



Danbury Township, Ohio

STAFF REPORT

OCRPC

Meeting Date: July 21, 2026

Zoning Commission

Meeting Date: August 5, 2026

Case #:	ZC-2026-140	Address:	0 & 8300 Northshore Blvd.
Applicant:	Bigwater Fishing, LLC – Ross Robertson Moon City Holdings - J.J. Smithey	Acreage:	1.01ac. & 0.994 ac. (2.004ac. Total)
Request:	Request for Map Amendment from “A” Agricultural to “R-2” Suburban Residential for Section 2, Pt. of Lot 14, PIN# 0141165415591000 (1.01ac.), and PIN# 0141165115588000 (0.994ac.).		

DESCRIPTION:

The rezoning request involves 2 parcels with two property owners working together on this request. When both of these property owners purchased these parcels in 2021, there was only public water available to the lots. This was the likely reason why the properties were zoned “A” Agricultural since on-site septic requires more land. However, earlier this year, the owners were able to get public sewer extended to these lots.

The “A” Agricultural zoning district requires 20’ side yard setbacks which takes up 40’ of roughly 100’ wide lots. The applicants inquired whether a variance could be obtained for reduced side-yard setbacks to match what the “R-2” Suburban Residential zoning district allows (10’) for the construction of two new homes, one on each lot. While this is a possibility, due to the Board of Zoning Appeals’ duty to have to consider ‘practical difficulties’ or ‘hardships’ on why a requirement cannot be met, there really is not a valid argument since the properties are ample size and vacant. Furthermore, due to ‘res judicata’, had the BZA denied such a setback request, the property owners would have been prohibited from coming back before that board with a similar or like request. Their only option at that point would be to request a map amendment. Procedurally, it is better for the property owners to try to rezone the property to a zoning district that provides them the setbacks they are looking for, that way, if the rezoning is denied, they still have the option to go to the BZA and share that they have exhausted all other administrative procedures.

SURROUNDING ZONING:

North:	“R-3” High Density Residential	Arman Subdivision Single-Family Homes
East:	“A” Agricultural & “R-2” Suburban Residential	Single-family Homes
South &		
West:	“R-2” Suburban Residential	Vacant wooded land

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 parcels to be “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.

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) was forwarded the proposed amendments on June 24, 2026, and held a hearing on July 21, 2026. Attached is OCRPC's decision letter recommending **Approval as Presented.**

The Danbury Township Zoning Commission's 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.

SUBMITTED BY:



Kathryn A. Dale, AICP
Danbury Township Zoning Inspector

Date Prepared: July 22, 2026



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

July 22, 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 July 21, 2026 a zoning map change that was initiated by Bigwater Fishing LLC – Ross Robertson and Moon City Holdings – J.J. Smithey to rezone two parcels from “A” Agricultural to “R-2” Suburban Residential was heard. The Commission considered the following items in reaching its recommendation.

1. The applicants are requesting to rezone two parcels which include a 1.01 acre parcel and a 0.994 acre parcel.
2. The parcels are currently vacant ground
3. Public sewer was recently extended to these lots and the owners would like to build two new homes. The rezoning from A to R-2 would reduce the setbacks to allow greater flexibility on home size and placement.

The adjoining parcels are as follows: the parcels to the north across North Shore Blvd are single family homes zoned “R-3” High Density Residential

To the South and West is a vacant/wooded ground zoned “R-2” Suburban Residential,

To the East are single family homes zoned “A” agricultural and “R-2” Suburban Residential

The current land use plan identifies the area of the proposal as Neighborhood 2 Medium Density Residential. These areas are typically made up of homes on larger lots and may include single-family, two-family, and multi-family dwellings.

After considering the above listed items, the Commission voted to recommend approval of the zoning map change as submitted based on the Danbury Township Land Use Plan.

Sincerely,

Mark Messa
Director

Cc: Stacey Stetler
Kathryn Dale
Paul Lockwood
Ross Robertson and J.J. Smithey
file



Danbury Township, Ohio

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

ZONING MAP AMENDMENT APPLICATION

Date Filed: 6/23/26 Application #: 2026-140

Action: _____

Resolution #: _____

1. Property Location: <u>8300 N Shore Blvd Lakeside Marblehead</u>			
Parcel ID#	<u>0141165415591000</u>	Zoning District : From:	<u>A</u> To: <u>R-2</u>
Section	<u>2</u>	Lot	<u>14</u> Block _____ Total Acreage <u>1.01</u>
Existing Use	<u>Ag Vacant</u> Proposed Use <u>R2 SF Home</u>		

2. **Agent** Ross Robertson Address 6108 Centennial
 City Sylvania State OH Zip 43560 Phone _____
 Email: _____

3. **Owner** Ross Robertson Address 6108 Centennial
 City Sylvania State 6816 Zip 43560 Phone _____
 Email: _____

