED** this 13<sup>th</sup> day of October, 2025.

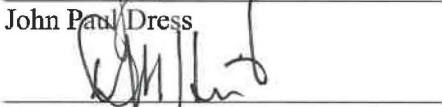
Attest:

  
\_\_\_\_\_  
Brinkley Paul  
Fiscal Officer

Board of Trustees  
Danbury Township  
Ottawa County, Ohio

  
\_\_\_\_\_  
Dianne Rozak

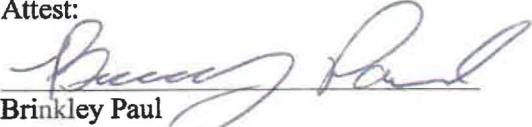
  
\_\_\_\_\_  
John Paul Dress

  
\_\_\_\_\_  
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 13<sup>th</sup> day of October 2025 and filed with the Danbury Township Fiscal Officer.

Attest:

  
\_\_\_\_\_  
Brinkley Paul  
Fiscal Officer

The Board of Trustees of Danbury Township, County of Ottawa, Ohio, met in regular meeting session at 6:00 p.m. on October 22, 2025, at the Danbury Township building, 5972 Port Clinton Eastern Road, Marblehead, Ohio, 43440 with the following members present: Mr. David M. Hirt, Ms. Dianne M. Rozak, Mr. John Paul Dress.

Trustee ROZAK introduced the following resolution and moved for its adoption:

**RESOLUTION: 23 - 2025**

**A RESOLUTION TO APPLY TO THE PARK DISTRICT OF OTTAWA COUNTY FOR THEIR 2026 PARKS AND TRAILS IMPROVEMENT GRANT**

**WHEREAS** the Danbury Township Board of Trustees desires to purchase poured rubber composite resurfacing material to enhance playground safety and ADA accessibility; and

**WHEREAS** the Ottawa County Park District is providing an opportunity to apply for funding for park improvements; and

**WHEREAS** the Danbury Township Board of Trustees desires to participate in this grant program.

**NOW THEREFORE BE IT RESOLVED THAT:**

The Danbury Township Board of Trustees agrees to the terms and conditions of this grant program and designates Trustee Dianne Rozak to apply for this funding for the improvement.

This Board finds and determines that all formal actions of this Board concerning and relating to the passage of this resolution were taken in open meetings of this Board, and that all deliberations of this Board that resulted in formal actions were taken in meetings open to the public, in compliance with all legal requirements, including but not limited to ORC 121.22, except as otherwise permitted thereby.

This resolution shall take effect and be in force from or after the earliest period allowed by law.

Trustee DRESS seconded the resolution and the roll being called upon the question of its adoption the vote resulted as follows:


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

ADOPTED this 22nd Day of October 2025

Board of Trustees, Danbury Township  
Ottawa County, Ohio

Attest:

  
\_\_\_\_\_  
Fiscal Officer Brinkley Paul

  
\_\_\_\_\_  
David M. Hirt

  
\_\_\_\_\_  
Dianne M. Rozak

  
\_\_\_\_\_  
John Paul Dress

**AUTHENTICATION**

IT IS HEREBY CERTIFIED that the foregoing is a true and correct transcript of a resolution passed by this Board of Trustees in session October 22, 2025, and filed with the Danbury Township Fiscal Officer.

  
\_\_\_\_\_  
Brinkley Paul, Danbury Township Fiscal Officer

The Board of Trustees of Danbury Township, County of Ottawa, Ohio, met in regular meeting session at 6:00 p.m. on December 10, 2025, at the Danbury Township building, 5972 Port Clinton Eastern Road, Marblehead, Ohio, 43440 with the following members present: Mr. David M. Hirt, Ms. Dianne M. Rozak, Mr. John Paul Dress.

Trustee Dress introduced the following resolution and moved for its adoption:

**RESOLUTION: 23(A) – 2025 Amended**

**A RESOLUTION TO APPLY TO THE PARK DISTRICT OF OTTAWA COUNTY FOR THEIR 2026 PARKS AND TRAILS IMPROVEMENT GRANT**

**WHEREAS** the Danbury Township Board of Trustees desires to purchase eight ADA accessible, recycled material picnic tables for Lions Park at Lake Point; and

**WHEREAS** the Ottawa County Park District is providing an opportunity to apply for funding for park improvements; and

**WHEREAS** the Danbury Township Board of Trustees desires to participate in this grant program.

**NOW THEREFORE BE IT RESOLVED THAT:**

The Danbury Township Board of Trustees agrees to the terms and conditions of this grant program and designates Trustee Dianne Rozak to apply for this funding for the improvement.

This Board finds and determines that all formal actions of this Board concerning and relating to the passage of this resolution were taken in open meetings of this Board, and that all deliberations of this Board that resulted in formal actions were taken in meetings open to the public, in compliance with all legal requirements, including but not limited to ORC 121.22, except as otherwise permitted thereby.

