

RECORD OF PROCEEDINGS

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

Held June 10, 2026

Trustee Dress called the Special 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, Zoning Assistant Dawn Connor, Fiscal Officer Stacey Stetler, Township Assistant Lynne James, Police Chief Mike Meisler and Sergeant Brad LaMarca.

Visitors in attendance were Emily Dunfee, Shawn and Jodi Alafita, Lisa Simpson Ziembowicz, Kristen Csincsar, Angie Cragel, Keith Karlyn, Linda Montis, R. Bruce Cohagen, Michelle and Patrick Teresi, Sherry Roberts, Jodi Kopanski, Scott Ziembowicz, Patty Zsigo, Tina and Don Molnar, Thomas and Heather deHaas, William and Bree Brown, Mike and Carol Pritchard, Jim Keys, Sandi Jordan, Teri Cassell, Ken Veneskey, Steven Klimack, Ann Lugbill, Bill Copas, Dave Niederlander, Joan Noblitt, Jamie Bednarski.

Mr. Dress opened Public Hearing ZC-2026-065 Request for text amendments. Add new definition in section 2.2 for "Bandstand." Add new section reference to definition for "bar, saloon, tavern, nightclub, and restaurant" concerning outdoor music. Add new language to Section 5.2 "Accessory Structures" regarding outdoor music at "bars, saloons, taverns, nightclubs, and restaurants." Danbury Township applicant, and with that, turned it over to Zoning Administrator Kathy Dale.

Ms. Dale confirmed ZC-2026-065 as the number was only wrong on the agenda for the evening. Everything else was correct, advertised wise. She then introduced herself to the visitors.

Ms. Dale: I understand there has been some social media postings about tonight's meeting regarding a ban on outdoor music. That is not what we are here to discuss and that is not even under consideration by the Township. So, hopefully, whoever posted that will make a corrective post once we are through this hearing tonight. This will be clarified through our staff report and our regular presentation, but I want to reinforce that the current zoning code states that all outdoor music and entertainment, or live outdoor music and entertainment, is supposed to be in a fully enclosed structure, what we are discussing tonight is a way that we can possibly allow that outside with some parameters put on to it, so that it is somewhat regulated and under control for our residents. I just want to make this point because some of you may be here for the wrong reason or the wrong thought on what is going to be discussed tonight.

I also want to thank Chief Meisler and Sergeant LaMarca for being here tonight. They are going to be able to help answer any questions regarding the Noise Resolution, which has been on the books for the Township since 2007 and per the Ohio Revised Code, that is enforced by law enforcement, it is not enforced by zoning.

When we get to the public hearing portion, what we will do is maintain control by going through the listing of those that are signed in. We ask that you sign in, so that we can call upon you. If you wish not to speak, then just say, I wish not to speak when your name is called. Also, if somebody has said something that you agree with, we just ask that you be a little bit cognizant of everybody's time. State your concern or your that your support has already been addressed through somebody else.

Ms. Dale then read the staff report: In 2007 the Township passed a noise resolution in response to a restaurant that was repeatedly being reported for disturbances near residential neighborhoods, for loud music and outdoor entertainment. The Township at that time also tried to utilize zoning resolution as an added layer of protection by prohibiting any outdoor music or entertainment, requiring all bars and restaurants to provide music and entertainment "within a fully enclosed building."

Over the last 20 years, since this language was adopted, the requirement and enforcement have gradually relaxed. In the past five years, there have only been 20 complaints made regarding loud noise or disturbing noise, which averages about four per year, and those complaints were made to the police department. Some of those complaints were found to be unwarranted. In order to remove a conflict from what the Township is allowing versus what the zoning code stipulates, we're proposing to allow outdoor entertainment, but with some reasonable, responsible controls in place to lessen any impact on residential properties.

Regulations proposed will define a bandstand and treat it like an accessory structure to bars and restaurants. It will only allow the outdoor entertainment in conjunction with an established bar and restaurant in a commercial zoning district. The band or entertainment, including speakers and amplifiers, will have to be within a roof structure with a permanent back or rear wall. The size of the entertainment area will be limited, and the proposal in the languages to 200 square feet. The structure will be required to be near the primary establishment. It shall be a minimum, a minimum of 50 feet from any residential property line. Of course, we would always be happy to see it be further away, but the minimum is 50 feet, and part of the reason why 50 feet was selected is because we

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were looking at some of our existing buildings and businesses and what they are providing, and we did not want to make our businesses nonconforming or unable to meet the requirement, any legally established pre-existing setup currently in existence for summer entertainment will all, for the most part, all already meet these proposed requirements, or have the ability to conform. No existing establishment will become non-conforming as a result of the new language and the noise ordinance is still in place as an added layer of protection, but it is enforced by the Danbury Police Department.

All of these types of applications for text amendments, as well as map amendments, are required to undergo review with Ottawa County Regional Planning Commission. They were forwarded the proposed amendments on April 2, and they held a hearing on April 21, 2026. Included in the board's packet, and what was available on our website was the Regional Planning Commission's decision letter recommending approval as presented. The Danbury Township Zoning Commission held a public hearing on May 6, 2026, and they made a motion to approve the request, citing that decision standards B and C of section seven point 7.3 EI were satisfied, resulting in a five to zero vote for approval. The commission did make a slight modification to ensure that the reference to outdoor music and or entertainment was consistent throughout the new section for accessory building language.

A proposed amendment may be approved if it meets at least one of the following criteria, and if its benefits will likely outweigh any potential pitfalls. The five decision criteria that the Board of Trustees will be considering tonight.

7.7.3.E.i. Text Amendments:

- a. The proposed amendment will make the Resolution conform more closely with the Land Use Plan.
- b. The proposed amendment will improve the public health, safety, or general welfare of the Township.
- c. The proposed amendment will clarify the intent of the Resolution.
- d. The proposed amendment will better implement the intent of the Resolution.
- e. The proposed amendment will improve enforcement of the Resolution.

If approved tonight, this language would take effect 30 days from now.

If the Board denies this application, then the code reverts to how it's worded currently, that all outdoor music must be in an enclosed building. To be fair to the businesses that have their lineups already scheduled for this summer, we would take strict enforcement on this next season.

If this language does not pass this evening, then any businesses that are here, you will likely receive a letter from us towards the end of the season, notifying you to schedule accordingly and plan for indoor music. Ms. Dale then turned the meeting back over to the Trustees.

Mr. Dress asked if there were any questions from the Trustees and with no questions, opened the meeting up to public comment.

