

**STAFF REPORT**

Board of Trustees

Meeting Date: August 12, 2026

Time: 5:00 p.m.

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**Case #:** ZC-2026-117 **Address:** 8786 Northshore Blvd.  
**Applicant:** Camp Runinmuck New Generation **Acreage:** 10.0207ac.  
Patrick Teresi  
**Request:** **Request for Map Amendment from “A” Agricultural and “R-3” High Density Residential to “R-C” Recreational Commercial** for Section 1, Pt. of Lot 2, PIN# 0142024532068000 (8.8207ac.), and Section 2, Lot 13 PIN# 0141157315495000 (1.2ac.) consisting of 10.0207ac. to be rezoned of 19.2517ac.

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**DESCRIPTION:**

The rezoning request involves 2 parcels. The main Camp Runinmuck parcel contains a total of 10.4310ac., but it currently has split zoning. 9.231ac is zoned “R-C” Recreational Commercial and the remaining portion at the south, rear of the property is zoned “A” Agricultural. We believe from old plats and survey records that this “A” Agriculturally zoned area was at one time a separate, triangular parcel that originally belonged to the southern neighbor (Hallier). According to survey records the parcel contained 0.7286ac. However, when the zoning maps were digitized, the triangular parcel had been transferred and consolidated with the Camp Runinmuck property. It appears that the digitizing of the map may have included more property (1.2ac.) than the original triangular parcel because the angle of the area is not exactly the same and appears to have delineated based on property corners at the time of digitization. Thus, there may be a slight error in the map, and the request is to rezone 1.2ac. from “A” Agricultural to “R-C” Recreational Commercial to match the rest of the campground and to make the full 10.4310ac. parcel the same zoning.

The second part of the request and second parcel involved is an 8.8207ac. parcel to the east that is accessible only through the campground. While the property has frontage along SR 163/ E. Harbor Road, there is no drive access available to/ from it. The applicants are requesting that this entire parcel be rezoned from “R-3” High Density Residential to “R-C” Recreational Commercial as well. While the applicants have no intentions of expanding the campground, they do use part of this property for overflow parking and general storage/ transition area for the operation of the campground and restaurant business. This technically is not allowed to be used for commercial purposes since it is zoned residential. They would like to rezone this parcel in order to come into compliance with how they are currently utilizing the property.

**SURROUNDING ZONING:**

North:	“R-C” Recreational Commercial	Shrock’s Marina, Holiday Cove Subdivision/Single-Family Homes & Blue Water Condominiums
East:	“R-3” High Density Residential & “R-C” Recreational Commercial	15ac. of wooded vacant land anticipated for Lighthouse Bluffs extension & SF Homes
South:	“A” Agricultural	Large lot SF Homes, wooded land & Quarry
West:	“R-1” Rural Residential	Shrock’s Subdivision/ high density SF homes.

**LAND USE PLAN:**

The Danbury Township Land Use Plan was adopted in 2017 and is due for an update this year. The boundaries to the Land Use 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.

The Land Use Plan calls for the main campground parcel to be “Recreational & Marine”. This area consists of developments that cater to recreation, camping, water recreation and tourism within the

Township. Typified with campgrounds, boating activities, fishing and marine services. Uses typically include single-family, two-family units, multi-family units, civic and neighborhood commercial structures.

The second parcel is designated as “Neighborhood 2: Medium Density Residential”. The character area traits of this type of neighborhood are that it is walkable within its parameters, streets are a little wider and lots are larger, not as compact and less connected to other neighborhoods, but still some interconnectivity. Structures are separated more as well. Uses typically include single-family, two-family units, and multi-family units.

While the second parcel may not match the Land Use Plan recommendation, keep in mind that it does not match based on the current zoning designation either. Recreational Commercial zoning does allow residential development should the property owner ever decide to split off some of the 8.8207ac. parcel for that purpose. Additionally, if part of this parcel were ever developed for residential, due to it being similar to a flag lot, the narrowest part is only 250’ wide and not wide enough to fit a street and lots on both sides of a street, unless lot size variances are received, so the ability of it to be high density is unlikely.

Staff would encourage Commission 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.

**AGENCY REVIEWS:**

Ottawa County Regional Planning Commission (OCRPC) forwarded the proposed amendments on June 1, 2026, and held a hearing on June 16, 2026. Attached is OCRPC’s decision letter ultimately recommending **Denial as Presented**. During the RPC hearing, they were not opposed to the “A” to “R-C” portion of the request, but recommended that the applicant and/or the Township consider amending the request to rezone roughly 3.813ac. or the northern square portion of the 8.8207ac. parcel to “R-C” but leaving the remainder as “R-3” High Density Residential.

The Danbury Township Zoning Commission held a public hearing on July 1, 2026, and made two decisions 5-0 as follows:

- 1.) To **Approve** the 1.2ac. portion of the request (PIN# 0141157315495000) from “A” Agricultural to “R-C” Recreational Commercial finding Decision Standard ‘a’ of Section 7.7.3.E.ii of the Danbury Zoning Resolution as being satisfied.
- 2.) To **Approve with Modification**, the northern 3.813ac. of the 8.8207ac. parcel (PIN #0142024532068000), from “R-3” High Density Residential to “R-C” Recreational Commercial, leaving the remaining southern 5.0077ac. as “R-3” High Density Residential, finding Decision Standard ‘c’ of Section 7.7.3.E.ii of the Danbury Zoning Resolution as being satisfied.

The Danbury Township Decision Criteria for considering this request includes:

**Section 7.7.3.E.ii Map Amendments**

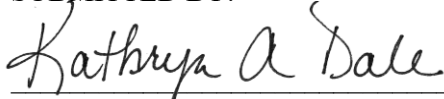
- i. There is an error on the Official Zoning Map or in the delineations between districts thereon.
- ii. The proposed amendment will make the map conform more closely with the Land Use Plan.
- iii. There has been a substantial change in area conditions that necessitates the amendment.
- iv. There is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

**STAFF RECOMMENDATION:**

None.

