The Board of Trustees of Danbury Township, County of Ottawa, Ohio, met in special session at 5:00p.m., on August 12, 2026, at the Danbury Township Hall, 5972 E. Port Clinton Eastern Road, Marblehead, Ohio 43440, with the following members present:

Ms. Dianne Rozak; Mr. John Paul Dress; Mr. David Hirt

Mr./ Ms. ROZAK introduced the following resolution and moved its adoption:

RESOLUTION NO. 12 - 2026

A RESOLUTION ADOPTING AN APPLICATION FOR A MAP AMENDMENT TO THE DANBURY TOWNSHIP ZONING MAP

WHEREAS, Ohio Revised Code section 519.12(A)(1) authorizes amendments to the zoning map initiated by the filing of an application by one or more of the owners or lessees of property within the area proposed to be changed, and

WHEREAS, Camp Runinmuck New Generation (C.R.N.G.), Patrick Teresi, Owner of the property located at 8786 Northshore Blvd., Part of Lot 2, Section 1, PIN# 0142024532068000 (8.8207ac.), and Section 2, Lot 13 PIN# 0141157315495000 (1.2ac.) filed Case No. ZC-2026-117 requesting a Map Amendment from "A" Agricultural and "R-3" High Density Residential to "R-C" Recreational Commercial to rezone 10.0207ac. of 19.2517ac., and

WHEREAS, the Ottawa County Regional Planning Commission held a public hearing on June 16, 2026, and recommended Denial of the proposed map amendment as presented; and

WHEREAS, the Danbury Township Zoning Commission held a public hearing on July 1, 2026, and by motion and vote, recommended 5-0 to approve the proposed map amendment 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.

WHEREAS, on August 12, 2026, the Board of Trustees held a public hearing on said amendment, received public comment, and reviewed all pertinent documents; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Trustees at the conclusion of the public hearing, by motion and vote, voted to uphold the recommendation of the Danbury Township Zoning Commission and that the application for a Map Amendment be approved and as modified, and that the amendment would be in the best interest of the Township and the public, and is in keeping with good land use planning.

BE IT FURTHER RESOLVED by the Board of Trustees of Danbury Township, Ottawa County, Ohio:

1) The Board does hereby adopt the amendment to the Danbury Township Zoning Map attached hereto as Exhibit A; and

2) That the 1.2ac. (PIN# 0141157315495000) and the northern 3.813ac. portion of the 8.8207ac. parcel (PIN #0142024532068000) be subject to the regulations of Article 3

("R-C" Recreational Commercial) and the remaining southern 5.0077ac. of the 8.8207ac. parcel (PIN #0142024532068000) remains "R-3" High Density Residential, both being subject to other applicable sections of the Danbury Township Zoning Resolution, including but not necessarily limited to area regulations, building setbacks, landscaping, buffering and screening, signage, lighting, and parking standards; and

3) That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and of any of its committees that resulted in such formal action were taken in meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code; and

4) That this Resolution shall be effective at the earliest date allowed by law.

~~Mr./ Ms.~~ MR. 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 12th day of August, 2026.

Attest:

Stacey Stetler,
Fiscal Officer

Board of Trustees
Danbury Township
Ottawa County, Ohio

Dianne Rozak

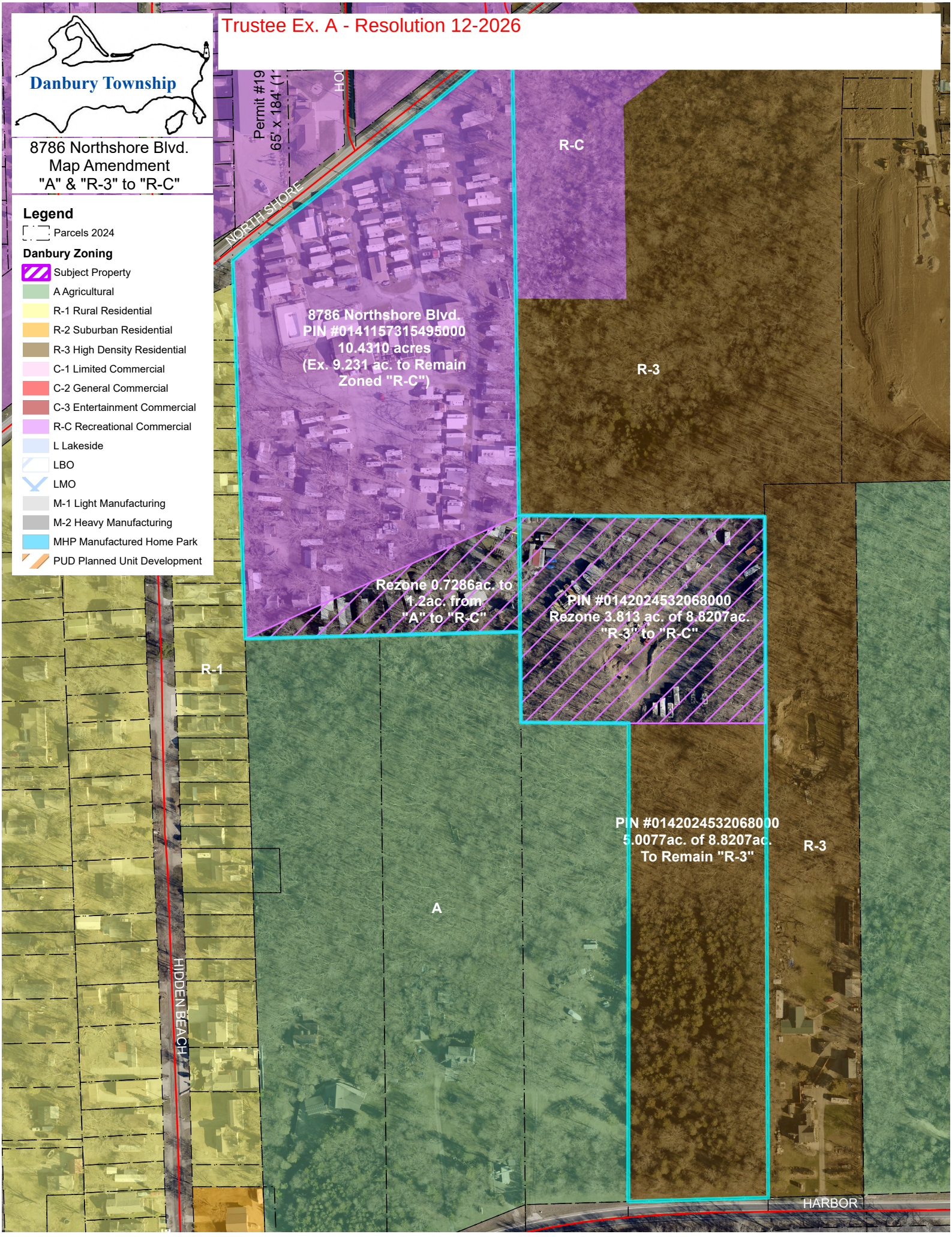
John Paul Dress

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 12th day of August, 2026 and filed with the Danbury Township Fiscal Officer.

Stacey Stetler
Danbury Township Fiscal Officer


Trustee Ex. A - Resolution 12-2026
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
Permit #19
65' x 184' (1
NORTH SHORE
R-C
8786 Northshore Blvd.
PIN #0141157315495000
10.4310 acres
(Ex. 9.231 ac. to Remain
Zoned "R-C")
R-3
Rezone 0.7286ac. to
1.2ac. from
"A" to "R-C"
PIN #0142024532068000
Rezone 3.813 ac. of 8.8207ac.
"R-3" to "R-C"
R-1
PIN #014202453206800
5.0077ac. of 8.8207ac.
To Remain "R-3"
R-3
A
HIDDEN BEACH
HARBOR