Emily Dunfee, 530 N Hidden Beach Road, Marblehead OH 43440: I contacted the business and asked them to remove a screenshot of a text message I sent from employees just asking for their support to come here, because I don't like public speaking very much. So, I apologize for that, because that's not at all my intent. I own Hidden Beach Bar, and we only offer outdoor entertainment, we are an outdoor place. We're only open about three and a half months. In the past two years, I've paid \$115,000 out in entertainment, and almost 90% of those entertainers are local to Ottawa, Erie and Dusky County. We're on track to pay out about \$65,000 to \$75,000 this season. That's a lot of income for other people. We offer entertainment seven days a week for our guests and residents. During the week, our patrons are mostly locals, neighbors, friends and your constituents. That's our weekday people that are coming to our place. I have 24 employees this season. Six of them are J1 Visa students that have traveled the world to be here and work for us, and 16 of those staff members live here in Danbury Township and pay their property taxes and payroll taxes here in Danbury Township.

My family pays an exorbitant amount of property taxes to operate our businesses here and they count on income from Hidden Beach Bar to make those payments. As an example, Sunday we were open from 11 am to 10 pm, I don't feel like I should have to share this information, but I'm going to. We did over \$12,000 in business that day; from 1 to 4 pm, which was the time that our band played, we did \$6,700 which was 54% of our day's income in the three hours out of our 11 hour day. Monday, we did \$3,300, entertainment from 5 to 8 pm, we did over \$1800, which was 56% of our day's sales in those three hours.

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If we are forced to discontinue outdoor entertainment, we will lay off staff and realistically will no longer be open during the week. It is completely detrimental to our business, and we can't afford to do it without the entertainment, it's what draws people to us. I'm happy to answer any questions or anything.

Mr. Dress clarified the Trustees aren't eliminating outdoor entertainment, they are asking you to do some things too.

Ms. Dunfee interrupted, stating they don't have this space. She said we have three tables in our indoor area, so in the event that this resolution doesn't go through, and I so appreciate the work that zoning did on it so far, but we don't have the space. I could take one table away and I lose 10 seats only have 18 other seats inside and would have to have our garage doors closed without air conditioning/heat, and it's just not going to happen for us. When we have a rainy day, we try every now and again to have entertainment, if it's just a solo guy, to have them come in there, it's an unenjoyable experience for everybody, that is not being dramatic, that is the truth.

Mr. Dress asked if she was basing that off of knowing what the proposal is, not what was seen on Facebook.

Ms. Dunfee stated when they received the package from zoning, they went outside with tape measurers. We looked to check, this works, this is great, this makes it. We don't want to be the neighbors in a fight. We love our neighbors and we've worked really hard to build those relationships with our neighbors to meet the noise ordinances. 10 years ago, we were having problems with our neighbors about the noise, so we've stopped having big bands, and we made our entertainment on the weekends from 1 to 4 pm in the afternoon, which solves our problems. So, I appreciate you guys trying to solve some more.

Ms. Rozak thanked Ms. Dunfee.

A gentleman in the audience asked to get a clarification on the space issue. I heard the information over here about the 20 by 20 space for the backdrop, is that what we're referring to when she's talking about the space?

Ms. Dunfee answered: No, my indoor space are three walls of glass garage doors that are up. We have a U shape bar and three tables, and that is our entire indoor space, so we don't have physical room to have a band set up inside.

The gentlemen asked: So that's what the proposal is about, the space itself...

Ms. Dale took over the conversation to run through the language: Right now, when you look at the definition of what a bar, saloon, tavern, nightclub, and restaurant are, there's a line in each of those definitions that says all activity and music shall be within a fully enclosed building. That's what the code says, right now.

What we are proposing is to add language under accessory building space that any outdoor music and/or entertainment for bars, saloons, taverns, nightclubs, and restaurants shall be subject to all of the following requirements: any outdoor music and/or entertainment offered that is not held inside the principal bar or restaurant shall be located in a bandstand type structure, which will be considered as an accessory structure for the purpose of this use. We also define what a bandstand structure is. It's not the structure that everybody may think of, from like the 50s and 60s; we're not making this an amphitheater, we're not making this a concert venue, we're not making this something more than what people may associate with a bandstand from back in the day.

Such structure shall only be permitted in the LBO, LMO, which are two lakeside zoning districts; the C-1, C-2 and R-C, which are three commercial zoning districts, in conjunction with an operating bar, saloon, tavern, nightclub, or restaurant. Said band stand type structure shall be subject to the following requirements: Such structure shall be roofed. A rear or back wall shall be permanently constructed as part of the structure. Any speakers or amplifiers shall be located within the band stand structure and not outside of the roof structure. The band stand structure, including speakers and amplifiers, and the outdoor music band or live entertainment, should not be directed so the sound is projected towards any neighboring residential structures. The intent is to have the outdoor music and or entertainment and sound directed and projected towards the establishment's patrons; a tent or other temporary material is not an acceptable structure for such bandstand.

Said bandstand structure shall meet the following requirements: The structure shall be a minimum of five feet from the principal structure, but no further from the principal structure than 20 feet. We have a five foot separation requirement for sheds from residential houses, so that's where the five feet

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comes in. We put a maximum distance of 20 feet, so it doesn't end up in the back 40, which would mean potential volume increase.

The structure shall be located in the rear or side yard of the property, which is the same for any shed or structure, and shall not exceed 20 feet in height. The structure shall be a minimum of 50 feet from any adjoining residential property line, and the structure shall not exceed 200 square feet.

If the outdoor music and/or entertainment is provided in a legally permitted, pre-existing roofed structure, detached or attached, with the principal use that is larger than 200 square feet, then the performance area inside of that pre-existing structure should not exceed 200 square feet, where the band or live entertainment is being staged. All outdoor music and or entertainment are subject to the Danbury Township Noise Resolution enforced by the Danbury Township Police Department.

That is the proposed language.

The gentleman thanked Ms. Dale.

Mr. Dress asked Ms. Dunfee: When you have a band, are they inside that current structure?

Ms. Dunfee: We currently have a permitted accessory structure that meets all of the guidelines in the new language so I'm speaking in support of this resolution otherwise, I'm out of luck.

Mr. Dress thanked her for her clarification. He then continued down the visitor's list:

Shawn Alafita, 259 Hidden Beach; declined to speak.
Jodi Alafita, 259 Hidden Beach; declined to speak.
Lisa Simpson Ziembowicz, 399 Hidden Beach; declined to speak.
Kristen Csincsar, 428 Hidden Beach; declined to speak.
Angie Cragel, 94 Hidden Beach; declined to speak.
Keith Karlyn, 90 Bass Circle; declined to speak.
Linda Montis, 8786 Northshore; declined to speak.
R. Bruce Cohagen, 8786 Northshore; declined to speak.
Michelle Teresi, 8786 Northshore; declined to speak.
Patrick Teresi, 8786 Northshore; declined to speak.