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

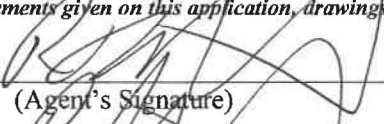
4. Legal Description:	<u>Attach Deed For Complete Legal Description</u>
<u>Deed attached Section 2 Danbury Township, Ottawa County, OH</u>	
<u>Parcel # 014-116541-15591000</u>	
<u>Residential Vacant land 1.01 acres</u>	

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)

 (Owner's Signature)

6-18-26
 (Date)
6-18-26
 (Date)

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

Filing Fee = \$300.00 Postage Fee \$ 309.76 Cash/ Credit/Check # Cash

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

BIGWATER FISHING, LLC

Ross Robertson
6108 Centennial
Sylvania, Ohio 43560

Letter of Agency

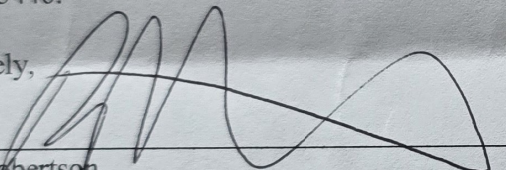
June 23, 2026

Danbury Township
Zoning Commission & Board of Trustees
5972 E. Port Clinton Eastern Road
Marblehead, Ohio 43440

To Whom It May Concern:

Please be advised that J.J. Smithey, Moon City Holdings, LLC or their duly appointed representative, is hereby appointed as my representative, and may act and speak on our behalf for the Zoning Commission Hearing scheduled for August 5, 2026 and the subsequent Board of Trustees, in the matter related to ZC-2025-140 to request a Map Amendment from "A" Agricultural to "R-2" Suburban Residential, for my property located at 8300 Northshore Blvd., PIN# 0141165415591000, Marblehead, Ohio 43440.

Sincerely,



Ross Robertson
Owner of Bigwater Fishing, LLC

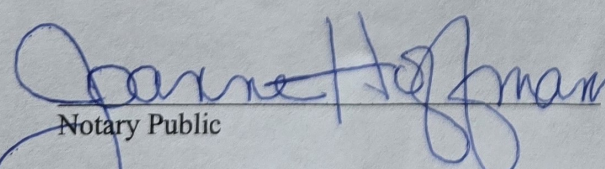
6-27-26

Date:

NOTARY:

Before me Notary Public in and for said County and State personally appeared the above-named Bigwater Fishing, LLC, Ross Robertson, owner(s) of 8300 Northshore Blvd., PIN# 0141165415591000, Marblehead, Ohio 43440 who did acknowledged before me the foregoing instrument and signing of this Letter of Agency and that the execution was his free and voluntary act and deed. In testimony whereof I have hereunto set my hand and affixed my official seal at

Port Clinton, Ohio, this 27th day of June, 2026



Notary Public

My Commission Expires:

3/23/31



JOANNE HOFFMANN
Notary Public
State of Ohio
My Comm. Expires
March 23, 2031

8300 N Shore Blvd

Ross Robertson

- A. It fits in and I was told that the only reason it is still listed as Ag is that there was not sewer available at the property at the time. There now has been sewer run to the property and I wish to use it as a home zoned R2
- B. When changed to R2 it will more closely resemble the houses in close vicinity to it
- C. Now that sewer has been brought to the property it more closely resembles a R2 home format.
- D. There are no mitigating changes for the worse. Building a regular home on the property with a R2 zoning fits in much more than if I was to place a agricultural building and equipment on it.
- E. The current zoning was only left ag because there was not sewer run to the property, but sewer has been added and it is to be used as a residential home
- F. No error
- G. The sewer being brought to the area now make it more applicable for a residential home and not agricultural.
- H. There is no additional need for land area

5. I wish to change the zoning of 8300 North Shore BLVD Lakeside-Marblehead from agriculture to R2 zoning. I wish to make this change because I am planning on putting a home on the property and have no intentions of utilizing it as agriculture and wish to have smaller setbacks that accompany the R2 zoning.

6. List of adjoining properties

Don & Annette Smola Trustee—8348 N shore blvd lakeside Marblehead

Bryan & Marcia Black—112 N Margaret Dr lakeside Marblehead

Robert Healan—104 N Margaret Dr Lakeside Marblehead

Mark Ambrozy—82 N Margaret Dr Lakeside Marblehead

Victor Sender & Susan Fisher---8287 E N Shore Blvd Lakeside Marblehead

Hansen Lill Fosli Trustee—178 N Arman Rd Lakeside Marblehead

James & Roberta Krentzfeld 1002 lake St Lakeside Marblehead



Danbury Township, Ohio

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

ZONING MAP AMENDMENT APPLICATION

Date Filed: 6/22/26 Application #: 2026-140

Action: _____

Resolution #: _____

1. **Property Location:** North Shore Blvd, Lakeside-Marblehead, OH 43440 (no house number assigned)

Parcel ID# 014-11651-15588-000 Zoning District : From: Ag To: R-2

Section 2 Lot 14 Block _____ Total Acreage 0.994

Existing Use Vacant land (Residential Vac) Proposed Use Single-family residential home

2. **Agent** J.J. Smithey (owner-agent) Address 2 Broadway St.