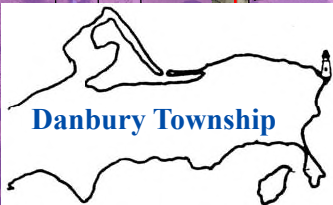
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SUBMITTED BY:



Kathryn A. Dale, AICP  
Danbury Township Zoning Inspector

*Date Prepared: July 3, 2026*



# Danbury Township

## 8786 Northshore Blvd. Map Amendment "A" & "R-3" 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





# OTTAWA REGIONAL PLANNING COMMISSION

COUNTY COURTHOUSE - ROOM 107 • 315 MADISON STREET • PORT CLINTON, OHIO 43452  
Phone (419) 734-6780 • Ottawa County Residents 1-800-788-8803  
mmessa@co.ottawa.oh.us

June 17, 2026

Susan Dress  
179 Elizabeth Drive  
Marblehead, Ohio 43440

RE: Danbury Township Zoning Map Amendment

Dear Ms. Dress:

At the regular meeting of the Ottawa Regional Planning Commission held on June 16, 2026 a zoning map change that was initiated by Camp Runinmuck New Generation Patrick Teresi requesting to rezone a property from "A" Agricultural and "R-3" High Density Residential to "R-C" Recreational Commercial was heard. The Commission considered the following items in reaching its recommendation.

1. The applicant is requesting to rezone approximately 10.0207 acres which is part of two adjoining parcels that consist of a total of 19.2517 acres
2. The parcels are located Section 1, Lot 2 and Section 2, Lot 13 of Danbury Township
3. This parcel is located at 8786 North Shore Blvd. and consists of Camp Runinmuck and vacant/wooded ground.
4. The adjoining parcels are as follows: the parcel to the north is Shrocks Marina and Holiday Cove Subdivision zoned "R-C" Recreational Commercial

The parcel to the east is a single-family home and vacant wooded ground zoned "R-3" High Density Residential and "A" Agricultural

The parcel to the south is a single-family homes and wooded land zoned "A" Agricultural

To the west is large lot single family homes single family homes zoned "A" Agricultural and further to the west is Shrock's Subdivision zoned "R-1" Rural Residential

The current land use plan identifies the northern smaller rezoning request (1.2 acres) which is part of the main campground to be "Recreational & Marine" which is generally used for recreation, camping, and tourism and would fit with the request.

The southern area which consists of an 8.8207 acre parcel is designated as "Neighborhood 2: Medium Density residential" as being recommended for this area which typically consists of housing, including single family, two-family, and multi-family units.

After considering the above listed items, the Commission voted to recommend disapproval of the zoning map change as submitted based on the Danbury Township Land Use Plan. The large acreage parcel (8.8207 acres) that is included and makes up the bulk of the request does not fit the land use plan and would open the possibility of a campground expansion and/or other commercial

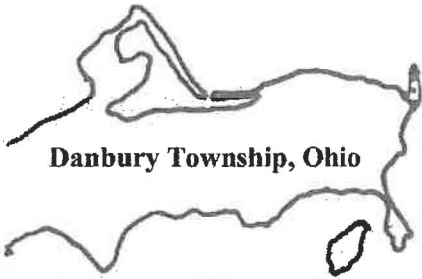
ventures next to large residential lots. Staff and the commission further recommend that the applicant and/or township trustees consider amending the request to rezone only the northern portion of the large 8.8207 acre parcel that is currently being used by the campground leaving the wooded area that is adjacent to homes and agriculturally zoned parcels as is.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Messa', written in a cursive style.

Mark Messa  
Director

Cc: Stacey Stetler  
Kathryn Dale  
Paul Lockwood  
Camp Runinmuck New Generation Patrick Teresi  
file



Danbury Township, Ohio

5972 E. Port Clinton Rd.  
Marblehead, Ohio 43440  
☎: (419) 734-6120 F: (419) 734-3137  
🌐: [www.danburytownship.com](http://www.danburytownship.com)

## ZONING MAP AMENDMENT APPLICATION

Date Filed: 5/29/26 Application #: 2026-117

Action: \_\_\_\_\_

Resolution #: \_\_\_\_\_

1. <b>Property Location:</b> <u>8786 E. North Shore Blvd</u>			
Parcel ID#	<u>0141157315495000</u> <u>0142024532068000</u>	Zoning District : From:	<u>"R-3"</u> To: <u>"R-C"</u>
Section	Lot	Block	Total Acreage <u>8.8203 + 1.2ac.</u>
Existing Use	<u>Vacant</u>	Proposed Use	<u>Accessory to Primary Business</u>

2. **Agent** Patrick Teresi/C.R.N.G., Inc. Address 8786 E. North Shore Blvd  
 City Lakeside Marblehead State OH Zip 43440 Phone \_\_\_\_\_  
 Email: \_\_\_\_\_

3. **Owner** Same as Above Address \_\_\_\_\_  
 City \_\_\_\_\_ State 6816 Zip \_\_\_\_\_ Phone \_\_\_\_\_  
 Email: \_\_\_\_\_


*Use an additional application if there is more than one owner making the request.*

4. <b>Legal Description:</b>	<u><i>Attach Deed For Complete Legal Description</i></u>
Refer to Deed	_____
	_____
	_____

5. **Respond to the following questions on a separate sheet of paper:**
- A. What is the relationship of the proposed zone change to the Danbury Township Land Use Plan? Does it make the zoning map conform more closely with the Land Use Plan?
  - B. How will the zone change affect the neighborhood in which the property is located? Briefly describe any impacts of the change as proposed.
  - C. How will the zone change affect public facilities such as sewer and water service, drainage, schools and roads, if applicable?

- D. What mitigating actions might be suggested to offset problems resulting from adverse impacts on private property and public facilities (e.g., landscape screening, drainage improvements, changes in traffic signalization, provision of additional turn lanes).
- E. Why is the current zoning classification of the property no longer appropriate?
- F. Is there an error on the Official Zoning Map or in the delineations between districts thereon?
- G. Has there been a substantial change in area conditions that necessitates the amendment?
- H. Is there a legitimate need for additional land area in the zoning district that will be expanded? Provide copies of any studies prepared that support this statement.

