

# RECORD OF PROCEEDINGS

Minutes of

DANBURY TOWNSHIP BOARD OF TRUSTEES SPECIAL MEETING  
Map Amendment to 7522 & 7596 E Harbor Rd

Meeting

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 10148

Held \_\_\_\_\_ March 11, \_\_\_\_\_ 2026 \_\_\_\_\_

Trustee Dress called the meeting to order at 5:32 PM. The Pledge of Allegiance was recited. Roll call: Trustee Hirt, Trustee Rozak and Trustee Dress were present, along with Zoning Administrator Kathryn Dale. Visitors in attendance were David Roush, Jeff Brower, Stacey Stetler, Tim Mackey, Sandra Feucht, Ann Lewis and Steve Jacofsky.

Mr. Dress turned the meeting over to Ms. Dale and the following case was introduced.

**Case #:** ZC-2026-002 **Address:** 7522 & 7596 E. Harbor Road

**Applicant:** Moonracer, LLC, Owner **Acreage:** 55.03 ac.  
Marion Kovach, David Roush & Brian Hickey

**Request:** Request for a Map Amendment from "A" Agricultural to "R-1" Rural Residential of Section 2, Lot 17, PIN# 0141866425002000, PIN# 0141866425003000 and PIN# 0141173515699000 consisting of 55.03ac.

**DESCRIPTION:**

The applicant is proposing to rezone three parcels totally 55.03ac. from "A" Agricultural to "R-1" Rural Residential. The owners also have a 21.14ac. parcel (4<sup>th</sup> parcel) that they intend to have remain "A" Agricultural. The property was formerly known as the Wadsworth Farm. At the time the property owners purchased the property in October 2024, or shortly thereafter, they carved out two parcels that contained existing homes and accessory buildings. The one parcel that was carved out contained 1.88ac. and is the actual Wadsworth farm and buildings. The second parcel carved out was for a house east of the former farmstead which contains 1.14ac. and has remained in the Wadsworth family.

Nearly 20ac. of the southern portion of the property was used from roughly 2012 – 2023 by the State of Ohio for dredging spoils & ponds while East Harbor was being dredged. The Township was and is not privileged to the agreement that may have been reached between the Wadsworth family and the State. Based on aerial photography, it appears that the land has been fully reclaimed and put back into its natural state, but presumably there could be some limitations on how long that area may have to remain undisturbed.

**SURROUNDING ZONING:**

North:	"A" Agricultural, "R-C" Recreational Commercial & "C-2" General Commercial	Single-family homes, Marine City MHP, Rock Harbor Cottages & Resort, high density SF residential, Harbor Winds Campground Big Boppers Restaurant
East:	"A" Agricultural "C-2" General Commercial	Sackett Cemetery, farmland Danbury Fire Station & Commercial Storage
South:	"A" Agricultural	Sedlak 51ac. SF home & property
West:	"R-2" Suburban Residential, "R-C" Recreational	Perryview Estates Subdivision/ SF medium density homes. East Harbor Pooch Parlor

**LAND USE PLAN:**

The Danbury Township Land Use Plan was adopted in 2017 and due for an update this year. The Land Use Plan calls for the whole property to be "Neighborhood 3: Low Density Residential". The boundaries to these classifications should not be viewed as a hard line stopping or starting point, but more as a generality that can cross property lines or extend further than depicted if it makes good planning sense.

"Neighborhood 3: Low Density Residential" areas typically consist of newer developments within the Township. Lot sizes are large, not as consistent or in a traditional grid pattern and may contain irregular lots. There is usually no connectivity to other neighborhoods, reliance is on vehicular use and typically there is one way in and out. Uses typically are only single-family & two-family units.

Staff would encourage Board Members to review the Land Use Plan, between pages 13 & 17 to have a better understanding of the existing conditions of the Township and also review the goals, objectives & strategies that begin on page 22.

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Held \_\_\_\_\_ March 11, 20\_\_\_\_ 26\_\_\_\_\_

### AGENCY REVIEWS:

Ottawa County Regional Planning Commission (OCRPC) was forwarded the proposed amendments on December 23, 2025, and held a hearing on January 20, 2026. Attached is OCRPC's decision letter recommending **Approval as Presented**. The Danbury Township Zoning Commission held a public hearing on February 4, 2026, and made a motion to approve the request, citing that the decision standards 'b' and 'd' of Section 7.7.3.E.ii. was satisfied, resulting in a 5-0 vote for **Approval**.

The Danbury Township Decision Criteria for considering this request includes:

### Section 7.7.3.E.ii Map Amendments

- i. There is an error on the Official Zoning Map or in the delineations between districts thereon.
- ii. The proposed amendment will make the map conform more closely with the Land Use Plan.
- iii. There has been a substantial change in area conditions that necessitates the amendment.
- iv. There is a legitimate need for additional land area in the zoning district that will be expanded.

### STAFF RECOMMENDATION:

None.

Mr. Dress asked for comments from the visitors.

David Roush stated they are marketing this property with several buyers and it is contingent on changing the property to R-1 for home building. Half acre to an acre per home, taking in setbacks and roads there would be room for roughly 40-60 homes.

Ms. Dale stated that with 55 acres and 1 acre lots that would be 55 homes and this would double if they were half acre lots. Roughly 20% removed off the top for retention ponds, streets and such.

Mr. Roush stated that at this time they do not know if the back is currently buildable due to the soil.

Ann Lewis would like it to remain agricultural, as so much of the farmland is being lost.

With no further discussion from the visitors, Ms. Rozak read Resolution 02-2026 as follows:

**The Board of Trustees of Danbury Township, County of Ottawa, Ohio, met in special session at 5:30p.m., on March 11, 2026, 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. 02 - 2026**

### 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**, Moonracer Farms, LLC, Marion Kovach, David Roush, & Brian Hickey, Owners of the property located at 7522 & 7596 E. Harbor Road, Lot 17, Section 2, PIN# 0141866425002000, PIN# 0141866425003000 and PIN# 0141173515699000, filed Case No. ZC-2026-002 requesting a Map Amendment from "A" Agricultural to "R-1" Rural Residential to rezone 55.03 acres, and

**WHEREAS**, the Ottawa County Regional Planning Commission held a public hearing on January 20, 2026, and recommended approval of the proposed map amendment as presented; and

**WHEREAS**, the Danbury Township Zoning Commission held a public hearing on February 4, 2026, and by motion and vote, recommended 5-0 to approve the proposed map amendment; and

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WHEREAS, on March 11, 2026, 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 "d" 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-1" Rural Residential) 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 11<sup>th</sup> day of March, 2026.

Attest:

Brinkley Paul  
Brinkley Paul  
Fiscal Officer

Board of Trustees  
Danbury Township  
Ottawa County, Ohio

Dianke Rozak  
Dianke 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 11<sup>th</sup> day of March, 2026 and filed with the Danbury Township Fiscal Officer.

Brinkley Paul  
Brinkley Paul  
Danbury Township Fiscal Officer

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### Adjourn

There being no further comments, concerns or business before the Board, Ms. Rozak motioned and Mr. Hirt seconded to adjourn at 5:51 pm. All ayes and motion carried.

  
\_\_\_\_\_  
Fiscal Officer

  
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Danbury Township Board of Trustees