City Wapakoneta State OH Zip 45895 Phone _____

Email: _____

3. **Owner** Moon City Holdings LLC (c/o J.J. Smithey) Address 2 Broadway St.

City Wapakoneta State OH Zip 45895 Phone _____

Email: _____

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

4. **Legal Description:** *Attach Deed For Complete Legal Description*

Section 2, Danbury Township, Ottawa County, Ohio

Parcel No. 014-11651-15588-000

Residential Vacant Land, 0.994 acres

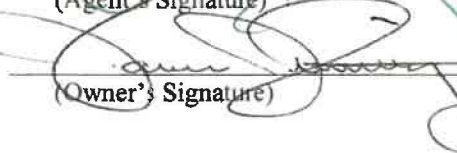
5. **Respond to the following questions on a separate sheet of paper:**

- 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)


(Owner's Signature)

6/19/26
(Date)

6/19/26
(Date)

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

Filing Fee = \$300.00 Postage Fee \$ 309.76 Cash/ Credit/Check # Cash

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

Narrative Statement? ☒ Yes No

MOON CITY HOLDINGS, LLC

J. J. Smithey
2 Broadway Street
Wapakoneta, Ohio 45895

Letter of Agency

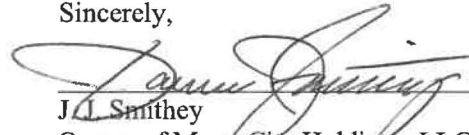
June 23, 2026

Danbury Township
Zoning Commission & Board of Trustees
5972 E. Port Clinton Eastern Road
Marblehead, Ohio 43440

To Whom It May Concern:

Please be advised that Ross Robertson, Big Fishing, LLC or their duly appointed representative, is hereby appointed as my representative, and may act and speak on our behalf for the Zoning Commission Hearing scheduled for August 5, 2026 and the subsequent Board of Trustees, in the matter related to ZC-2026-140 to request a Map Amendment from "A" Agricultural to "R-2" Suburban Residential, for my property located at 0 Northshore Blvd., PIN# 0141165115588000, Marblehead, Ohio 43440.

Sincerely,

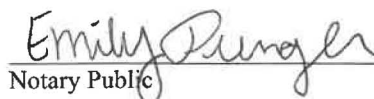

J.J. Smithey
Owner of Moon City Holdings, LLC

6/26/26
Date:

NOTARY:

Before me Notary Public in and for said County and State personally appeared the above-named Moon City Holdings, LLC, J.J. Smithey, owner(s) of 0 Northshore Blvd., PIN# 0141165115588000, Marblehead, Ohio 43440 who did acknowledged before me the foregoing instrument and signing of this Letter of Agency and that the execution was his free and voluntary act and deed. In testimony whereof I have hereunto set my hand and affixed my official seal at

Wapakoneta, Ohio, this 29th day of JUNE, 2026


My Commission Expires:
Notary Public



EMILY PRENGER
Notary Public, State of Ohio
My Commission Expires
February 23, 2031

DANBURY TOWNSHIP ZONING CHANGE APPLICATION — J.J.'s LOT

Adjacent split parcel off 8300 N Shore Blvd, Lakeside-Marblehead, OH 43440

(Lot split with Ross Robertson — Ross kept 8300; this is J.J.'s split-off half)

PROPERTY / OWNER

Property Address	North Shore Blvd, Lakeside-Marblehead, OH 43440 (no house number assigned yet — vacant split parcel)
Parcel ID (PIN)	014-11651-15588-000 (CONFIRMED Ottawa County)
Legal Description	Section 2, Danbury Township, Ottawa County, Ohio
Lot Size / Acreage	0.994 acres (per county)
Current Zoning	Ag (Agricultural)
Requested Zoning	R-2 (Residential)
Current Use	Residential Vacant Land
Proposed Use	Single-family residence (barndominium)
Owner of Record	MOON CITY HOLDINGS LLC (CONFIRMED)
Owner Mailing	2 Broadway St, Wapakoneta, OH 45895
Phone / Email	

5

NARRATIVE ANSWERS

A Relationship to land use plan / does it fit: This parcel fits the residential character of the N Shore Blvd corridor. The only reason it remained zoned Agricultural is that sanitary sewer was not available at the property at the time of the original zoning. Sewer has now been run to the property, and I intend to use the lot as a home under R-2 zoning.

B

Impact on neighborhood: When changed to R-2, the property will more closely resemble the houses in close vicinity to it. A single-family residence is fully compatible with the surrounding homes.