*An application is hereby made for a zoning map amendment (rezoning) to the Official Danbury Township Zoning Map . It is understood and agreed to by the applicant(s) and owner(s) that the subject property shall comply with the zoning district regulations of the Danbury Township Zoning Resolution, upon adoption for the district which is being applied for and the laws of the State of Ohio, and; furthermore hereby certify that the information and statements given on this application, drawings and specification are to the best of their knowledge, true and correct.*

_____ (Agent's Signature)	_____ (Date)
 _____ (Owner's Signature)	5/29/26 _____ (Date)

**PLEASE REFER TO THE ZONING COMMISSION SUBMISSION CALENDAR.**  
**INCOMPLETE OR LATE APPLICATIONS WILL NOT BE ACCEPTED.**

Filing Fee = \$300.00    Postage Fee \$ 1403    Cash/ Credit/Check # 31403

List of neighboring property owners provided?  Yes    No    Copy of Deed?  Yes    No    Map of proposed amendment included?  Yes    No

Narrative Statement?  Yes    No

## **Responses to Zoning Map Amendment Questions**

**Property Owner:** C.R.N.G., Inc. dba Camp Runinmuck

**Request:** Rezoning of the rear parcel from R-3 Residential to R-C Recreational Commercial

### **A. What is the relationship of the proposed zone change to the Danbury Township Land Use Plan? Does it make the zoning map conform more closely with the Land Use Plan?**

The proposed zoning map amendment is consistent with the goals and objectives of the Danbury Township Land Use Plan. The subject parcel has functioned as part of the overall Camp Runinmuck campground and recreational facility for many years and is integral to the operation of the property as a whole. Rezoning the rear parcel to R-C Recreational Commercial will create a unified zoning classification across the entire property, better reflecting the property's existing and historic use. The amendment will eliminate split-zoning conditions and allow the zoning map to more accurately represent the established recreational and commercial nature of the site.

### **B. How will the zone change affect the neighborhood in which the property is located? Briefly describe any impacts of the change as proposed.**

The proposed rezoning is not expected to create any significant adverse impacts on the surrounding neighborhood. The parcel is already utilized as part of the existing campground and recreational operation, and the rezoning itself does not propose a substantial change in use or intensity. Rather, the amendment recognizes the existing use of the property and provides a consistent zoning designation. The campground has operated in the community for decades and continues to serve seasonal residents, visitors, and the local economy. The proposed change will not alter the established character of the surrounding area.

### **C. How will the zone change affect public facilities such as sewer and water service, drainage, schools, and roads, if applicable?**

The proposed rezoning is not anticipated to create any measurable impact on public facilities or services. Existing water, sewer, drainage, and roadway infrastructure currently serve the property and have supported campground operations for many years. Because the amendment primarily seeks to align zoning classifications with the property's existing use, no substantial increase in demand on public utilities, schools, or transportation infrastructure is expected.

### **D. What mitigating actions might be suggested to offset problems resulting from adverse impacts on private property and public facilities?**

Because the proposed rezoning reflects the property's longstanding use and does not involve a significant expansion of operations, no major adverse impacts are anticipated. Nonetheless, the property owner remains committed to maintaining the property in a manner that minimizes impacts on neighboring properties through responsible site management, maintenance of existing

landscaping and drainage facilities, compliance with applicable regulations, and continued coordination with township officials regarding future improvements.

**E. Why is the current zoning classification of the property no longer appropriate?**

The current R-3 Residential classification is no longer appropriate because the parcel functions as part of an established campground and recreational facility rather than as residential property. The existing split-zoning condition does not accurately reflect the property's actual use, creates unnecessary administrative complications, and limits the ability to manage the property under a consistent regulatory framework. Rezoning the parcel to R-C Recreational Commercial will better align the zoning classification with the property's longstanding recreational use.

**F. Is there an error on the Official Zoning Map or in the delineations between districts thereon?**

While the applicant is not asserting that a mapping error occurred, the current zoning configuration results in a split-zoned property where the rear parcel is classified differently from the remainder of the campground. The proposed amendment seeks to correct this inconsistency by applying a zoning classification that accurately reflects the existing use and operation of the property as a unified recreational facility.

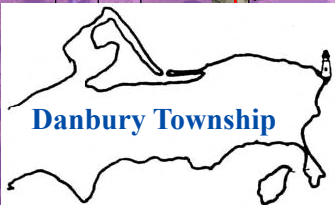
**G. Has there been a substantial change in area conditions that necessitates the amendment?**

The most significant factor supporting the amendment is the longstanding and established use of the property as a campground and recreational facility. Over time, the property's operational needs and the surrounding area's recreational and tourism-related character have demonstrated that a unified Recreational Commercial zoning designation is more appropriate than maintaining a residential classification on a portion of the site. The amendment will bring the zoning map into closer alignment with existing conditions.

**H. Is there a legitimate need for additional land area in the zoning district requested?**

Yes. The rear parcel is already functionally integrated into the overall Camp Runinmuck property and serves the recreational and operational needs of the campground. Rezoning the parcel to R-C Recreational Commercial will provide a consistent zoning classification across the entire property, allowing for more efficient management, administration, and future planning while ensuring that the zoning designation accurately reflects the property's existing use.

This version is written to emphasize that the request is not seeking a new commercial use, but rather bringing the zoning map into alignment with the property's longstanding use as a single campground and recreational facility—an argument that is typically viewed more favorably by zoning commissions and township trustees.