This resolution shall take effect and be in force from or after the earliest period allowed by law.

Trustee Hirt seconded the resolution and the roll being called upon the question of its adoption the vote resulted as follows:

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

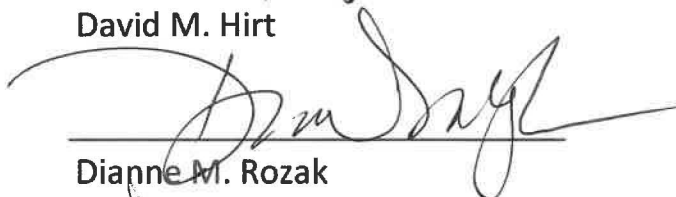
ADOPTED this 10th Day of December 2025

Board of Trustees, Danbury Township  
Ottawa County, Ohio

Attest:

  
Fiscal Officer Brinkley Paul


  
David M. Hirt

  
Dianne M. Rozak

  
John Paul Dress

**AUTHENTICATION**

IT IS HEREBY CERTIFIED that the foregoing is a true and correct transcript of a resolution passed by this Board of Trustees in session December 10, 2025, and filed with the Danbury Township Fiscal Officer.

  
Brinkley Paul, Danbury Township Fiscal Officer

The Board of Trustees of Danbury Township, County of Ottawa, Ohio, met in special session at 5:30p.m., on December 4, 2025, at the Danbury Township Hall, 5972 E. Port Clinton Eastern 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. 24 - 2025**

### **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**, Stowaway Jeannie, LLC; James Davenport, Owner for the property located at 1355 S. Danbury N., Part of Section 4, Lot 20, PIN# 0141160615537003, 0141160615537011, & 0141160615537012, consisting of ~~0.2205~~ 1.65 of approximately 3.558ac., filed Case No. ZC-2025-228 requesting a Map Amendment from "A" Agricultural to "C-2" General Commercial; and

**WHEREAS**, the Ottawa County Regional Planning Commission held a public hearing on October 21, 2025, and recommended approval of the proposed map amendment as presented; and

**WHEREAS**, the Danbury Township Zoning Commission held a public hearing on November 5, 2025 and by motion and vote recommended 5-0 to approve the proposed map amendment; and

**WHEREAS**, on December 4, 2025, 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 "b" & "c" 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 ("C-2" General 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 YES Mr. Hirt YES

**ADOPTED** this 4<sup>th</sup> day of December, 2025.

Attest:

Brinkley Paul  
Brinkley Paul, Fiscal Officer

Board of Trustees  
Danbury Township  
Ottawa County, Ohio

Dianne Rozak  
Dianne Rozak

John Paul Dress  
John Paul Dress

David Hirt  
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 4<sup>th</sup> day of December, 2025 and filed with the Danbury Township Fiscal Officer.

Brinkley Paul  
Brinkley Paul  
Danbury Township Fiscal Officer

Proposed area to be rezoned 1.65 Acres  
two future storage buildings

Trustee Ex. A - Resolution 24-2025

AMERCO REAL ESTATE COMPANY  
OR2040 P756

Shirley Myers &  
Allen Wohlers  
OR1303 P779

K2 Ventures LLC  
OR1293 P602

PUB Stowaway remainder rear  
From Stowaway  
LCE1 1.0000 acre  
LCE2 0.2501 acre  
Road CE 0.3699 Acre  
CE 0.1913 Acre  
Total 1.8113 Acres