Jodi Kopanski, 364 Florence; stated she is a member of the Zoning Commission, here if anyone has questions.

Scott Ziembowicz, 399 Hidden Beach; declined to speak.

Patty Zsigo, 6485 E Harbor:

I just wanted some clarification on some ambiguities, or some of the vagueness of parameters in the ordinance. It says no sound or discernment device in that, which can be heard from 100 feet. Is that measured at the time the police would be called, if it could be heard 100 feet away?

Ms. Dale stated Ms. Zsigo is referring to the Noise Resolution, not the Resolution that is being considered tonight and wanted to make sure that the Trustees understood what she was talking about.

Ms. Zsigo asked if they vote on the Noise Resolution itself or if it is already done.

Ms. Rozak stated this is Ohio Revised code and already done. She said Chief Meisler could certainly answer questions.

Ms. Zsigo: Specifically, it's no instrument, device, or voice, which can be heard from 100 feet. How is that measured?

Chief Meisler: Going back 20 years ago, when this Noise Resolution came about, we only issued one citation. We haven't issued a citation since then; one citation handled it, and that was it. They never had a problem. Our current bar owners know the time, they know what the rules are, and they do a very good job of falling within that.

Ms. Zsigo: Thank you. It also says no unreasonably loud noise and offensive noise to persons residing 100 feet, and I was curious, I guess, about and the "and" word in there. How you would determine that?

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Chief Meisler: It's added in there for both; offensive language and loudness. What's offensive to one might not be to somebody else.

Ms. Zsigo: When it talks about the decibels at the time, 65 decibels for certain times a week, and 75 decibels. Does the staff all have a decibel reader?

Chief Meisler: We used to, when this took effect and we've had them for 20 years. They're old devices, we rarely use them. We currently have two on loan to Catawba, because they were having issues. If the board chooses to get new decibel readers, they are 30 bucks a piece. If we're going to continue to use them as a guideline, only for reporting purposes, we'll probably have to purchase more. But the decimal readings are now no longer considered admissible in court. We can note the decibel meters on the report, but not in court.

Mr. Dress clarified with the Chief: You haven't had to use them in your response on the few calls you've gotten? You've talked to the people, and it was turned down or had been turned down, correct?

Chief Meisler: Usually when we respond to a bar here, they see us coming and are there waiting for us and they usually take care of it. It's never an issue; 99.9% of the time we do not get a call back.

Ms. Zsigo: My only purpose with any of these questions is protection for the township in case of a legal action, because it does say the Board of Trustees may seek civil action or injunction against each person committing an act or practice that violates this, and I guess I'm wondering, would that be the person that violates? So you're say the musicians themselves may be given an injunction against them? It is worded whoever each person that commits the violation, so they don't know you mean the owner, you don't mean the person committing violation necessary?

Chief Meisler: The only time we issued the zoning resolution citation, we sought out the person in charge, and it had to be the bar manager.

Ms. Zsigo: Kathy, you said in the last five years there were 20 complaints, some of which were unwarranted. Do you know how many were warranted in the last five years?

Ms. Dale did not.

Chief Meisler: Sometimes the officer would report they showed up and the music was at a reasonable level, and again, reasonable is the definition.

Ms. Zsigo: When you talked about the structure Kathy, you say no existing establishment will become non-conforming, could you just explain that?

Ms. Dale: Zoning was adopted here in the township in 1975 and certain things existed: houses, garages, billboard signs, those were all grandfathered in when Zoning took effect in 1975. Since then, the zoning code, it's a living, breathing document, it's changed over time, which sometimes makes things that were once conforming, now non-conforming or grandfathered. If this language gets adopted, it should not make any of the bars or restaurants non-conforming or not compliant with the regulations that were asked.

Ms. Zsigo: Thank you.

Mr. Dress thanked Ms. Zsigo.

Tina Molnar, 5934 E Harbor:

Good evening. My name is Tina Molnar, and I absolutely do live next to an establishment. So, while I may have a difference of opinions, please don't take it offensively, but I do need to protect my rights as well. All right, I'd like to start by saying that my husband and I respectfully oppose the adoption of the proposed zoning amendment. For families living within the vicinity of, adjacent to, a restaurant or bar that has outdoor entertainment, the result can be, and in many cases have been, excessive noise which infiltrates into their yards and their homes, forcing them to endure a significant loss of privacy and quiet enjoyment of their property.

The zoning change before you this evening seeks to address a problem that existing regulations already address. Since 2002, the zoning code has required all activities and any entertainment or music associated with bars and restaurants be within a fully enclosed building. The Township's own proposal acknowledges that enforcement of these requirements has been "relaxed."

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Given the acknowledged violations and lack of enforcement, we struggle to understand how changing rules will resolve underlying issues of compliance and enforcement. Before adopting new standards, we respectfully ask the Board to examine why the current regulations have not been consistently imposed. Additionally, we ask how residents can be confident that any new requirements will be enforced.

Another concern we have is the complaint process, which has been deemed necessary to identify, quantify, and serve as a gauge to evaluate the level of disturbance the violations cause. The language in the opening paragraph of the DESCRIPTION proposed tonight, notes that relatively few complaints have been filed over the years. It's our position that the number of complaints do not necessarily reflect the number of violations or the extent of the impact to neighboring residents.

Many people are understandably reluctant to file complaints, particularly when those complaints become public records. Legitimate concerns about personal, social, and professional repercussions can discourage reporting.

We ask the Board to give particular consideration to situations where only a few residents or even a single resident was affected. In those cases, the impacted resident is placed in the difficult position of being the sole responsible party for quantifying and qualifying the level of disturbance for these violations. Please consider that the absence of complaints should not be interpreted as the absence of problems.

For these reasons, we believe the Township should carefully consider the adoption of new regulations. Additionally, if the zoning change moves forward, please consider how compliance will be monitored and enforced, preferably through objective standards, proactive oversight, rather than relying on complaints from affected residents.

While we oppose the amendment for these reasons stated, we recognize that the Board may ultimately determine that allowing outdoor entertainment is appropriate. If the Board chooses to proceed, we respectfully request a pause on these proceedings and additional consideration be given to the language in the proposed rule. Additional safeguards should be incorporated into the language to better protect your neighboring residential properties.