# Danbury Township

8786 Northshore Blvd.  
Map Amendment  
"A" & "R-3" to "R-C"

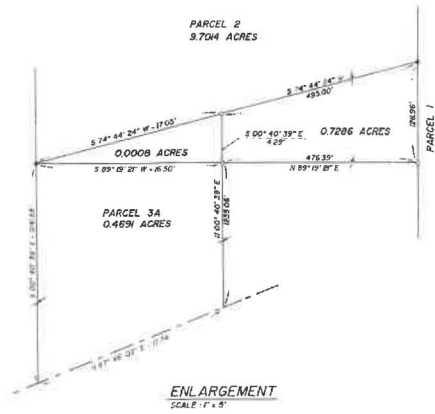
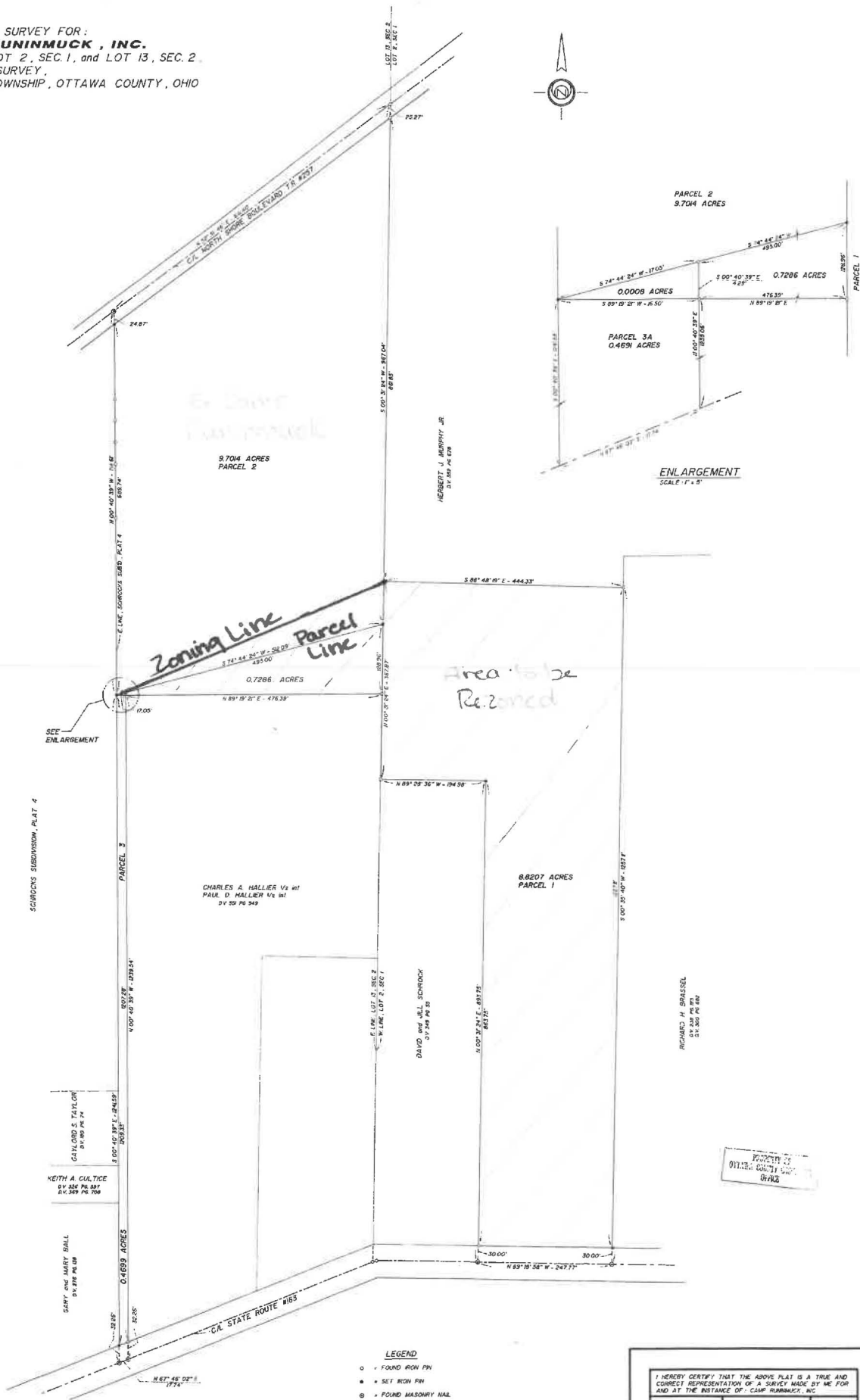
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- R-C Recreational Commercial
- L Lakeside
- LBO
- LMO
- M-1 Light Manufacturing
- M-2 Heavy Manufacturing
- MHP Manufactured Home Park
- PUD Planned Unit Development



PLAT OF A SURVEY FOR:  
**CAMP RUNINMUCK, INC.**  
PART OF LOT 2, SEC. 1, and LOT 13, SEC. 2  
FIRELANDS SURVEY,  
DANBURY TOWNSHIP, OTTAWA COUNTY, OHIO  
1994

4-7-2



**LEGEND**

- - FOUND IRON PIN
- - SET IRON PIN
- - FOUND MASONRY NAIL
- - SET MASONRY NAIL
- - FOUND RAILROAD SINK

I HEREBY CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE BY ME FOR AND AT THE INSTANCE OF: **CAMP RUNINMUCK, INC**

SCALE: 1" = 80'  
DATE: 3-28-94  
DRAWN BY: D. TORIS

BRUNNENST ENGINEERING CONSULTANTS, INC  
ALLAN W. BRUNNENST, P.E.  
6825 WEST HANCOCK ROAD  
PORT CLINTON, OHIO 43452 (419) 836-9200  
PROFESSIONAL SURVEYOR #7427

PROFESSIONAL SURVEYOR  
OTTAWA COUNTY, OHIO  
6/12/94

**CAMP RUNINMUCK ADJOINING PROPERTY OWNER LIST**

<b>PARCEL ID #</b>	<b>PROPERTY ADDRESS</b>	<b>PROPERTY OWNER NAME(S)</b>	<b>PROPERTY OWNER MAILING ADDRESS</b>
14-20245-32068-001		JakeJosh, LLC	2262 Port Centre Drive, Medina, OH 44256-599
14-07820-14622-000	SR 163	Ziegan, William	8931 E. Harbor, Unit A, Lakeside Marblehead, OH 43440
14-20241-32062-001	8809 E. HARBOR ROAD	Hallier, Paul D. & Susan A. Trustees	8809 E. Harbor Rd., Lakeside Marblehead, OH 43440
14-20241-32062-003	8775 E. HARBOR ROAD	Hallier, Charles A. & Melanie A.	8775 E. Harbor Rd., Lakeside Marblehead, OH 43440
14-20245-32068-002	SR 163	Shrock, David	8725 E. North Shore Blvd, Lakeside Marblehead, OH 43440
14-20160-31861-000	199 HIDDEN BEACH ROAD	Hnat, Laura R. Lucey, Kathryn M.	1669 Royalmount Rd., Cleveland Hts., OH 44118-1351
14-12242-16326-000	211 HIDDEN BEACH ROAD	Boush, Carlton & Lisa Ellyn	211 Hidden Beach Rd., Lakeside Marblehead, OH 43440
14-12243-16327-000	217 HIDDEN BEACH ROAD	Conley, Steven & Veronica	140 Michele Dr, Delphos, OH 45833-9110
14-12244-16329-000	229 HIDDEN BEACH ROAD	Trowbridge, Robert D.	650 Central Park Blvd, Monroe, MI 48162-3599
14-12245-16331-000	235 HIDDEN BEACH ROAD	Kyle, William P. & Noreen, Co-Trustess	29629 Wolf Road, Bay Village, OH 44140-1863
14-12246-16332-000	247 HIDDEN BEACH ROAD	McKinney, Patricia	247 Hidden Beach Rd., Lakeside Marblehead, OH 43440
14-12247-16334-000	253 HIDDEN BEACH ROAD	Connor, Dawn	253 Hidden Beach Rd., Lakeside Marblehead, OH 43440
14-20302-32210-000	259 HIDDEN BEACH ROAD	Alafita, Shawn & Jodi	524 Gardner St., Bellevue, OH 44811
14-12249-16336-000	265 HIDDEN BEACH ROAD	Rhoads, Carol Brewster Lugbill, Ann	1421 Salem Woods Lane, Cincinnati, OH 45230
14-12249-16337-000	HIDDEN BEACH ROAD	Rhoads, Carol Brewster Lugbill, Ann	1421 Salem Woods Lane, Cincinnati, OH 45230
14-12250-16338-000	271 HIDDEN BEACH ROAD	Rhoads, Carol Brewster Lugbill, Ann	1421 Salem Woods Lane, Cincinnati, OH 45230
14-09700-285700-000	277 HIDDEN BEACH ROAD	Sweat, James Peter & Marian	277 Hidden Beach Rd, Lakeside Marblehead, OH 43440

