

REGULAR MEETING

AGENDA

DANBURY TOWNSHIP BOARD OF ZONING APPEALS

Wednesday, June 17, 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-2026-115 2425 Brooke Circle.** Request an Area Variance from Section 5.2.1.D.iii to allow for a pergola to be less than 5' from the principal structure (3' proposed). **Lonny & Carol Peck, Owners/ Applicants.**
- b. **BZA-2026-116 6965 E. Harbor.** Request for an Area Variance to Section 3.5 to allow for an additional 21'8" of a commercial pavilion structure to encroach into the west, front-yard setback (15' proposed/ 40' required). **Tibbels Marina, LTD.; John Tibbels, Owner/Applicant.**

V. Approval of the Board of Zoning Appeals May 20, 2026, Meeting Minutes.

VI. Signing of Decision Sheets.

- a. **BZA-2026-082 170 Laser Lane.** Request for Area Variances to Section 5.7.3 to allow for a deck to encroach into the east, front-yard setback (15' required/ 10' proposed) and to Section 5.1.7 to allow the deck to encroach into the south, side-yard setback (5' required/ 3' proposed). **Brandon Prenzlin, Owner/Applicant.**
- b. **BZA-2026-092 615 S. Bridge.** Request for an Area Variance from Section 6.8.3.A.v. to replace a nonconforming off-premises sign. Also requesting an Area Variance from Section 6.5.1 to allow more off-premises signs than permitted (2 allowed/ 3 requested) and to allow the proposed sign to encroach into the front setback (3' proposed/ 40'-55' required) and to Section 6.5.1.A.iii to allow the proposed sign to be closer than 250' from another on-premises and off-premises sign. **Bradley Prokop, Owner/Applicant.**
- c. **BZA-2026-093 8786 Northshore Blvd (Camp Runinmuck).** Request an Area Variance from Section 5.2.1.A.ii.a. to allow for a 720s.f. pavilion addition that results in the cumulative accessory building space on the property to be exceeded (4,892s.f. allowed/5,644s.f. proposed), Section 5.2.1.B. to allow a pergola, shed and pavilion to be located in front of the principal structure where accessory structures are required to be in the side or rear yard, and to Section 5.2.1.D.iii to allow for a pavilion accessory structure

to be separated less than 5' from the principal structure (3'10" proposed). **Camp Runinmuck New Generation (C.R.N.G), Inc., Patrick Teresi, Owner/ Applicant.**

VII. New Business.

VIII. Other Business.

IX. Reports & Communications from Members & Staff.

X. Adjournment.