Things we would ask the Board to consider include:

1. Require the bandstand to have three sides and a roof. Two sides plus the back and roof would allow for mitigation of lateral new sound. There was conversation about the environment inside the bandstand. The side walls can be vented, have openings, do whatever. There can also be cooling mechanisms inside them if worried about heat. They're making money from this. They want to continue it. If it's a money maker, then I would ask that they be involved in helping mitigate any concerns to those people that are playing in them.
2. Require that all outdoor entertainment, speakers, amplifiers, and performance areas be oriented toward the principal building itself. The current proposal states that outdoor music and entertainment should be directed toward patrons. This standard may be difficult to interpret and enforce because patrons may be located in different areas of the property and may not necessarily be situated between the bandstand and the principal building.

The proposed standard becomes clearer, more objective, and easier to enforce. It would also help ensure sound is directed inward toward the commercial activity rather than outward toward neighboring properties.

3. Require the structure to be a minimum of 100 feet versus 50 feet from any residential property line. Right now it says 50 from adjoining, and the reason we're asking that is only to be more compliant with the Noise Ordinance, which talks about 100 foot away.
4. Existing entertainment activities should not be automatically grandfathered under the proposed amendment. Any establishment providing outdoor music and/or entertainment should be required to comply with either the current zoning regulations or the standards ultimately adopted by the Township. Prior noncompliance should not create an exemption from future compliance. Nor should an existing entertainment setup be permitted to continue if it does not meet the requirements established by the Township.
5. For clarity and consistency, I went through and found a few minor language changes, which I'll give to the board to consider just a few minor things.

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In closing, we recognize that reasonable people can disagree on how to balance the interests of businesses, residents, and the community as a whole. Our goal is not to oppose local businesses or entertainment opportunities; it's to ensure that the rights of their neighbors receive the same consideration and protection as the interests of the commercial establishments.

This proposal raises questions about enforcement, accountability, and the impact of those living closest to these activities. As the Township moves forward with the proposed changes, we respectfully ask that the Board adopt standards that are clear, enforceable, and ensure the standards are consistently enforced. The decisions made today will shape the experience of current residents and business owners, and also the future character of our community.

Proposed changes to the language for consistency and clarity:

- a. In item 6 – the opening line, 6A and 6C iii – we would request the word “any” be replaced with “all”.
- b. In item 6C iii, 6C iv the language of “speakers or amplifiers” be modified to “speakers and/or amplifiers”.
- c. In item 6C iv, first line in paragraph, change “outdoor music, band or live entertainment” to “outdoor music and/or entertainment” as it is used in all other areas of the proposed language (6-opening line, 6A, 6C iv – second line, 6E and 6F)

Thank you for your time, your service to our community, and for giving us the opportunity to speak.

Mr. Dress thanked Ms. Molnar and continued with the visitor's list.

Don Molnar, 5934 E Harbor; wife spoke.
Thomas deHaas, 90 Reidmaier; declined to speak.
Heather deHaas, 90 Reidmaier; declined to speak.
William Brown, 1601 Coldwater Crossing; declined to speak.

Bree Brown, 1601 Coldwater Crossing”

I'm Bree Brown. I second everything Emily said. She has HBB, it's a little bit bigger operation than we are, but we have the same issue. We have an outdoor space for our bands, and we have worked hard to try to get some indoor space, but it's very difficult in the small space that we are. So, our bands play primarily on a boat that's approximately or within the 20 feet of the main structure. We did as far as Kathy mentioned, there's the Resolution as a living breathing document, and I like that, because the Township is growing, right? The Township, the area, everything's growing. So, as things have changed since the 1970s, we're still growing, we're evolving, every season, everything's different.

We've only been in business since 2020 so we're one of the newer businesses, but just the growth that we've seen and experienced not only in our business, but the whole area, I think it's a great thing. You see at Catawba, Marblehead, Port Clinton; everybody is trying to do the same thing, because that's what the tourists want, that's what the residents want, that's what the part-time residents want, so if the people didn't want it, it wouldn't support.

We did a little petition at our bar to see if they supported the change in the language. We did tell them a brief summary of the language at the top of the petition. We spent about an hour for three days, Friday night, Saturday night, and Sunday, asking the people there if they support the change in the zoning resolution: We got 253 signatures in about three hours; I had them write their local addresses or Marinas where they're at, so you have an idea for the Township where they are located, or how close they are to our facility; it states whether they're a full time resident, part time, or a visitor. There were 94 full time residents that signed it, 113 part time residents and 46 visitors that did not have any local proof.

A lot of visitors are from Catawba, Marblehead, Danbury Township, just right around our establishment, and a lot of those people we know frequent other establishments very often.

Like Emily said, I also think all the businesses would definitely be hurt if this was not allowed, and it could not only hurt financially, but I think it would also hurt the residents, the constituents, the visitors, because they wouldn't have as many options.

The other thing I would like to say is, you know, I totally understand and respect the concerns of the private residents. We work hard to try to minimize some of those issues, but you know, just even fixing this zoning resolution does not fix some of the other noise issues that obviously we all deal with on a daily basis, and it can be, private parties, loud, not obnoxious motorcycles, or power tools that people don't want to hear, but it's allowed, and it should be, so it's just things like that, it's all

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subjective, right? And I guess I would just like to say, when it seems that the majority of people want to see the area evolve, and I just believe that this is part of that evolution. Thank you.

Ms. Rozak thanked Ms. Brown and Mr. Dress continued down the visitor's list.

Carol Pritchard, no address; declined to speak.

Jim Keys, 11270 Bayshore Rd; he did not come to the podium, and response was inaudible on recorded minutes at 42:40.

Mike Pritchard, no address; declined to speak.

Sandy Jordan, 8157 Northshore; agreed with the two business owners.

Terry Cassell, 284 Lighthouse Oval; declined to speak.

Ken Veneskey, 1091 Englebeck:

When I look at the ordinance, one thing I disagree with is I can understand the 20 by 20 in the backdrop. Rooftop, it's not going to do a whole lot for you. It doesn't make sense; I'm an engineer and from an engineering standpoint, the top is not going to buy a whole lot. So, requiring businesses to have a cover over the top of their outside environment, I think is not necessary. I would use other words, but we'll just go with those.