Stowaway Jeanie LLC  
OR1530 P399

Future Expansion 0.4239 Acres  
Future Expansion 1.1455 Acres

HT Properties Inc  
OR1555 P201

LCE 1  
43560 SF  
1.000 acres

LCE2  
43560SF  
1.000 Acres

LCE3  
44767SF  
1.027 Acres

LCE5  
45316SF  
1.040 Acres

**CARL M FEICK, P.E. P.S.**  
712 Bardwell Road, Castalia, Ohio 44824, 419-656-3016

DRAWN BY: CMF

DATE: 3/18/2025

JOB NO.: Davenport

SHEET 1 OF 1

**Proposed Rezoning**  
Davenport Realty

SR 269  
Section 4 Lot 20  
Danbury Twp, Ottawa Co, Ohio



Curve	Radius	Ch	bearing	dist
C-1	70.00'	78.57'	68.47° N51°12'34"W	63.25'
C-2	150.00'	157.08'	6.23° N06°58'27"W	26.17'
C-3	150.00'	33.50'16"	31.84° S24°55'35"E	45.54'
C-4	85.00'	33.54'16"	53.27° S18°23'35"E	52.40'
C-5	85.00'	33.54'16"	53.27° S18°23'35"E	52.40'
C-6	115.00'	30'16"11"	60.76° S20°24'56"E	56.96'
C-7	115.00'	05'38'05"	11.31° S03°15'30"E	11.31'
C-8	60.00'	29'52'02"	41.75° S19°29'34"W	48.91'
C-9	60.00'	80'07'58"	21.08° S49°29'34"W	20.97'
C-10	60.00'	93'38'45"	98.07° S12°44'10"W	87.51'
C-11	60.00'	16'21'15"	59.01° S62°15'50"E	56.66'
C-12	60.00'	66°14'45"	69.37° S56°26'10"W	65.57'
C-13	60.00'	65°09'49"	68.24° S09°16'07"E	64.62'
C-14	60.00'	41°24'35"	43.36° S21°08'44"E	42.43'
C-15	50.00'	11°32'13"	10.07° S06°12'34"E	10.05'