- C **Impact on public facilities/services:** Now that sewer has been brought to the property, it more closely fits an R-2 residential format. The infrastructure to support a single-family home is in place; a single household places minimal demand on public services.
- D **Mitigating actions / negative impacts:** There are no changes for the worse. Building a regular home on the property under R-2 zoning fits in far better than placing an agricultural building and equipment on it. The residence will be built to residential standards consistent with the neighborhood.
- E **Why current Ag zoning is no longer appropriate:** The current zoning was only left Agricultural because sewer had not been run to the property. Sewer has now been added, and the lot is to be used as a residential home — making the Ag designation obsolete.
- F **Zoning map error:** No error.
- G **Substantial change in area conditions:** The sewer being brought to the area now makes the property more applicable for a residential home rather than agricultural use. This is a material change that supports rezoning.
- H **Need for additional R-2 land:** There is no additional need for land area; this is a request to rezone an existing lot for its intended residential use.

ADJOINING PROPERTY OWNERS

- Ross Robertson — 8300 N Shore Blvd, Lakeside-Marblehead (new adjoining owner after the split)
- Don & Annette Smola, Trustee — 8348 N Shore Blvd
- Bryan & Marcia Black — 112 N Margaret Dr
- Robert Healan — 104 N Margaret Dr

DEADLINES & CONTACTS

Submission deadline: July 6, 2026 at NOON



8300 Northshore
"A" to "R-2"

Zoning District

- Subject property
- A Agricultural
- C-1 Limited Commercial
- C-2 General
- C-3 Entertainment Commercial
- L Lakeside
- LBO
- LMO
- M-1 Light
- M-2 Heavy Manufacturing
- MHP Manufactured Home Park
- PUD Planned Unit Development
- R-1 Rural Residential
- R-2 Suburban Residential
- R-3 High Density Residential
- R-C Recreational Commercial

ARWAN

R-3 High Density Residential

NORTH SHORE

MARGARET

A Agricultural

SUBJECT PARCEL
8300 Northshore
Blvd.
1.01 Ac.
"A" to "R-2"

SUBJECT PARCEL
0 Northshore Blvd.
0.994 Ac.
"A" to "R-2"