The other thing I would consider is where we live and what this community has been for a long time. I've only actually lived here, I've come here all my life, but I've only lived here as a resident for 11 years. I'm really close to the quarry and over those 11 years they've come closer to me, the stuff on my walls doesn't always stay on the walls, so what am I going to do about that? It's the environment we live in. This is this is a vacation community in a way, you know. What are you going to do in the wintertime? There's nobody here. Half of us are struggling to maintain ourselves because we don't have enough income, because there's nobody here. We want people here to support the community, so by saying, hey, we're going to limit what you can do. I think I disagree with that. So, that is all I have to say.

Mr. Dress thanked Mr. Veneskey.

Steve Klimack, 7636 Downend:

I'll be brief. I'm a resident and a local area musician. I'd like to agree with the roof thing. I don't understand roofing it outside of the fact that it will cover my equipment. That's a good thing, but it's not really necessary for the zoning.

I want to thank the local area businesses, because it's super important for the businesses to be supporting the live music, and the land music to be going out to all the people who want to come and enjoy it. We call the perfect triangle between the music, the people, and the owners, and it all comes together as a beautiful harmony. We have four whole months of nice weather in this area, and people want to be out in it. They want to be listening to the music; they want to be supporting the businesses. It's just a great thing, because the businesses are supporting the local musicians. So, I'm in support of this. Thank you very much.

Mr. Dress thanked Mr. Klimack.

Ann Lugbill, 1421 Salem Woods Ln., Cincinnati:

I'm a part-time resident. I have a cottage, actually two cottages, tiny cottages next to Camp Runinmuck, and I was here several weeks ago with the zoning commission appellate board, as well.

I agree with Ms. Molnar, who lives next door to a venue, as I do. When I bought my house, it was a broken-down, no foundation little cottage. We put a lot of money into it. I lived next to a bar and restaurant. I frequent it. I like it. We like the music. It was always in a very either inside or in a very small place, and the interior was never out. It wasn't a problem. Over the years, the big bands have come, and like Emily has really done a wonderful job at Hidden Beach Bar to keep that music during the day and to keep the sound from escaping all over the place. Camp Runinmuck is still struggling with that. I did make a complaint one time, and frankly, I was patronized. You could hear the music from my backyard, you could hear it from my front yard, but because the officer didn't measure 75 decibels, which I already measured on my phone before I called, I never heard anything of it. I'm assuming that's one of the unsubstantiated complaints. We've had to change how we use our backyard. We can no longer invite friends over on the weekends because we don't know how loud it's going to be. My brother-in-law no longer visits his brother like he used to on his way up to the Upper Peninsula from the East Coast, our time here, because he has permanent hearing loss. He's a musician himself. We love going to outdoor music, we love being there, but we really need you all to enforce this. I'm suggesting that what you need to do is rather than make every bar and restaurant

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able to have outdoor music, that you consider having a separate zoning provision using your existing language for places that have music that are bars and restaurants. So that you can case by case look at whether it could make sense to even allow music in some locations; some may just be too close to adjoining residences. As the community gets more and more developed, you're going to have more and more problems.

The other thing is, there really should be some kind of sound proofing. I mean, the bass that comes when the speakers go the wrong direction, which the bands love to do, so that they can hear what's going on. It's completely intolerable because that bass reverberates all over the neighborhood.

You might consider some kind of a permit, so you issue a simple permit every year. You check the premises: Do they have a sound proofing? How big is the facility? Which way are the speakers going to go? Are there any other residents that have been created in the past year that might be affected?

You can use this and recover your cost on it. You could charge \$500 \$750 \$1000, whatever it might be, for that permit that would pay for somebody to go out from your offices to look at whether everything's in compliance, because enforcement is a real serious problem. For example, there's supposed to be five foot and 15 foot buffers on most establishments. I've got cars right up next to my property line, that's what I'm dealing with.

You also need to make sure that nobody starts selling tickets for music, because then you have a concert venue, and I think you want to make very clear that this is not what this is enabling. I've looked at some other ordinances in Ohio, and that's one of the things that they're being careful about, is that there isn't a charge to get in, because then it becomes a big concert venue and not a bar and restaurant.

I don't know how you better enforce the noise complaints, except through education of the officers. I know they've got other important things to do, but if you can hear the words from my backyard, that should be enough. They don't need the decibel meter, frankly. You can get them on your phone for free, anyway. I shouldn't have to hear obscene music in my bedroom at 10 o'clock at night, and those are the things that we experience when it's not enforced and it's not regulated.

The other issue is I really think you should be looking at 100 feet barriers, 100 feet versus 50, with some grandfathering in of existing venues, or maybe something else that they do when they're less than 100 feet from residences. At least, as to any kind of future permits, it should not be within 50 feet.

The last thing is, I love the music. We go to outdoor venues all the time, and several people here that spoke that have the music we enjoy going to. I'm not against music, but let's not extend this to stand-up comedy, to theater, to whatever else. Let's keep it music. If you get to the point where somebody wants to do some of these other things, then maybe you need to be looking at a separate regulation for that.

I'm a homeowner. The businesses are important, but if homeowners can't enjoy their own homes, that also affects who goes to the music venues, who goes to the restaurants, and who spends money and pays taxes. You've got a balance of both. It's not one versus the other. It's just a simple balancing; and it's not an easy thing to do. I understand that, but I think you really need to consider, how do you protect the residences that are next to these places that were not music venues when they moved in, and when they bought the properties. So, I thank you very much.

Mr. Dress and Ms. Rozak thanked Ms. Lugbill.

Bill Copas, 7479 Wigton Rd, Mount Vernon:

Similar to what other people have said, I'm part of a third generation of people who come up here. My mother-in-law's father, my wife's grandfather, actually built the house that we have. It's been in the family since 1950 something, I don't know exactly when, and I personally have been coming out with my wife since early 80s, so 40-50 years almost now. We have no intention of selling. We're going to be around a long time, but we have had issues with noise and with the open bands the in the past several years. We have tried to report noise issues and such like that, where bands are in violation of being not in closed environments. When you talk to the business owners, they say that's where we're at, that's all we've got, we don't have an enclosed structure.

Since the ordinance went in, any business, and please don't take offense, that's went in and has these open structures for bands, they're in violation. So, why are they not in the forced? I mean, don't get me wrong, if I open a business today, I'm going to be checking, having good attorneys checking all the laws and everything for whatever I want to do. Well, and if it is an open environment like this, can I do it? The Noise Ordinance should tell these people that they have to have this fully enclosed.

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Now, to the other question, is the enforcement. As the Chief stated, he has got old equipment, but according to the National Institute for Occupational Safety and Health, which is a branch of OSHA, they have an app that you can download that is certified, you can pull that down at any time, completely free. Just put on an iPhone, so the officers don't have to have special equipment, other than an iPhone or iDevice of some sort, that they can get. These things have been submitted in court cases and such like that, the results of these things in multiple times. So, they're certified plus or minus 2db. So, if we have a complaint and an officer is dispatched to this, he should be able to pull down very easily what the current sound level is, wherever it's at.