Legend  
Limited Common Element  
Common Element  
Carl M. Feick P.S. 7035



S Danbury North Road  
SR 269 R/W Varies

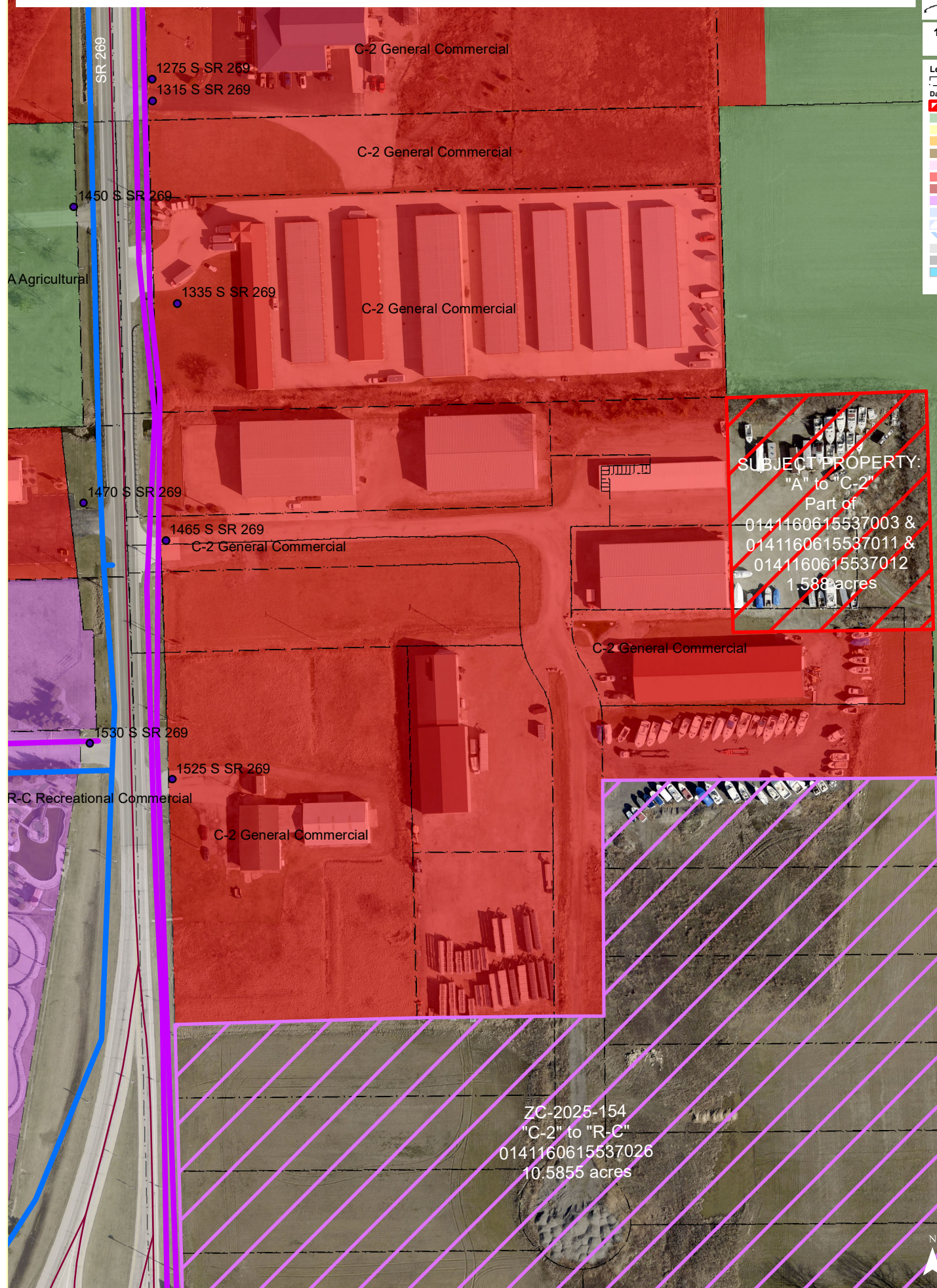
Allen Wohlers  
OR1303 P779



1355 S. Danbury N.  
"A" to "C-2"

**Legend**

- Parcels 2024
- Danbury Zoning**
  - Subject Property
  - A Agricultural
  - R-1 Rural Residential
  - R-2 Suburban Residential
  - R-3 High Density Residential
  - C-1 Limited Commercial
  - C-2 General Commercial
  - C-3 Entertainment Commercial
  - R-C Recreational Commercial
  - L Lakeside
  - LBO
  - LMO
  - M-1 Light Manufacturing
  - M-2 Heavy Manufacturing
  - MHP Manufactured Home Park
  - PUD Planned Unit Development



**SUBJECT PROPERTY:**  
 "A" to "C-2"  
 Part of  
 0141160615537003 &  
 0141160615537011 &  
 0141160615537012  
 1.588 acres

ZC-2025-154  
 "C-2" to "R-C"  
 0141160615537026  
 10.5855 acres

The Board of Trustees of Danbury Township, County of Ottawa, Ohio, met in special session at 5:30p.m., on December 4, 2025, at the Danbury Township Hall, 5972 E. Port Clinton Eastern Road, Marblehead, Ohio 43440, with the following members present:

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

(Mr) ~~Ms.~~ HIRT introduced the following resolution and moved its adoption:

**RESOLUTION NO. 25 - 2025**

**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**, DGL Engineering Consultants, LLC, Cody Gable, Agents and Great Lakes Land Development, LLC, Chris Malfara, Owner of the property located at 7597 E. Harbor Road, Part of Lot 2, Section 17, PIN# 0141173815699000, filed Case No. ZC-2025-225 requesting a Map Amendment from “C-1” Limited Commercial to “R-C” Recreational Commercial to rezone 1.00ac. of an 11.57ac. parcel, and

**WHEREAS**, the Ottawa County Regional Planning Commission held a public hearing on October 21, 2025, and recommended approval of the proposed map amendment as presented; and

**WHEREAS**, the Danbury Township Zoning Commission held a public hearing on November 5, 2025, and by motion and vote, recommended 5-0 to approve the proposed map amendment; and

**WHEREAS**, on December 4, 2025, 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 uphold 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” and ‘c’ 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 4th day of December, 2025.

Attest:

Brinkley Paul  
Brinkley Paul  
Fiscal Officer

Board of Trustees  
Danbury Township  
Ottawa County, Ohio

Dianne Rozak  
Dianne Rozak

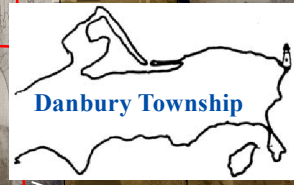
John Paul Dress  
John Paul Dress

David Hirt  
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 4th day of December, 2025 and filed with the Danbury Township Fiscal Officer.