R-2 Suburban Residential

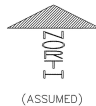
R-2 Suburban Residential

A Agricultural

2025 Aerial
** Not A Survey**

4-7-49B

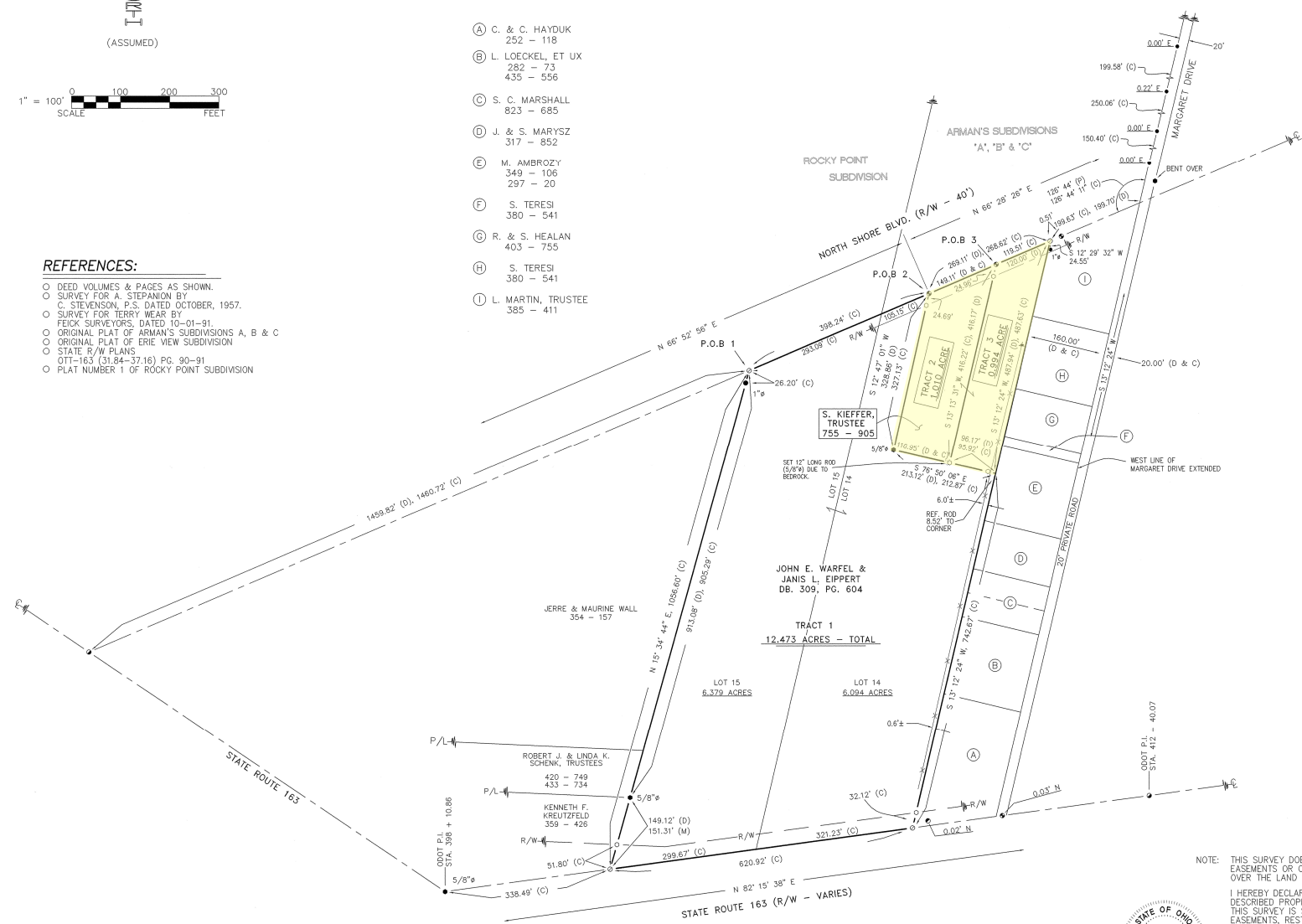
4-7-49B



REFERENCES:

- DEED VOLUMES & PAGES AS SHOWN.
- SURVEY FOR A. STEFANION BY C. STEVENSON, P.S. DATED OCTOBER, 1957.
- SURVEY FOR TERRY WEAR BY FELICK SURVEYORS, DATED 10-01-91.
- ORIGINAL PLAT OF ARMAN'S SUBDIVISIONS A, B & C
- ORIGINAL PLAT OF ERIE VIEW SUBDIVISION
- STATE R/W PLANS
- OTT-163 (31.84-37.16) PG. 90-91
- PLAT NUMBER 1 OF ROCKY POINT SUBDIVISION

- (A) C. & C. HAYDUK
252 - 118
- (B) L. LOECKEL, ET UX
282 - 73
435 - 556
- (C) S. C. MARSHALL
823 - 685
- (D) J. & S. MARYSZ
317 - 852
- (E) M. AMBROZY
349 - 106
297 - 20
- (F) S. TERESI
380 - 541
- (G) R. & S. HEALAN
403 - 755
- (H) S. TERESI
380 - 541
- (I) L. MARTIN, TRUSTEE
385 - 411



PROPERTY OF
OTTAWA COUNTY
ENGINEER'S OFFICE

LEGEND:

SET	FOUND	DESCRIPTION
●	●	MONUMENT
⊙	⊙	RAILROAD SPIKE
⊙	⊙	IRON PIPE
⊙	⊙	DRILL HOLE
⊙	⊙	5/8" IRON ROD WITH PERSONALIZED CAP
⊙	⊙	IRON ROD
⊙	⊙	STONE
⊙	⊙	MONUMENT BOX
⊙	⊙	DEED
⊙	⊙	PLAT
⊙	⊙	MEASURED
⊙	⊙	CALCULATED
⊙	⊙	DIAMETER
⊙	⊙	SURVEY RECORD
⊙	⊙	HOUSE
⊙	⊙	GARAGE
⊙	⊙	BARN
⊙	⊙	SHED
⊙	⊙	FENCE
⊙	⊙	CENTERLINE
⊙	⊙	RIGHT-OF-WAY
⊙	⊙	PROPERTY LINE
⊙	⊙	POST

NOTE: THIS SURVEY DOES NOT INCLUDE A TITLE SEARCH. EASEMENTS OR OTHER ENCUMBRANCES ON OR OVER THE LAND ARE NOT SHOWN ON THIS SURVEY.

I HEREBY DECLARE THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY DURING OCTOBER, 2005. THIS SURVEY IS SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS, RESTRICTIONS, LEASES OF RECORD AND OF RECORDS IN RESPECTIVE UTILITY OFFICES. THE BEARINGS REFERRED TO HEREON ARE BASED ON AN ASSUMED MERIDIAN AND ARE ONLY FOR THE PURPOSE OF ANGULAR MEASUREMENT.