And if the ordinance says 65 feet, the question is, is that from the property line? My case, I have a very short property that has been there forever, and I have had times where I've been standing in my front yard, and I have, where I have not this app, but on my phone, that I have measured 80, 85, 90 decibels in my front yard, clear away from where the bands at that should have been in well in excess of the 100 or some feet plus.

Now the other part to that is that if the ordinance right now is at 65db, if you put that at somebody that's standing close to that at 77 decibels, there is a math formula that you can count, you can use for sound propagation. So, at 65 decibels at 10 feet, somebody standing from me to you guys, that's 85 decibels, right? And so just to give you an idea, vacuum cleaner - who runs a vacuum cleaner four hours a day? That's 75 decibels, right there. Dirt bikes are 80 to 110 decibels, but again, you have one person on it, and it's moving around, it's not sitting in your backyard listening to it for hours on a time. Bulldozers, 95 to 110, chainsaws 95 to 112. All of these things are temporary measures, we all have it, we have a neighbor, we've had neighbors, I'm having my graduation for my son, type of thing I understand, enjoy it and try and keep it under control. But that's a one time, he's graduating and he moves on. We don't have this party every weekend, three days of every weekend, even that loud.

So, we have to have the businesses understand that there are people that's been here and that continue to be there. More people are moving in, as well as more businesses. I like businesses. I don't visit most of the bars, which is not something I like, but they need to understand we are in the neighborhood too, whether it's somebody like me that's been around here for darn near 50 years or somebody that just moved in in the last 10-11 years. So, the sound attenuation needs to be addressed with the structure, so we have these structures going out. The current proposal is saying they have a backdrop of the roof by that self. I tend to agree there's almost no benefit. But having side walls on it, these buffer zones, it's supposed to be in place, have sound attenuation properties. Some of this is relatively cheap. I'm not going to say it's 'buy at Walmart cheap', but it is relatively inexpensive, and it makes better neighbors for everybody.

I'm not trying to stop the live entertainment, just trying to say let's meet the current code. Who's enforcing? I would assume police. When the officers are driving around and they can see a band outside, my question is, why aren't they enforcing the code right there?

Chief Meisler: We have to receive a complaint, because we, as police officers working, cannot be offended.

Mr. Copas: Say again, please.

Chief Meisler: We have to receive a legitimate complaint from a person that is telling us that they are inconvenienced, annoyed, or alarmed by the music coming from that establishment. We can't just pull to the parking lot of one of these establishments, and say in my opinion, I think this is too loud, you have to turn it off. We can't do that.

Mr. Copas: What about it not being in an enclosed structure?

Chief Meisler: That's what they're here to discover today. The enclosed structure is not in the Noise Resolution that was adopted in 2007. There's nothing to do with structures, anything like that. And also, if you read it, it says there's time limits and or decimal readings. So, you have to think about that as well. I was not familiar with your app, but that app, if we download it to our phones, that could get called to question in court, how legitimate is that? Where to come from? Has it been calibrated? So that's where we're at.

Mr. Copas: That's fine, I figured. This was news to me until I just found it here the past couple of weeks.

Chief Meisler: In your son's graduation, two doors down, somebody may have been offended by that. We get there, we respond to the legitimate call. You say, well, it's only one time. Well, you're still offending somebody, so there's a fine balance.

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Mr. Copas: And that's fine, I myself may not have a problem. But as you said earlier, somebody else might.

Chief Meisler: Bree brought up a good point about evolution and how this place has evolved. Sure, I started here in June of 1990 haven't been here for 50 years, but I've served this community for that long. This is my 37th summer. This place was not like it was in the 90s, all kinds of liquor permits, matter of fact, we ran out of liquor permits. They had to actually go to the city of Cleveland to get the last few that people could spare, right? So, we had to, whether we like it, whether we agree with it, we just have to accept what this place is becoming.

Mr. Copas: And that's exactly right. And I don't have a problem with reasonable, but if I put up a 50 story building, we're going to have a problem. They're going to be in charge of that and say no, you can't do that, so it's the same with these. If these structures are currently having live bands outdoors, and the current code reads they're not supposed to do that, then why are they still in operation?

I don't have a problem with them having their live bands or the musicians, as long as they keep to the code, so, but having it fully exposed as a neighbor, there's been times I can't even sit in my backyard and have a conversation with somebody sitting next to me, let alone three plus feet away. So, how do we handle that? Do we let the business win? Do we not? I mean, do we not have any rights to the property as it is? And so the next question I had was, for all of the complaints that are being tracked, how are they being tracked? Are they just for the phone call, or when an officer was dispatched?

Chief Meisler: An officer is dispatched to the location, unless you identify yourself and say, I want to speak to the officer, they go right to the location of the venue. Couple of those things that were unwarranted, probably when the officer got there, it's silence. At that particular time, we're not going to exit our cars and go ahead and go up to a bar manager when we got 100 people in the restaurant with smiles on their faces, enjoying their time and saying, oh, we received a complaint about music, but it's not playing now. We will drive away and wait for the second call.

Mr. Copas: Okay, so the reason for that question, was my mother-in-law was just up, she's 95 now, and she had a problem. She tried to phone the Danbury Police after hours, meaning 9 o'clock. Now, my understanding, correct me if I'm wrong, please, that the Danbury Police do not have a 24 hour long phone.

Chief Meisler: We do, the Ottawa County Sheriff's Office. Our message clearly states on there, she calls, she should be directed to that. Okay, and they do our dispatching and they also dispatch for the fire department.

Mr. Copas: Okay. So when she called the Sheriff's department, they said, "No, we're not gonna run out and dispatch on it." She said the noise was too loud, and this was all by phone. I don't have any record of it. I don't know the officers' names or anything.

Chief Meisler: If that did happen, it should not have happened.

Mr. Dress apologized and stated, we do have to move on.

Mr. Copas: I got some of the questions. The reason why is that the enforcement isn't there. So, Okay, thank you.

Mr. Dress and Ms. Rozak thanked Mr. Copas.

Dave Niederlander, 8720 Northshore Blvd; declined to speak.

Mrs. Joan Noblitt, 1601 Mariner Crossing:

All I just want to say, that this is vacationland, and this is where we go to for entertainment, if you want to have a good time, you go to the open bars, where the families are, and my daughter and son-in-law, they own Boon Docks, and I just think it's good for the whole community, and so I'm in support of the bars and music.