Brinkley Paul  
Brinkley Paul  
Danbury Township Fiscal Officer

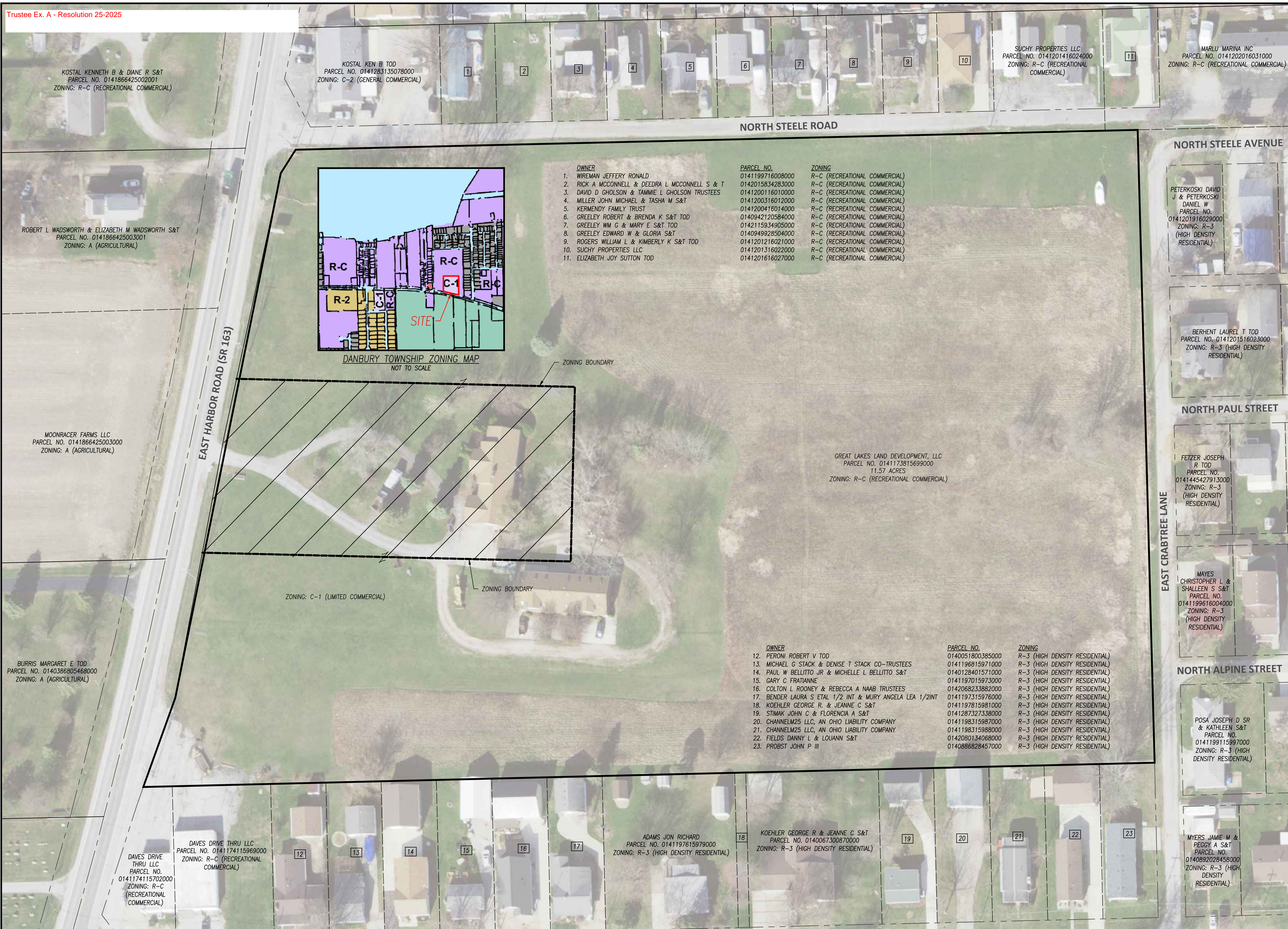


7597 E. Harbor  
"C-1" to "R-C"

**Legend**

- Parcels 2024
- Danbury Zoning**
  - Subject Property
  - A Agricultural
  - R-1 Rural Residential
  - R-2 Suburban Residential
  - R-3 High Density Residential
  - C-1 Limited Commercial
  - C-2 General Commercial
  - C-3 Entertainment Commercial
  - R-C Recreational Commercial
  - L Lakeside
  - LBO
  - LMO
  - M-1 Light Manufacturing
  - M-2 Heavy Manufacturing
  - MHP Manufactured Home Park
  - PUD Planned Unit Development





**OWNER**

1. WIREMAN JEFFERY RONALD
2. RICK A MCCONNELL & DEEDRA L MCCONNELL S & T
3. DAVID D GHOLSON & TAMMIE L GHOLSON TRUSTEES
4. MILLER JOHN MICHAEL & TASHA M S&T
5. KERMENDY FAMILY TRUST
6. GREELEY ROBERT & BRENDA K S&T TOD
7. GREELEY WM G & MARY E S&T TOD
8. GREELEY EDWARD W & GLORIA S&T
9. ROGERS WILLIAM L & KIMBERLY K S&T TOD
10. SUCHY PROPERTIES LLC
11. ELIZABETH JOY SUTTON TOD

**PARCEL NO.**

- 0141199716008000
- 0142015834283000
- 0141200116010000
- 0141200316012000
- 0141200416014000
- 0140942120584000
- 0142115934905000
- 0140949928504000
- 0141201216021000
- 0141201316022000
- 0141201616027000

**ZONING**

- R-C (RECREATIONAL COMMERCIAL)
- R-C (RECREATIONAL COMMERCIAL)
- R-C (RECREATIONAL COMMERCIAL)
- R-C (RECREATIONAL COMMERCIAL)
- R-C (RECREATIONAL COMMERCIAL)
- R-C (RECREATIONAL COMMERCIAL)
- R-C (RECREATIONAL COMMERCIAL)
- R-C (RECREATIONAL COMMERCIAL)
- R-C (RECREATIONAL COMMERCIAL)
- R-C (RECREATIONAL COMMERCIAL)
- R-C (RECREATIONAL COMMERCIAL)