**CAMP RUNINMUCK ADJOINING PROPERTY OWNER LIST**

014-09706-28571-000	283 HIDDEN BEACH ROAD	Nieman, Virginia M.	1738 Hopkins Ave, Columbus, OH 43228-2818
014-12253-16341-000	8720 E. NORTH SHORE BLVD	Niederlander, David D., Trustees	PO BOX 297, Lakeside Marblehead, OH 43440
014-12180-16243-000	347 HIDDEN BEACH ROAD	Holmes, Robert & Debra	347 Hidden Beach Rd., Lakeside Marblehead, OH 43440
014-11564-15479-000	8725 NORTH SHORE BLVD	Shrock Marina, Inc.	PO BOX 178, Lakeside Marblehead, OH 43440
014-11570-15489-022	640 PARKSIDE	Staudt, Tod & Cynthia	640 Parkside, Lakeside Marblehead, OH 43440
014-19141-00004-000	NORTH SHORE BLVD	ODNR	PO BOX 182880, Columbus, OH 43218-2886

**8786 Northshore ZC-2026-117**  
**0141157315495000 & Map Amend.**  
**0142024532068000 "A" & "R-3 to**  
**Camp Runinmuck "R-C"**  
**The New Generation, Inc.**

Patricia McKimmy  
247 Hidden Beach  
Marblehead, Ohio 43440

Blue Water Condo Association  
c/o Lisa Procyk  
531 N Blue Water  
Marblehead, OH 43440

**ZC-2026-117**  
**8786 Northshore Blvd.**  
**Camp Runinmuck**  
**The New Generation, Inc.**

Dawn Connor  
253 Hidden Beach  
Marblehead, Ohio 43440

William Zeigan  
8931 E. Harbor Road, Unit A  
Marblehead, Ohio 43440

JakeJosh Land LLC  
2262 Port Center Dr  
Medina, OH 44256

Shawn & Jodi Alafita  
524 Gardner Street  
Bellevue, Ohio 44811

LaFarge North America  
C/O Tax Dept.  
6211 N. Ann Arbor Road  
Dundee, MI 48131

Paul & Susan Hallier  
8809 E Harbor Rd  
Marblehead, OH 43440

Brewster Rhoads & Ann Lugbill  
1421 Salem Woods Lane  
Cincinnati, Ohio 45230

Amrize – Marblehead Quarry  
831 Quarry Road  
Marblehead, Ohio 43440

Charles & Melanie Hallier  
8775 E Harbor Rd  
Marblehead, OH 43440

James, Marianne & Kelli Sweat  
277 Hidden Beach  
Marblehead, Ohio 43440

David Shrock  
8725 Northshore Blvd.  
Marblehead, Ohio 43440

Laura Hnat & Kathryn Lucey  
1669 Rydalmount Rd  
Cleveland Heights, OH 44118

Virginia Niemann  
1738 Hopkins Avenue  
Columbus, Ohio 43223

Carlton & Lisa Ellyn Boush  
211 Hidden Beach  
Marblehead, Ohio 43440

David Niederlander  
PO Box 297  
Marblehead, Ohio 43440

Steven & Veronica Conley  
140 Michele Drive  
Delphos, Ohio 45833

Robert & Debra Holmes  
347 Hidden Beach  
Marblehead, Ohio 43440

Robert Trowbridge  
650 Central Park Blvd.  
Monroe, MI 48162

Shrock's Marina  
PO Box 178  
8725 Northshore Blvd.  
Marblehead, Ohio 43440

William & Noreen Kyle  
29629 Wolf Road  
Bay Village, Ohio 44140

Charles & Christy Drerup  
2445 E Strater Road  
Kendallville, IN 46755

\$14.03  
+ 300.00  
\$314.03

PARCEL #1

Known as and being a parcel of land in Lot 2, Section 1, Firelands Survey, Danbury Township, Ottawa County, Ohio, and being more particularly described as follows:

Commencing at a found railroad spike marking the intersection of North Shore Boulevard, T.R. #257, with the West line of Section 1 and the East line of Section 2, Firelands Survey, Danbury Township, Ottawa County, Ohio; thence proceeding South 0 degrees 31 minutes 24 seconds West in the West line of said Section 1, Lot 2, a distance of 887.12 feet to a set iron pin and also the point and place of beginning of the parcel herein described; thence proceeding South 88 degrees 48 minutes 19 seconds East in the South line of a parcel described in Ottawa County Deed Records Volume 352 at Page 678, a distance of 444.33 feet to a found iron pin set in the westerly line of a parcel described in Ottawa County Deed Records Volume 300 at Page 682; thence proceeding South 0 degrees 35 minutes 40 seconds West in the West line of the parcel described in Ottawa County Deed Records Volume 300 at Page 682, passing through an iron pin set at 1227.11 feet, a total distance of 1257.11 feet, to a masonry nail set in the centerline of State Route #163; thence proceeding North 89 degrees 18 minutes 58 seconds West in the centerline of State Route #163 a distance of 247.77 feet to a found masonry nail; thence proceeding North 0 degrees 31 minutes 24 seconds East in the East line of a parcel described in Ottawa County Deed Records Volume 349 at Page 35, passing through a found iron pin at 30.00 feet, a total distance of 893.75 feet to a set iron pin; thence proceeding North 89 degrees 28 minutes 36 seconds West in the North line of the parcel described in Ottawa County Deed Records Volume 349 at Page 35 a distance of 194.98 feet to a found iron pin set in the West line of said Section 1, Lot 2; thence proceeding North 0 degrees 31 minutes 24 seconds East in the West line of said Section 1, Lot 2, a distance of 367.87 feet to the point and place of beginning. Said parcel contains 8.8207 acres but is subject to all legal highways and easements of record.