Mr. Dress thanked Mrs. Noblitt.

Jamie Bednarski, 56 Woodwinds; declined to speak.

Mr. Dress asked if there was anyone he missed and if they would like to speak.

Sherry Roberts, Owner, 5465 Constitution, Marblehead:

Yes. First, I want to thank you, Trustees, for what you do because it's a crummy job.

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I'm in support of what you're trying to do, and the only thing I would like to suggest is being on the Board of Zoning Appeals for 10 years, we hear about residents who are opposed to the not opposed to the music but opposed to the sound loud at a certain time and they don't want to make a complaint because the police always say to them, well, XYZ is the one who called. I would like to see that stopped. It doesn't matter who complained. If it's a resident and it goes to the police, I think the police have an obligation to investigate it, which I know you do, and I support what you do. But they don't have to say who did it. I live close to a bar; I think they do a good job. They close at 11 o'clock all the time. I'd like to see your base go down a little bit, but I think it's fine. So, but I'd like to see that stop.

Chief Meisler: The majority of the calls we get are anonymous. Like I said, when we get there, we talk to the bar management team. They usually talk with folks to ask, but we would never and I can't imagine any of my officers going, saying so and so just called, he's the one and the reason why we're here, harassing you. That would just add to our problems. We try to keep this confidential as possible, but if push comes to shove, we have to identify them for prosecution purposes, we have no control over that.

Mr. Dress asked if anyone else would like to speak and no one came forward.

As the Board at this point, we can motion to approve, motion to deny, or we could table it to if we want to consider some of the suggestions and comments that have been added.

Ms. Rozak: Kathy, I just want to verify, regardless of what this Board chooses to do at this point in time, and I believe, as you and I spoke, and oftentimes I'll ask Kathy things, so everybody is aware of the direction we're heading. All 2026 entertainment schedules remain in place; nothing changes for the businesses?

Ms. Dale: Correct.

Ms. Rozak: This would be something, whatever happens, is we're looking at a 2027 kickoff for this?

Ms. Dale: Correct.

Ms. Rozak: Just a few things, and I deeply appreciate the time, those who spoke. You put a lot of time and effort into it, and that is much appreciated. Mike, I would like you definitely, please, could you look into the decibel app, perhaps check with the prosecutor and see if that is something that is admissible in court, it certainly would be easy to pick up the phone and hit that app, if that's something that we can do.

Chief Meisler: More than likely the App would not be admissible in court, as with decibel meters, so, I can just imagine this would probably be considered the same thing.

Ms. Rozak: Okay, it still would be worth asking. I don't know, that's the first time I've heard it.

Chief Meisler: if we do write a citation on this, I will tell you, past practice is: I've heard of this that if an officer does show up and uses a personal phone, takes a decimal read, and uses that in court for prosecution, the phone could be seized as evidence and more than likely would not they would not get it back.

Ms. Rozak: Okay. Perhaps at that point in time, the evening shift has Danbury Township issued phones for that purpose only. I don't know the answer, Mike.

John Paul. I will keep this brief, but I just want to make a few points here. I would personally like this to be continued because there's a few things that I would like to see considered.

Number one, I would like a little bit stronger language when we talk about the entertainment being directed away from residential structures and towards the patrons, Kathy, if the structure is next door and the patrons are sitting next door, the point is kind of moot. If you're going to direct it towards the patrons and someone's house is next door, it's not going to solve any issues. So, perhaps the proper language, and we can talk about this, would be to direct the music towards the establishment's building and away from a residential structure. I appreciate the people talking about the roof on the structure, and I've thought about that myself. I drive past Reds, that's the direction that I live, and it's cute, and it's got a roof and some louvers, and that's it, it keeps the rain off. Period. I think that somehow, some way, we ought to look into a three-sided structure again, whether it be louvered, what have you. Certainly, air conditioning can be forced into there, or fans, something to where I'm talking, put the entertainment in an enclosed structure. We're talking roof sides, whatever you want to do on the floor matters not. Make sure that it's ventilated. I think we just need to have something looked into that a little bit further.

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With reference to 50 feet versus 100 feet away from a residence. Kathy, correct me if I'm wrong. I questioned that number, and you said that the 50 foot number was utilized so everyone would be conforming. Is that correct?

Ms. Dale: Correct.

Ms. Rozak: So, if we utilized in revised regulations 100 feet away from a residential structure that would apply to new businesses and we would be able to allow the others to be grandfathered at 50 feet?

Ms. Dale: Technically, yes. But the Board had some discussion about asking the businesses to come into compliance for the 2027 season, so I guess technically they don't have to, if they have it the way they have it, they have it the way they have it. I would maybe ask for some responses on thoughts to some of what you're saying too, since what you're proposing isn't really up for discussion tonight.

To go back to your first item, that it'd be pointed or directed towards the structure, not just patrons. I think that's a matter of something that could be changed tonight. You strike out the word patrons and you say structure, that's a modification you could do, but if you're wanting this to go back to the Zoning Commission for the other items, then I think, depending on where that goes, then you could see some of the businesses probably in 27 not implementing some of this stuff, because technically they legally wouldn't have to, they would all be grandfathered in where they're at right now.

Ms. Rozak: So, a three-sided structure would not be a requirement.

Ms. Dale: No, because you're putting it in now. Technically, even having a roofed over structure would not be a requirement if this language passed, but I think they're on board with doing that to help be able to maintain this as an option going forward, but to add more expense of a more substantial structure, I think we would see some pushback on that. And there wouldn't really be a good way for us to force them to do that, so it would only be for any new bar restaurant that comes in.

Ms. Rozak: Would you recommend that? For a new restaurant to put that in the language?

Ms. Dale: I think what you have to take into consideration tonight is what we've got in place. If there's more that you want added, I think we can discuss that further, and we can always do a supplemental amendment and go back through the process. Because right now, if you make too many modifications, this basically gets denied, and it's got to go back through the whole process.

Ms. Rozak: But the ability to ensure that the entertainment is directed away from a residence, which it does say already, but not towards the patrons, towards the structure that could be implemented tonight?

Ms. Dale: That could be implemented tonight because that's a minor modification that doesn't substantially change these regulations. The other parts that you're talking about are more substantial changes that we can't just continue the hearing and implement them. It would be a whole application process.

Ms. Rozak: I would be comfortable with that one change to make sure that the music is directed towards a structure.

The only other thing I would like to ask the businesses that are in here, would it be a detriment to your business to end music at 9 pm?

