

REGULAR MEETING

AGENDA

DANBURY TOWNSHIP BOARD OF ZONING APPEALS

Wednesday, April 15, 2026

6:00p.m.

MEMBERS

Greg Huffman - Chair

Joseph Fetzner – Vice-Chair

Sherry Roberts - Member

Clyde Shetler - Member

Joseph Kruse - Secretary

Julie Cottingham - Alternate

James Switzer - Alternate

STAFF

Kathryn A Dale, AICP, Zoning Inspector

MEETING PROCEDURE: The Board of Zoning Appeals is a quasi-judicial Board. Our primary function is to hear testimony and issue decisions. Unlike other Township boards and commissions, we only hear relevant, sworn testimony from the Appellant, his/her duly appointed agent or attorney, and any other person with standing to testify in a particular matter. The Appellant has the right to cross-examine any testimony given. Our hearings are open to public attendance, but public comment, opinion and discussion are not considered testimony and will not be heard.

Please wait until you are recognized by the Chair, proceed to the podium, and state your name and address so that your comments may be properly recorded. Applicants are to limit their testimony to fifteen (15) minutes, including any information presented by his/her duly appointed agent or attorney. Other persons with standing to testify are to limit their remarks to three (3) minutes or less. These limitations may be extended if the Board requests or approves further testimony.

I. Call to Order.

II. Pledge of Allegiance.

III. Roll Call.

IV. Adjudication Hearings.

- a. **BZA-2026-053 2496 S. Cook's Dock.** Request for an Area Variance to Section 5.1.7 to allow for a deck & pergola addition to encroach into the south front-yard setback (20' required/ 0' proposed) and into the south, side/rear-yard (5' required/ Negative 4' proposed). **Gary & Christine Wolf, Owners/Applicants; Adam Timan, Agent.**
- b. **BZA-2026-059 2104 Robert.** Request for an Area Variance to Section 5.6 to allow for a two-story, new single-family home to have less livable square footage on the ground floor than permitted (237s.f. proposed/600s.f. required). **Brian Froehlich, Owner.**

V. Approval of the Board of Zoning Appeals March 18, 2026, Meeting Minutes.

VI. Signing of Decision Sheets.

- a. **BZA-2026-029 9052 Parkview Court.** Request for an Area Variance to Section 3.5 to allow for a front porch addition to encroach into the front-yard setback (25' required/ 20' proposed). **LeRoy & Sheree Eberly, Owners/Applicants.**

VII. New Business.

VIII. Other Business.

- a. **1-Year Extension Request (Set to Expire April 16, 2026):**
BZA-2025-014 10240 E. Bayshore Road. Request for a Conditional Use for a Resort Expansion in accordance with Section 3.4 & 4.17 to allow for 2 new cabins. **Stuckert's Bay Willo Lodges, LLC, Linda Brown Trustee, Owner/Applicant; Tim Brown, Agent.**

IX. Reports & Communications from Members & Staff.

X. Adjournment.