PARCEL #2

Known as and being a parcel of land in Lot 13, Section 2, Firelands Survey, Danbury Township, Ottawa County, Ohio, and being more particularly described as follows:

Commencing at a found railroad spike marking the intersection of North Shore Boulevard, T.R. #257, with the West line of Section 1 and the East line of Section 2, Firelands Survey, Danbury Township, Ottawa County, Ohio, and also being the point and place of beginning of the parcel herein described; thence proceeding South 0 degrees 31 minutes 24 seconds West in the East line of said Section 1, Lot 13, passing through a found iron pin at 25.27 feet, a total distance of 1096.00 feet to a set iron pin; thence proceeding South 89 degrees 19 minutes 21 seconds West a distance of 492.89 feet to an iron pin set in the East line of Schrock's Subdivision, Plat 4; thence proceeding North 0 degrees 40 minutes 39 seconds West in the East line of said Schrock's Subdivision, passing through an iron pin set at 689.74 feet, a total distance of 714.61 feet, to a masonry nail set in the centerline of North Shore Boulevard, T.R. #257; thence proceeding North 52 degrees 51 minutes 46 seconds East in the centerline of North Shore Boulevard, T.R. #257, a distance of 641.40 feet to the point and place of beginning. Said parcel contains 10.4308 acres, but is subject to all legal highways and easements of record.

The above legal description was prepared by Allan W. Weirich, Professional Surveyor #7427, and is based on the assumption that the East line of Section 2, Lot 13, Firelands Survey, Danbury Township, Ottawa County, Ohio bears South 0 degrees 31 minutes 24 seconds East.

*Handwritten:* 7/26/69

lw  
032694  
CRRP2/69

RECORDED: May 31 1969  
AT VOL. 388 PG. 769  
OF DEED RECORD  
FEE \$ 1.00

VIRGINIA PARK RECORDER  
OTTAWA COUNTY OHIO  
RECEIVED

003224

54 MAY 27 AM 11:19

IN WITNESS WHEREOF, I have hereunto set my hand and official seal, at Port Clinton, Ohio, this 27th day of May, 1994.

Transferred 5-27-94  
James L. Fisher  
B. Council

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, THAT CAMP RUNINMUCK, INC., AN OHIO CORPORATION, The Grantor(s), who claims title by or through instruments recorded in Volume \_\_\_ at Page \_\_\_ Ottawa County Recorder's Office, for the consideration of One and no/100-Dollars (\$1.00) received to its full satisfaction of CAMP RUNINMUCK, THE NEW GENERATION, INC., AN OHIO CORPORATION, the Grantee(s), whose TAX MAILING ADDRESS will be 8786 N. Shore Blvd., Marblehead, Ohio have given, granted, remised, released and forever quit-claimed, and does by these presents absolutely give, grant, remise, release and forever quit-claim unto the said Grantee(s), its successors and assigns forever, all such right and title as it, the said Grantor(s), have or ought to have in and to the following described piece or parcel of land:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF:

To have and to hold the premises aforesaid, with the appurtenances thereunto belonging, to the said Grantee(s), its successors and assigns, so that neither the said Grantor(s), nor its successors and assigns, nor any other persons claiming title through or under them, shall or will hereafter claim or demand any right or title to the premises, or any part thereof; but they and every one of them shall by these presents be excluded and forever barred.

IN WITNESS WHEREOF, it has hereunto set its hand(s), this 27th day of May, 1994.

Signed in the presence of:

*[Signature]*  
*[Signature]*  
EDWARD E. HARTUNG

Camp Runinmuck, Inc.  
An Ohio Corporation

By: *[Signature]*  
RAYMOND R. WIECEK,  
President

By: *[Signature]*  
BRUCE R. COHAGEN  
VICE-PRESIDENT

STATE OF OHIO

COUNTY OF Ottawa SS:

BEFORE ME, a Notary Public in and for said County and State, personally appeared Raymond R. Wiecek, its President and BRUCE R. COHAGEN its VICE-PRESIDENT of the above named CAMP RUNINMUCK, INC., AN OHIO CORPORATION, who represented that they are duly authorized in the premises, and who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed as such officers and the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, at Port Clinton, Ohio, this 27th day of May, 1994.



*[Signature]*  
Notary Public  
EDWARD E. HARTUNG  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES FEB. 18, 1998  
Port Clinton, Ohio sac

*[Handwritten signature]*

We have and to hold the above granted and bargained premises, with the appurtenances thereunto belonging, unto the said Grantee, its successors and assigns forever. And.....

....., the said Grantor does for itself and its successors and assigns covenant with the said Grantee, its successors and assigns, that at and until the enrolling of these presents, it is well seized of the above described premises, as a good and indefeasible estate in FREE SIMPLE, and has good right to bargain and sell the same in manner and form as above written, that the same are free and clear from all incumbrances whatsoever except agreements, reservations, reversions, exceptions, restrictions and easements of record, zoning ordinances, and real estate taxes and installments of assessments prorated to the date of closing

and that it will WARRANT AND DEFEND said premises, with the appurtenances thereunto belonging, to the said Grantee, its successors and assigns forever, against all lawful claims and demands whatsoever except as above noted.

COPY

In Witness Whereof, said Corporation hereunto sets its hand and corporate seal, by R. I. Dillon its Executive Vice President and C. W. Kelley its Assistant Secretary this 10th day of September in the year of our Lord One Thousand Nine Hundred and Eighty-Three

THE STANDARD SLAG COMPANY  
Signed and acknowledged in presence of  
MR. [Signature] } Executive Vice President  
Barbara McLaughlin } Assistant Secretary  
C. W. Kelley  
Assistant Secretary

The State of Ohio, } Before me, a Notary Public in and for said County and State  
Mahoning County, ss. } personally appeared the above named.....

THE STANDARD SLAG COMPANY by R. I. Dillon its Executive Vice President and C. W. Kelley its Assistant Secretary who acknowledged that they did sign the foregoing instrument, and that the same is the free act and deed of said Corporation, and the free act and deed of each of them personally and as such officers.