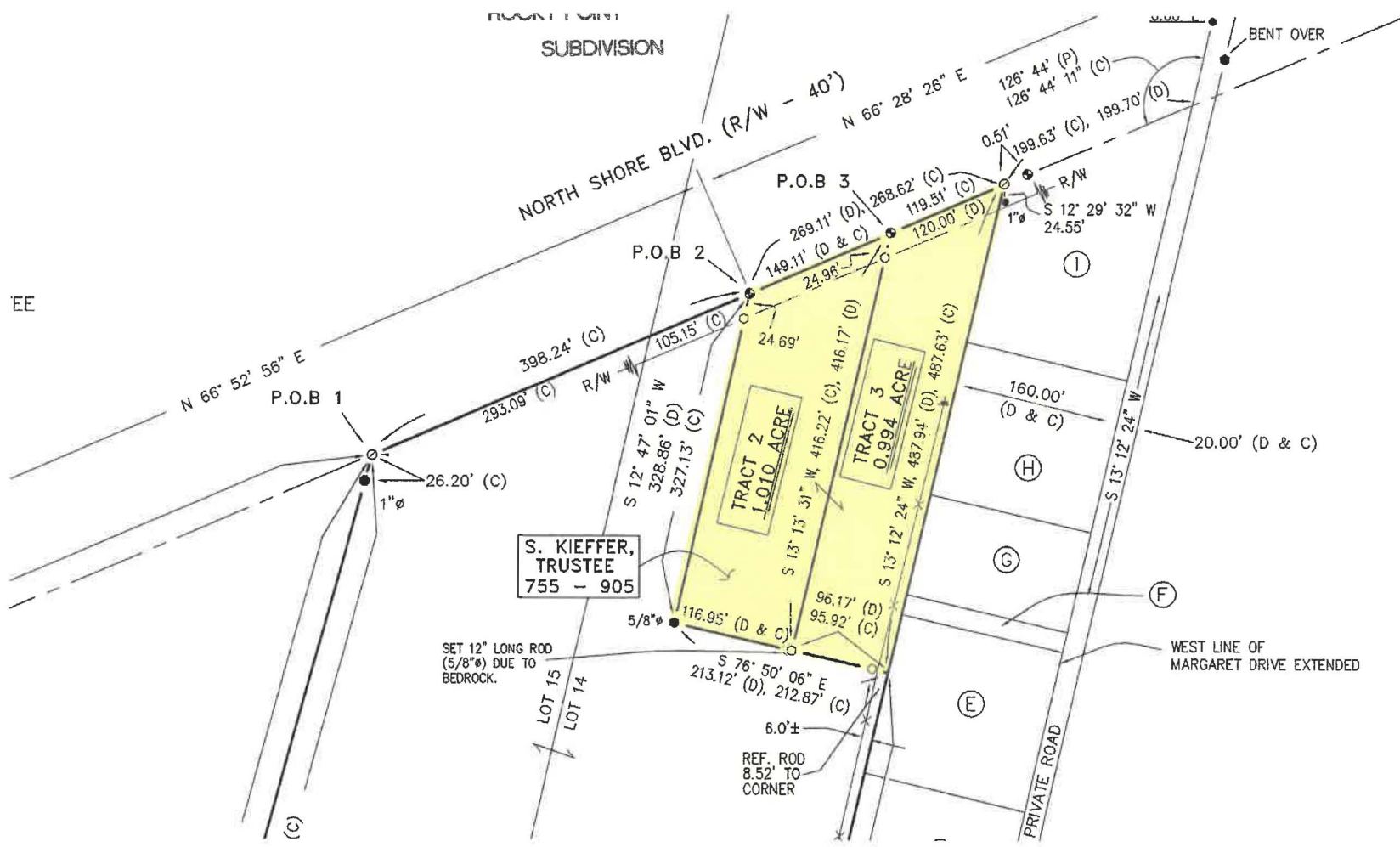


VICTOR B. KOEHLER, P.S. NO. 7457 DATE 11/03/05

KOEHLER SURVEYING, INC.
P. O. BOX 28 SANDUSKY, OHIO 43351
419-294-5388

SURVEY FOR:
J. E. WARFEL/J. L. EIPPERT & S. KEIFFER
BEING PARCELS OF LAND SITUATED IN PART OF LOTS 14 & 15, SECTION 2, DANBURY TOWNSHIP, OTTAWA COUNTY, OHIO

DRAWN:	CHECKED:	REVISIONS:
DAL	WBK	
10-31-05	11-01-05	
1	1	
05197-S		



PROPERTY OF
OTTAWA COUNTY
ENGINEER'S OFFICE

LEGEND:

SET	FOUND	DESCR
⊕	⊕	MONUMENT
⊗	⊗	RAILROAD
⊙	⊙	NAIL
⊙	⊙	IRON
⊙	⊙	DRILL
⊙	⊙	5/8" Ø
⊙	⊙	PERSO
⊙	⊙	IRON
⊙	⊙	STONE
⊙	⊙	MONUMENT
D	D	DEED
P	P	PLAT
M	M	MEASURE
C	C	CALCULATED
Ø	Ø	DIAMETER
SR	SR	SURVEY
⊞	⊞	HOUSE

TRANSFERRED 03/03/2021

Jennifer J. Widmer

AUDITOR

Per: JMcCord

202100304066
 Filed for Record in
 OTTAWA COUNTY, OHIO
 NATHAN J DANIELS
 03-03-2021 At 09:00 am.
 WRNTY DEED 42.00
 OR BOOK 1824 PAGE 663 - 665

202100304066
 Electronic Filing
 From: eRecording Partners
 Network
 Thru: ERX

This conveyance has been examined and the
 Grantor has complied with section 319-202 of
 The revised code.