Businesses in attendance all stated:

Ms. Rozak: Thank you.

Mr. Dress asked Mr. Hirt if he had anything further.

Mr. Hirt: Would it be a detriment to your businesses to be able to turn the volume down a little?

One visitor stated that is really vague, it shouldn't be going on now.

Mr. Dress: That word's been mentioned several times tonight, and that's what I keep coming back to, is finding that balance. It's obvious this is something that is needed, and obviously well liked, you look at every establishment that has it, how many people they have that are wanting it, but then we also have the individual people, so it's trying to find that balance where we can take care of everything,

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and I've said this at every meeting: You, as the Establishment Owner, control the volume of the music, Every Band. I did it for 20 years, and I had bands that I fired because they wouldn't turn it down. You have the ability to control the level of music, and you tell the band, turn it down, because they don't, they want it loud, but you have the ability to control the level of music, and that's a big start, right there.

Ms. Rozak: That's well put.

Mr. Dress asked Ms. Rozak if she had anything thing else.

Ms. Rozak: I'm good. If Kathy is able to implement that change at this point in time.

Mr. Dress: There were a lot of really good ideas. So, with passing this, there's still some good ideas in there that I think we can take out of this and work going forward.

Ms. Rozak: I guess the point is not everybody wants to party with you every night. It's good for business. Those who know me, I was married to Dan Thompson, Surf Motel, Surf Bait and Tackle, for years. They had the family business until he passed, and his dad passed, very successful, but you know what, you guys don't have three, four months, you've got about 11 weeks to make your money, and you're lucky if you get it all in that time period. I don't want to put anybody out of business, and we are very pro-business.

The other thing I think a lot of people don't realize, we as a Township get Zero of your sales tax. Every penny of sales tax goes to Ottawa County. So, I don't want anyone making the argument all the businesses are great because you get all their sales tax. We don't. We love the businesses. We'd like to keep a happy mix, but we don't get any of that money, just so you are aware. Kathy, I'm good with that one change. This is always subject to referendum, which I know that you will explain after we take a vote.

Ms. Dale: Yes, and I'm not trying to disregard comments, but it's what you're talking about. If that is something that the board wants the Zoning Commission to further explore, I would just suggest that it be done separately and look at it more. That's just my suggestion.

So, as we always do with any case we prepare a Resolution for your consideration. It's always in the affirmative because a denial, you don't have to take action on a Resolution. So, I have written in where we would have to make an amendment to this. What I would do then is just have whoever's going to introduce this, introduce it, read it, we'll take the vote, but I'm not going to pass it around for signature. What I'll do is, because we'll basically be at the conclusion of this hearing, between this and your regular meeting, which will start immediately after, is update this language for you to then sign.

Ms. Rozak: And you have that language written in here now for me to read?

Ms. Dale: Yes.

Ms. Rozak introduced Resolution 10-2026, Adopting Text Amendments to the Danbury Township Zoning Resolution as follows: (See full Resolution on page 15)

Ms. Dale: This is conclusion of the hearing. The Trustees have just approved the text amendments as presented with the modification, as I stated at the beginning. Their approval will go into effect 30 days from now, so that would be July 10. The changes get recorded, and then the zoning code gets updated online.

In that interim 30 day period, I cannot share with you all of the details, but if there is enough interest to pursue a referendum of their decision that can be done. I know it's 519 of the Ohio Revised Code, 519. I don't remember exactly which section, but if you get online to Lawwriter.com you would look at the Ohio Revised Code. You would click on Title Five for Townships. You would then click on Section 519 which covers Township Zoning, and within that section there is language regarding Zoning Commissions and their actions. That's what outlines this whole process, and at the end of that, it provides a means of being able to file referendum. If anybody has watched the local news in the last year, you saw that Catawba recently had that last year for a map amendment. It's the same thing here. You have to gather so many signatures, turn that into the Board of Elections. They verify the signatures. If there's enough signatures, then the item goes up for a vote at the next available election. That would be the process moving forward.

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The Board of Trustees of Danbury Township, County of Ottawa, Ohio, met in special session at 5:30p.m., on June 10, 2026, 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. 10 - 2026

A RESOLUTION ADOPTING TEXT AMENDMENTS TO THE DANBURY TOWNSHIP ZONING RESOLUTION

WHEREAS, on April 1, 2026, 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 Definition in Section 2.2 for "Bandstand".
- Reference New Section 5.2.6 in Definition for "Bar, Saloon, Tavern/Night Club" and "Restaurant" concerning outdoor music.
- Add new language to Section 5.2 "Accessory Structures" regarding outdoor music at "Bars, Saloons, Taverns/Night Clubs" and "Restaurants".

WHEREAS, said text amendments were forwarded to the Ottawa County Regional Planning Commission (OCRPC) April 2, 2026, and considered by the Ottawa County Regional Planning Commission (OCRPC) on April 21, 2026, where the Commission recommended unanimous approval of said text amendments as presented; and

WHEREAS, the Danbury Township Zoning Commission held a public hearing on May 6, 2026, and by motion and vote, the Zoning Commission unanimously recommended approval of said text amendments as amended to reference "Outdoor Music and/or Entertainment" consistently throughout new Section 5.2.6; and

WHEREAS, the Board of Trustees held a public hearing on June 10, 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:
 - a. The proposed amendment will improve the public health, safety, or general welfare of Danbury Township.
 - b. The proposed amendment will clarify 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 as modified in proposed Section 5.2.6.C.iv to have projections towards the establishments "structure" instead of the "patrons".
- 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 10th day of June, 2026.

Attest:

Stacey Stetler
Stacey Stetler,
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 10th day of June 2026 and filed with the Danbury Township Fiscal Officer.

Stacey Stetler
Stacey Stetler,
Danbury Township Fiscal Officer

RECORD OF PROCEEDINGS

Minutes of

Meeting

DANBURY TOWNSHIP BOARD OF TRUSTEES SPECIAL MEETING

Text Amendment – Outdoor Entertainment

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

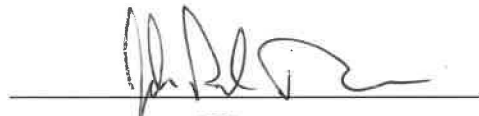
Held _____ 20____
June 10, _____ 26

Adjourn

There being no further comments, concerns or business before the Board, Ms. Rozak motioned and Mr. Hirt seconded to adjourn the Special Meeting at 6:57 pm. All ayes and motion carried.



Fiscal Officer



Danbury Township Board of Trustees