In testimony whereof, I have hereunto set my hand and official seal, Youngstown, Ohio this 10th day of September, A. D. 1983

Vol. 30 | Pg. 0212

COPY

*be the same more or less, but subject to all legal highways*

Know all Men by these Presents, That THE STANDARD SLAG COMPANY  
 \_\_\_\_\_, a Corporation, the Grantor,  
 for the consideration of Ninety Thousand Dollars  
 (\$ 90,000.00 ) received to its full satisfaction of CAMP RUNINMUCK, INC.  
 \_\_\_\_\_, a Corporation, the Grantee,  
 whose TAX MAILING ADDRESS will be North Shore Boulevard, Lakeside, Ohio 43440  
 does give, grant, bargain, sell and convey unto the said Grantee, its successors and  
 assigns, the following described premises, situated in the Township of Danbury  
 County of Ottawa, and State of Ohio:

Being a parcel of land lying within Lot No. 2, Section No. 1, Firelands Survey, Danbury Township, Ottawa County, Ohio described as follows:

beginning at a point on the intersection of the centerline of North Shore Boulevard, a public highway, with the west line of Lot No. 2, Section No. 1, marked by a railroad spike;

thence N 53° 30' 55" E along said centerline, 537.42 feet to a point, marked by a masonry nail;

thence N 89° 22' 05" E, 170.85 feet to an iron pin, said pin being 123.60 feet, S 0° 37' 55" E from a point in the centerline of the public highway;

thence S 2° 27' 57" W, 1144.67 feet to an iron pin;

thence N 88° 38' 10" W, 165.00 feet to an iron pin;

thence S 1° 12' 35" W, 1320 feet to a masonry nail in the centerline of S. R. No. 163;

thence N 88° 38' 10" W, along the centerline of survey of S. R. No. 163, 434.08 feet to an iron pin on the P. I. of a curve in said highway;

thence S 68° 26' 50" W, along the centerline of survey, 9.41 feet to the intersection with the west line of said Lot No. 2, Section No. 1;

thence N 0° 41' 43" E, 2151.91 feet, along the west line of Lot No. 2, Section No. 1 to the place of beginning, passing through an iron pin on the southeasterly line of North Shore Boulevard, said parcel to contain 26.4223 Acres, subject to all legal easements of record.

All bearings are based on the assumption that the west line of Lot No. 2 bears N 0° 41' 43" E.

COPY

This conveyance has been scanned and the grantor has complied with sections 219-202 of the revised code.  
 FEE \$ 90.00  
 EXEMPT  
 JAMES R. SHIDER, County Auditor

Received Sept. 22 to 8:19 P.M.  
 Record: 9-22-1973 Vol. 301 Pg. 211  
William R. Keesor  
 William R. Keesor

*transferred by*  
James R. Shider  
W. R. Keesor

004458

## SECTION 3.4 USE MATRIX

Below is a table that summarizes the Permitted and Conditional uses for each zoning district. Uses below are generalized. Consult [Section 2.2 Definitions](#).

### 1. Permitted Uses:

A “P” in a cell indicates that a use is allowed by-right in the respective zoning district and can be approved administratively provided all other applicable regulations of this resolution are met.

### 2. Conditional Uses:

A “C” in a cell indicates that the use may be permitted if approved through the Conditional Use Review before the Board of Zoning Appeals as outlined in [Section 7.11](#). Conditional Uses may be subject to use-specific standards outlined in [Article 4](#).

### 3. Permitted with Conditions:

A “P & C” in a cell indicates that the use may be allowed by-right and approved administratively provided the use-specific standards are met listed in [Article 4](#). These may be more restrictive requirements than the underlying District Requirements.

### 4. Prohibited Uses:

A blank and/or shaded cell indicates that the use is prohibited in the respective zoning district.

### 5. Unlisted Uses:

If an application is submitted for a use that the Zoning Inspector determines is not defined or established in the Use Matrix below, the applicant may choose to take one of the following actions:

- A. The applicant may Appeal the determination of the zoning inspector to the Board of Zoning Appeals as stipulated in [Section 7.9.2.A](#).
- B. The applicant may file an application to the Board of Zoning Appeals to request a Use Variance in accordance with [Section 7.9.2.C.ii](#).
- C. The applicant may initiate a Text Amendment pursuant to [Section 7.7](#).
- D. The applicant may present their case to the Board of Trustees to request that the Township initiate a text amendment to address the proposed use and applicable standards.

P = Permitted Use  
C = Conditional Use  
P & C = Permitted w/  
Conditions (See Art. 4)

	A	R-1	R-2	R-3	L	LBO	LMO	C-1	C-2	C-3	R-C	M-1	M-2	MHP	Add'l Regs
Accessory buildings and uses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§5.2
Adult oriented sexual business										C					§4.18
Agriculture	P	P	P	P				P	P	P	P	P	P		
Airports	C							C	C			C	C		§4.1
Automobile parts manufacturing and assembly													P		
Automotive repair									P			P	P		
Automotive Salvage or Wrecking													P		§4738
Automotive service stations								P	P		P	P	P		
Automotive, manufactured home, recreational vehicle, and farm implement sales and service									P			P	P		
Banks & Financial Institutions								P	P		P				

P = Permitted Use  
 C = Conditional Use  
 P & C = Permitted w/  
 Conditions (See Art. 4)

	A	R-1	R-2	R-3	L	LBO	LMO	C-1	C-2	C-3	R-C	M-1	M-2	MHP	Add'l Regs
Banquet Hall							P		P		P				
Bar, saloon, tavern/night club								P	P		P				
Beaches, commercial swimming pools							P	P	P		P				
Bed and breakfast	C	C	C	C	C	C					C				§4.2
Brewery												P	P		
Building material storage yards, sales												P	P		
Cement or cinder block mfg.													P		
Cemeteries	P	P	P	P	P		P	P	P	P	P	P	P		
Churches or other places of worship	P	P	P	P	P	P	P	P	P		P				
Child day-care centers	C	C	C	C				P	P		P&C				§4.3
Clubs	C								C		C				§4.4
Cluster housing communities			C	C											§4.5
Commercial Amusement Enterprises											C				§4.6
Commercial shipping and docking facilities												P	P		
Composting facility	P												P		
Continuing Care Retirement communities, nursing homes			C	C				C	C						§4.8
Contractors establishments including construction firms												P	P		
Distillery												P	P		
Distribution or Logistic Center												P	P		
Drive-in restaurants									P						
Drive-in theaters									C	P					§4.9
Entertainment facility						P	P								
Fishing, private or commercial and related business									P		P				
Flea markets							P	C	C		C				§4.10
Funeral Home									P		P				
General businesses									P						
Golf courses	C										P				§4.4
Golf driving range and miniature golf						P			P		P				
Government buildings	P	P	P	P	P			P	P		P				
Grocery Stores						P			P		P				
Historic sites	P	P	P	P	P	P	P	P	P		P				
Home Occupations	P	P	P	P				P	P		P				§4.11

P = Permitted Use  
 C = Conditional Use  
 P & C = Permitted w/  
 Conditions (See Art. 4)