FEES 155.00

Jennifer J. Widmer, County Auditor

WARRANTY DEED - (Statutory Form)

Rev. Code §§5302.05 & 5302.06

KNOW ALL MEN BY THESE PRESENTS:

SANDRA S. KIEFFER, a single woman, of Lakeside, Ottawa County, Ohio,
 for valuable consideration paid, grants with general warranty covenants to
BIGWATER FISHING, LLC, a(n) Ohio limited liability company, whose tax-
 mailing address is 5934 Elderwood Rd Toledo, OH 43613, the following
 real property:

SEE ATTACHED EXHIBIT "A"

Parcel Nos. 0141165415591000

Commonly known as 8300 North Shore, Lakeside, Ohio 43440

Subject to: zoning ordinances, easements and restrictions of record and taxes and
 assessments due and payable after delivery of this deed.

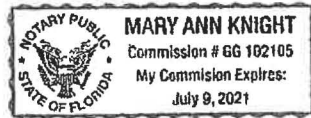
Prior instrument reference: OR Book 1657, Page 617

Executed this 24th day of February, 2021.

Sandra S. Kieffer
 SANDRA S. KIEFFER

Florida
STATE OF ~~OHIO~~; COUNTY OF ~~LUCAS~~; SS:

The foregoing instrument was acknowledged before me this 24th day of February, 2021, by SANDRA S. KIEFFER, a single woman, the grantor in the above conveyance, and acknowledged the signing thereof to be her voluntary act and deed for the purpose therein mentioned.



Mary Ann Knight
Notary Public *Mary Ann Knight*

THIS INSTRUMENT PREPARED BY:

Paulette M. Anderson, Attorney-at-Law
Covrett, Graeff & Wittenberg, Ltd.
2727 N. Holland-Sylvania Rd., Suite E.
Toledo, Ohio 43615-1800 - (419) 535-1840
File 21630092

AFTER RECORDING MAIL TO:

Grantee

COPY

EXHIBIT A

Order No.: 21630092

For APN/Parcel ID(s): 0141165415591000

Tract 2:

Situated in the Township of Danbury, County of Ottawa, and in the State of Ohio:

Being a parcel of land situated in part of Lot 14; Section 2, Danbury Township, Ottawa County, Ohio, and further described as follows:

1). Commencing at a found P-K Nail marking the intersection of the centerlines of State Route 163 and North Shore Boulevard;

2). Thence on an assumed bearing (North 66 degrees 52 minutes 56 seconds East along the centerline of North Shore Boulevard (R/W - 40 feet) a distance of 1858.96 feet to a found railroad spike marking a Northeasterly corner of a parcel of land currently owned by J.E. Warfel and J. L. Eippert (Deed Book 309, Page 604) and being the POINT OF BEGINNING, passing a set MAG Nail a distance of 1460.72 feet and the Easterly line of Lot 14 a distance of 1753.81 feet;

3). Thence North 66 degrees 28 minutes 26 seconds East along Said centerline a distance of 149.11 feet to a found railroad spike marking the Northwesterly corner of a 0.994 acre, parcel of land currently owned by S. Kieffer, Trustee (OR 755; Page 905);

4). Thence South 13 degrees 13 minutes 31 seconds West along the westerly line of said 0.994 acre parcel a distance of 416.22 feet to a set iron rod on a Northerly line of said Warfel/Eippert parcel marking the Southwest corner of said 0.994 acre parcel, passing a set Iron rod a distance of 24.96 feet on the Southerly right-of-way line of North Shore Boulevard;

5). Thence North 76 degrees 50 minutes 06 seconds West along a Northerly line of said Warfel/Eippert parcel a distance of 116.95 feet to a found 5/8-inch diameter Iron rod marking a corner of said Warfel/Eippert parcel;

6). Thence North 12 degrees 47 minutes 01 seconds East along an East line of said Warfel/Eippert Parcel a distance of 327.13 feet to the POINT OF BEGINNING, passing a set iron rod a distance of 302.44 feet on the Southerly right-of-way line of North Shore Boulevard.

Containing in all 1.010 acres of land, more or less, being subject to all legal highways and easements of record.

Bearings are assumed and are for angular measurement only.

All set iron rods are 5/8-inch diameter with personalized plastic caps.

This legal description is based upon a survey performed by Victor B. Koehler #7457, in October, 2005.

PPN: 0141165415591000

TRANSFERRED 03/03/2021

Jennifer J. Widmer

AUDITOR

Per: JMcCord

This conveyance has been examined and the
Grantor has complied with section 319-202 of
The revised code.