**OWNER**

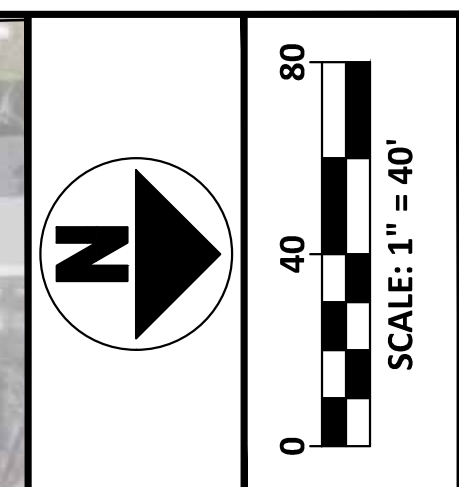
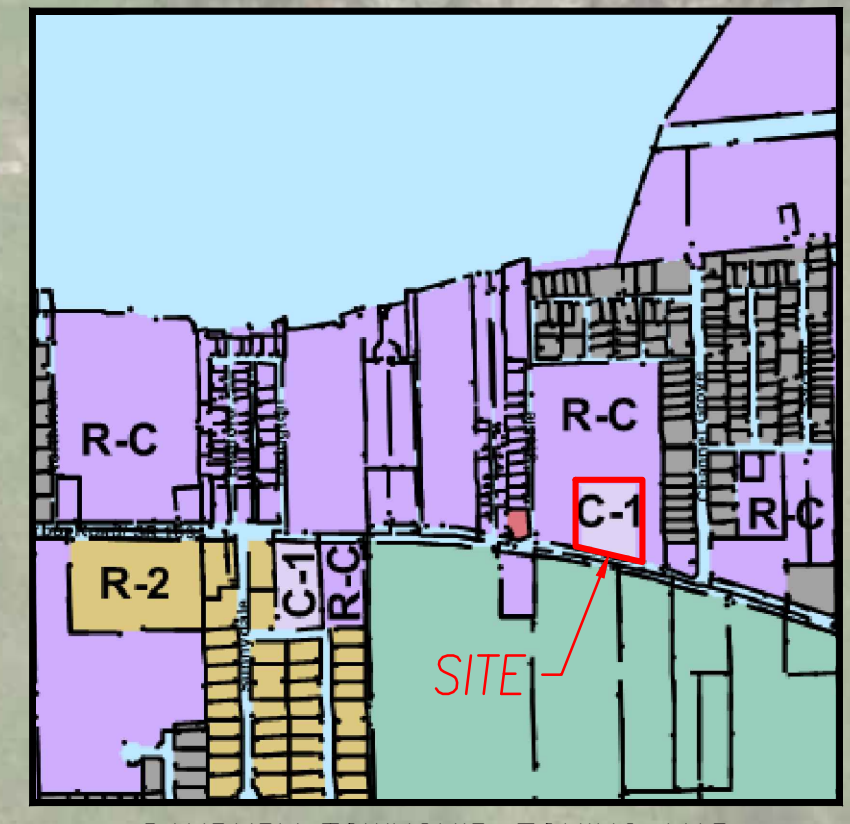
12. PERONI ROBERT V TOD
13. MICHAEL G STACK & DENISE T STACK CO-TRUSTEES
14. PAUL W BELLITTO JR & MICHELLE L BELLITTO S&T
15. GARY C FRATIENNE
16. COLTON L ROONEY & REBECCA A NAAB TRUSTEES
17. BENDER LAURA S ETAL 1/2 INT & MURY ANGELA LEA 1/2INT
18. KOEHLER GEORGE R. & JEANNE C S&T
19. STIMAK JOHN C & FLORENCIA A S&T
20. CHANNELM25 LLC, AN OHIO LIABILITY COMPANY
21. CHANNELM25 LLC, AN OHIO LIABILITY COMPANY
22. FIELDS DANNY L & LOUANN S&T
23. PROBST JOHN P III

**PARCEL NO.**

- 0140051800385000
- 0141196815971000
- 0140128401571000
- 0141197015973000
- 0142068233882000
- 0141197315976000
- 0141197815981000
- 0141287327338000
- 0141198315987000
- 0141198315988000
- 0142080134068000
- 0140886828457000

**ZONING**

- R-3 (HIGH DENSITY RESIDENTIAL)
- R-3 (HIGH DENSITY RESIDENTIAL)
- R-3 (HIGH DENSITY RESIDENTIAL)
- R-3 (HIGH DENSITY RESIDENTIAL)
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- R-3 (HIGH DENSITY RESIDENTIAL)



**PRELIMINARY**  
Sep 29, 2025

NO	REVISION	DATE
9		
8		
7		
6		
5		
4		
3		
2		
1		

**GREAT LAKES LAND DEVELOPMENT**  
**MAP AMENDMENT REQUEST**  
7597 EAST HARBOR ROAD  
LAKESIDE MARBLEHEAD, OHIO  
DANBURY TOWNSHIP, OTTAWA COUNTY  
LOT 17, SECTION 2, FIRELANS SURVEY  
**ZONING MAP**