	A	R-1	R-2	R-3	L	LBO	LMO	C-1	C-2	C-3	R-C	M-1	M-2	MHP	Add'l Regs	
Hospitals								C	C							§4.12
Hotel, motel						P	P		P		P					§4.13
Indoor theaters						P			P	P						
Industrial establishments manufacturing or assembling: small metal products, clothing, drugs and medicines, electrical equipment, glass products, furniture and wood products, the assembly of finished equipment												P	P			
Industrial parks												P				
Kennels, Veterinary Clinic, Animal Hospital	C								C							
Laboratory (Research & Development)									P		P	P	P			
Landing strip	C							C	C			C	C			
Limited home-based business	C	C	C	C				C	C		C					§4.11
Manufactured home park															P	
Manufactured homes	P	P	P	P				P	P		P					§4.14
Marinas, boat launching, docking facilities											P					
Medical marijuana, cultivation, processing and dispensaries																
Micro Brewery								P	P		P					
Micro Distillery								P	P		P					
Mini-warehousing									P			P	P			
Multi-family including condominiums			C	C				P*	C	C		C				§4.7
Neighborhood business						P	P	P			P					
Nurseries or greenhouses	P											P	P			
One-family dwellings	P	P	P	P	P	P	P	P	P		P					
Parking area, lot					P	P	P									
Personal services						P	P	P	P		P					
Printing shops/publishing									P			P				

P = Permitted Use  
 C = Conditional Use  
 P & C = Permitted w/  
 Conditions (See Art. 4)

	A	R-1	R-2	R-3	L	LBO	LMO	C-1	C-2	C-3	R-C	M-1	M-2	MHP	Add'l Regs
Professional activities including doctors, dentist, attorney, etc.						P		P	P		P				
Propane storage facility												P			
Public community facilities	P	P	P	P	P			P	P		P				
Public parks and playgrounds	P	P	P	P	P	P	P	P	P		P				
Quarrying													P		
Recreation facility, outdoor						P* Not subject to §4.14	P* Not subject to §4.14		C		C	P			§4.15
Recreation facility, indoor						P	P		P		P	P			
Recreational businesses						P	P		C		C				
Recreational camp							P* Not subject to §4.15				C				§4.16
Resorts							P* Not subject to §4.16				C				§4.17
Restaurant						P	P	P	P		P				
Riding stable	P										P				
Roadside stands for the sale of agriculture and related products	P							P	P		P				
Rock crushers													P		
Schools, public and private	P	P	P	P	P	P	P	P	P		P				
Solar Farm or Field	C								C			C	C		§4.19
Storage areas, which includes buildings just for storage or in relation to marinas, or boat sales, repair, and services									C		C	C	C		§4.20
Telecommunication Towers	C	C	C	C										C	§4.21

P = Permitted Use  
 C = Conditional Use  
 P & C = Permitted w/  
 Conditions (See Art. 4)

	A	R-1	R-2	R-3	L	LBO	LMO	C-1	C-2	C-3	R-C	M-1	M-2	MHP	Add'l Regs
Temporary building/structure/use	P & C	P & C	P & C	P & C	P & C	P&C	P&C	P & C	P & C		P&C	P&C	P&C		§4.22
Two-family dwellings		C	P	P	C	C	P	C	C		P				§4.7
Wholesale business and warehousing activities									C		C	C	C		§4.20
Wind Farm, Small	C												C		§4.23
Windmill, high impact												C	P		§4.25
Windmill, low impact	P	C						C	C			C	P		§4.24

**SECTION 3.5**

**DISTRICT REQUIREMENTS**

**\*\* REFER ALSO TO SECTION 5.1.7 REGARDING LOTS OF RECORD**

District	Minimum Lot Size	Min. Lot Width	Min. Lot Depth	Max. Lot Coverage	Setbacks **			Max. Bldg. Height	Min. Bldg. Width
					Front	Side	Rear		
A Agricultural	1 acre	150'	120'	30%	50'	20'	40'	35' (30' to eaves)	20'
R-1 Rural Residential	20,000s.f. (one family)	100'	120'	35%	40'	15'	35'	35' (30' to eaves)	20'
	25,000s.f. (two family)								
R-2 Suburban Residential	12,000s.f. (one family)	80' (one family)	120'	40%	35'	10'	35'	35' (30' to eaves)	20'
	16,000s.f. (two family)	100' (two family)							
R-3 High Density Residential	7,000s.f. (one family)	60' (one family)	120'	40%	25'	5' (one family)	25'	35' (30' to eaves)	20'
	8,400s.f. (two family)	70' (two family)				8' (two family)			
L Lakeside	Existing lots of record	Existing lots of record	Existing lots of record	55% up to 3,320s.f. lot	Inside the Gates			30' (25' to eaves)	20'
				45% over 3,320s.f. lot	0'	0'	0'		
					Outside the Gates				
LBO Lakeside Business Overlay	Existing lots of record	Existing lots of record	Existing lots of record	55%	0'	0'	0'	45' 40' to eaves)	20'
					Adjoining Residential				
					0'	3'	3'		
LMO Lakeside Municipal Overlay	Existing lots of record	Existing lots of record	Existing lots of record	75%	0'	0'	0'	70' for LM Bldgs. All else 45'	20'
					Adjoining Residential				
					0'	3'	3'		
C-1 Limited Commercial	Not specified	Not specified	120' (for Residential)	60%	40'	10'	15'	35' (30' to eaves)	20' (for Residential)
					Adjoining Residential				
C-2 General Commercial	Not specified	Not specified	120' (for Residential)	60%	50'	10'	15'	35' (30' to eaves)	20' (for Residential)
					Adjoining Residential				
						15'	25'		
C-3 Entertainment Commercial	20,000s.f.	100'	100'	60%	70'	10'	25'	35' (30' to eaves)	Not specified
					Adjoining Residential				
						25'	25'		
R-C Recreational Commercial	Not specified	Not specified	120' (for Residential)	60%	40'	10'	25'	35' (30' to eaves)	20' (for Residential)
					Adjoining Residential				
						15'	25'		

District	Minimum Lot Size	Min. Lot Width	Min. Lot Depth	Max. Lot Coverage	Setbacks **			Max. Bldg. Height	Min. Bldg. Width
					Front	Side	Rear		
M-1 Light Industrial	1 acre	150'	120'	75%	75'	15'	25'	40'	Not specified
					Adjoining Residential				
						25'	40'		
M-2 Heavy Industrial	1 acre	150'	120'	75%	100'	20'	25'	40'	Not specified
					Adjoining Residential				
						40'	40'		
MHP	10 acres	200'		Not specified	Not specified	Not specified	Not specified	30'	Not specified