FEES 155.00

Jennifer J. Widmer, County Auditor

202100304065
Filed for Record in
OTTAWA COUNTY, OHIO
NATHAN J DANIELS
03-03-2021 At 09:00 am.
WRNTY DEED 42.00
OR BOOK 1824 PAGE 660 - 662

202100304065
Electronic Filing
From: eRecording Partners
Network
Thru: ERX

WARRANTY DEED - (Statutory Form)

Rev. Code §§5302.05 & 5302.06

KNOW ALL MEN BY THESE PRESENTS:

SANDRA S. KIEFFER, a single woman, of Lakeside, Ottawa County, Ohio,
for valuable consideration paid, grants with general warranty covenants to MOON
CITY HOLDINGS, LLC, a(n) Ohio limited liability company, whose
tax-mailing address is 2 Broadway St, Wapakoneta, OH 45895, the
following real property:

SEE ATTACHED EXHIBIT "A"

Parcel Nos. 0144165115588000

Commonly known as 0 North Shore, Lakeside, Ohio 43440

Subject to zoning ordinances, easements and restrictions of record and taxes and
assessments due and payable after delivery of this deed.

Prior instrument reference: OR Book 1657, Page 617

Executed this 24th day of February, 2021.

Sandra S. Kieffer
SANDRA S. KIEFFER

STATE OF ^{Florida}~~OHIO~~; COUNTY OF ^{Sarasota}~~LUCAS~~; SS:

The foregoing instrument was acknowledged before me this 24th day of February, 2021, by **SANDRA S. KIEFFER**, a single woman, the grantor in the above conveyance, and acknowledged the signing thereof to be her voluntary act and deed for the purpose therein mentioned.



Mary Ann Knight
Notary Public Mary Ann Knight

THIS INSTRUMENT PREPARED BY:

Paulette M. Anderson, Attorney-at-Law
Covrett, Graeff & Wittenberg, Ltd.
2727 N. Holland-Sylvania Rd., Suite E.
Toledo, Ohio 43615-1800 - (419) 535-1840
File 21630092

AFTER RECORDING MAIL TO:

Grantee

COPY

EXHIBIT A

Order No.: 21630092

For APN/Parcel ID(s): 014116511558000

Tract 1:

Situated in the Township of Danbury, County of Ottawa, and in the State of Ohio:

Being a parcel of land situated in part of Lot 14, Section 2, Danbury Township, Ottawa County, Ohio, and further described as follows:

- 1). Commencing at a found P-K Nail Marking the intersection of the Centerlines of State Route 163 and North Shore Boulevard;
- 2) Thence on an assumed bearing of North 66 degrees 52 minutes 56 seconds East along the Centerline of North Shore Boulevard (R/W - 40') a distance of 1858.96 Feet to a found railroad spike marking a Northeasterly corner of a parcel of land currently owned by J.E. Warfel and J.L. Eippert (DB 309, Page 604), passing a set MAG nail a distance of 1460.72 feet, and the Easterly line of Lot 14 a distance of 1753.81 feet;
- 3) Thence North 66 degrees 28 minutes 26 seconds East along said centerline a distance of 149.11 feet to a found railroad spike marking the Northeasterly corner of a 1.010 acre parcel of land currently owned by S. Kieffer, Trustee (OR 755, Page 905) and being the POINT OF BEGINNING;
- 4) Thence continuing North 66 degrees 28 minutes 26 seconds East along said centerline a distance of 119.51 feet to a set MAG Nail marking the Northwest corner of a parcel of land currently owned by L. Martin, Trustee (Deed Book 385, Page 411) referenced by a found 1-inch diameter iron pipe situated South 12 degrees 25 minutes 32 seconds West a distance of 24.55 feet;
- 5). Thence South 13 degrees 12 minutes 24 seconds West along the West line of said Martin parcel and the West line of parcels of land currently owned by S. Teresi (Deed Book 380, Page 541), R. and S. Healan (Deed Book 383, Page 755) and M. Ambrozy (Deed Book 349, Page 106) a distance of 487.63 feet to a point marking a northeasterly corner of a parcel of land currently owned by J.E Warfel and J.L. Eippert;
- 6). Thence North 76 degrees 50 minutes 06 seconds West along a Northerly line of said Warfel/Eippert parcel a distance of 95.92 feet to a set iron rod marking the Southeast corner of the aforementioned 1.010 acre Keiffer parcel;
- 7) Thence North 13 degrees 13 minutes 31 seconds East along the East line of said 1.010 acre parcel a distance of 416.22 feet to the POINT OF BEGINNING passing a set iron rod a distance of 391.26 feet on the Southerly right-of-way line of North Shore Boulevard.

Containing in all 0.994 acre of land, more or less, being subject to all legal highways and easements of record.

Bearings are assumed and are for angular measurement only.

All set iron rods are 5/8" diameter with personalized plastic caps.

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:

- The applicant may Appeal the determination of the zoning inspector to the Board of Zoning Appeals as stipulated in [Section 7.9.2.A](#).
- 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](#).
- The applicant may initiate a Text Amendment pursuant to [Section 7.7](#).
- 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* Not subject to §4.7	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