FILE: 25142 Map.dwg  
JOB NO.: 25142  
DRAWN BY: EAH  
ISSUED: SEPT 29, 2025

PLOTTED: Sep 29, 2025 - 12:50pm  
 DRAWING: M:\25142 (Optimus Development - 7597 E Harbor Dr.)\PLANNING\DWG\25142 Map.dwg: 25142 MAP

The Board of Trustees of Danbury Township, County of Ottawa, Ohio, met in a regular meeting session at 6:00 p.m., on December 22, 2025, at the Danbury Township Building, 5972 E. Port Clinton Road, Marblehead, Ohio 43440, with the following members present:

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

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

**RESOLUTION NO. 26-2025**  
**A RESOLUTION ADOPTING A CYBERSECURITY POLICY**

**PREAMBLE**

**WHEREAS**, the State of Ohio has implemented Ohio Revised Code §9.64, enacted in House Bill (HB) 96 (136<sup>th</sup> G.A.), requiring all local governments and jurisdictions to establish a cybersecurity policy by September 30, 2025; and

**WHEREAS**, the purpose of this requirement is to strengthen protections of public data, information systems, and technology resources from cybersecurity threats and risks; and

**WHEREAS**, the Danbury Township Board of Trustees recognizes the importance of safeguarding sensitive and confidential information entrusted to Danbury Township; and

**WHEREAS**, a draft Cybersecurity Policy has been prepared and reviewed by staff and is recommended for adoption as framework for compliance with Ohio Revised Code §9.64 and HB 96; and

**WHEREAS**, the policy provides guidance on access control, system security, data protection, incident response, training and vendor management, while requiring consultation with IT professionals and legal counsel for implementation and customization;

**RESOLUTION**

**NOW, THEREFORE, BE IT RESOLVED by The Board of Trustees of Danbury Township, Ottawa County, Ohio that:**

**Section 1.** The attached **Cybersecurity Policy** is hereby adopted as the official policy of Danbury Township;

**Section 2.** This policy shall take effect immediately, with adoptions required by **September 30, 2025**, and implementation of technical and training requirements no later than **June 30, 2026**, as provided by the Ohio Auditor of State;

**Section 3.** The Board of Trustees shall distribute the adopted policy to all township departments, employees, and relevant contractors, and to ensure compliance in partnership with IT providers and legal counsel.

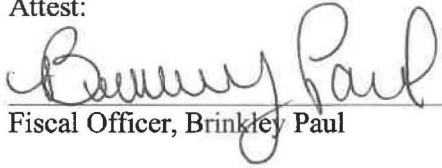
This Resolution shall be in full force and effect upon its passage and adoption by the Danbury Township Board of Trustees.

Mr./ (Ms.) Rozak seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

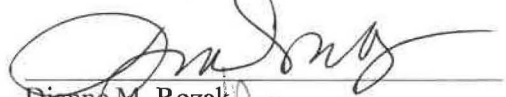


Vote Record: Ms. Rozak Yes Mr. Dress Yes Mr. Hirt Yes

**ADOPTED** this 22nd day of December, 2025.

Attest:

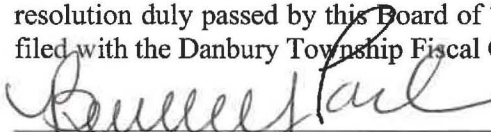
  
Fiscal Officer, Brinkley Paul

Board of Trustees  
Danbury Township  
Ottawa County, Ohio

  
Dianne M. 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 22<sup>nd</sup> day of December, 2025 and filed with the Danbury Township Fiscal Officer.

  
Brinkley Paul  
Danbury Township Fiscal Officer

**The Board of Trustees of Danbury Township, County of Ottawa, Ohio**, met in regular session at 6:00 p.m., on December 22<sup>nd</sup>, 2025 at the Danbury Township Hall, 5972 E. Port Clinton Eastern 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. 27-2025**

**A RESOLUTION ACCEPTING ADDITIONAL REVENUE INTO THE ADOPTED 2025 BUDGET**

**WHEREAS**, the Board of Danbury Township Trustees accepts receipt of additional revenue of \$843.56 from Interest (NUE GRANT) into the adopted 2025 budget; and

**WHEREAS**, the Board of Danbury Township Trustees authorizes the Fiscal Officer to add the additional revenue of \$843.56 from Interest (NUE GRANT) into the NUE GRANT Fund (2273) due to clearing all funds within the account;

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Trustees at the conclusion of the public meeting, by motion and vote, voted to notify the Ottawa County Auditor the updated 2025 Budget for Danbury Township reflecting this additional revenue of \$843.56 from Interest (NUE GRANT) into the NUE GRANT Fund (2273);

