RECORD OF PROCEEDINGS

Minutes of **DANBURY TOWNSHIP BOARD OF TRUSTEES SPECIAL MEETING** Meeting

Map Amendment to 7522 & 7596 E Harbor Rd

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

Held **August 12,** 2026

Trustee Dress called the meeting to order at 5:00 PM. The Pledge of Allegiance was recited. Roll call: Trustee Hirt, Trustee Rozak and Trustee Dress were present, along with Zoning Administrator Kathryn Dale. Visitors in attendance were Michelle and Patrick Teresi, Linda Montis and R.Bruce Cohagen.

Mr. Dress opened the meeting, turned it over to Ms. Dale and the following case was introduced:

Case #: ZC-2026-117 **Address:** 8786 Northshore Blvd.

Applicant: Camp Runinmuck New Generations
Patrick Teresi, Agent/Applicant **Acreage:** 10.0207 ac.

Request: **Request for a Map Amendment from "A" Agricultural to and "R-3" High Density Residential to "R-C" Recreational Commercial** for Section 1, Pt. of Lot 2, PIN# 0142024532068000 (8.8207 ac.), and Section 2, Lot 13 PIN# 0141157315495000 (1.2 ac.) consisting of 10.0207 ac, to be rezoned of 19.2517 ac.

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 hones & Blue Water Condos
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.

Ms. Dale turned the meeting over to the Board and with everyone being satisfied with the Zoning Commission's decision, Ms. Rozak introduced Resolution 12-2026 Adopting Map Amendment for Camp Runinmuck as follows:

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.~~ 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

Adjourn

There being no further comments, concerns or business before the Board, Ms. Rozak motioned and Mr. Hirt seconded to adjourn at 5:19 pm. All ayes and motion carried.

Fiscal Officer

Danbury Township Board of Trustees