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

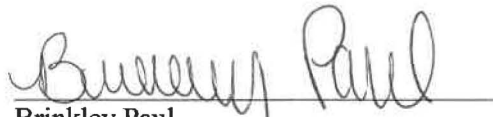
- 1) That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and of any of its committees that resulted in such formal action were taken in meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code; and
- 2) 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

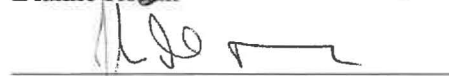
**ADOPTED** this 22<sup>nd</sup> day of December, 2025

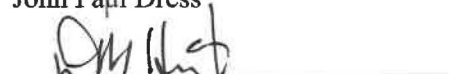
Attest:

  
\_\_\_\_\_  
Brinkley Paul  
Fiscal Officer

Board of Trustees  
Danbury Township  
Ottawa County, Ohio

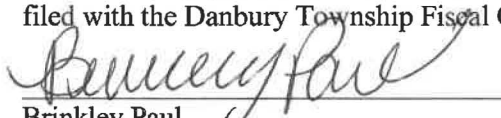
  
\_\_\_\_\_  
Dianne Rozak

  
\_\_\_\_\_  
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 22<sup>nd</sup> day of December, 2025 and filed with the Danbury Township Fiscal Officer.

  
\_\_\_\_\_  
Brinkley Paul  
Danbury Township Fiscal Officer

**The Board of Trustees of Danbury Township, County of Ottawa, Ohio**, met in special session at 5:40p.m. on December 22, 2025, at the Danbury Township Hall, 5972 E. Port Clinton Eastern 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. 28 - 2025**

**A RESOLUTION APPROVING THE ENGAGEMENT OF SEMRO HENRY LTD. AS LEGAL COUNSEL FOR THE BOARD OF TRUSTEES IN ZONING MATTERS**

**WHEREAS**, the Board of Trustees, from time to time, requires the advice of outside legal counsel on zoning matters.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Trustees approves the hiring of Semro Henry Ltd. as legal counsel for the Board of Trustees for zoning matters for the 2026 calendar year as indicated in the attached engagement letter dated December 12, 2025.

**BE IT FURTHER RESOLVED** 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 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.

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 YES Mr. Hirt YES

**ADOPTED** this 22<sup>nd</sup> day of December, 2025.

Attest:

Bruny Paul  
Fiscal Officer

Board of Trustees  
Danbury Township  
Ottawa County, Ohio

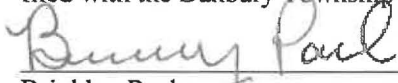
Dianne Rozak  
Dianne Rozak

John Paul Dress  
John Paul Dress

David Hirt  
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 22<sup>nd</sup> day of December, 2025 and filed with the Danbury Township Fiscal Officer.

  
\_\_\_\_\_  
Brinkley Paul  
Danbury Township Fiscal Officer

December 12, 2025

Kathryn A. Dale, AICP  
Danbury Township Zoning & Planning Administrator  
5972 East Port Clinton Eastern Road  
Marblehead, OH 43440

Re: Semro Henry Representation for 2026

Dear Kathy:

Thank you for the opportunity to perform legal services for the Danbury Township Board of Trustees ("Township") for the past several years. We propose to provide legal services for the Township at a rate of \$275 per hour, and I will be primarily responsible for the work for the Township. Holly Dye and Joe Jakubowski, who also work on Township matters each have an hourly rate of \$255. These rates are subject to periodic adjustment by the firm.

We will not charge the Township for travel time or for automobile mileage to or from the Township. As we do not directly bill for services such as faxes, copies, long distance phone calls, etc., we include a charge of 3.5% to our invoices to cover these expenses. This charge does not include out-of-pocket expenses such as filing fees and overnight charges. Also, at no charge to the Township, I would be happy to conduct training for the Township Board of Zoning Appeals during 2026 as I have done previously. This engagement is effective through December 31, 2026.

Semro Henry leverages advanced artificial intelligence technologies to enhance the quality, precision, and efficiency of our work product. In doing so, we take active measures to safeguard sensitive client information and uphold our ethical duties of confidentiality and professional responsibility at all times.

We look forward to the opportunity of providing services to the Township. Feel free to contact me with any questions.

If the above reflects your understanding of the extent of our representation and the basis of our fees, please sign this letter and return it to our office. Please make a duplicate copy for your records.

If you have any questions concerning these matters, please call. We look forward to working with you.

Very truly yours,

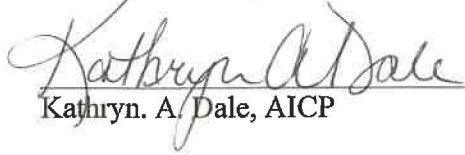


Jeffrey M. Stopar

JMS/kmm

This letter accurately reflects our understanding of the services to be provided by Semro Henry, Ltd. and the basis for its charges for such services.

Date: 12/22/25

  
Kathryn. A. Dale, AICP