

RECORD OF PROCEEDINGS

Minutes of

Danbury Township Zoning Commission

Meeting

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

Held

July 1, 2026
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The Danbury Township Zoning Commission was called to order at 6:30p.m. at the Danbury Township Meeting Room by Chair, Susan Dress. The pledge of allegiance was recited. The roll call showed the following present: Chair, Ms. Susan Dress, Vice-Chair, Ms. Jodi Kopanski, Secretary, Vito Kaminskaskas, Member, Mr. William Tuttamore, and Alternates Cynthia Mahl and Doug Huber. Member, Ms. Barbara Singer, was excused. Ms. Kathryn Dale, Zoning and Planning Administrator, and Dawn Connor, Zoning Assistant, were also present. Visitors included Bruce Cohagen, Linda Montis, Michelle Teresi, Pat Teresi, Bill Ziegan, Dave Shrock, Amy Shrock, Dave Niederlander and Bill Copas.

Approval of May 20, 2026, Minutes

The Chair asked if all the Commission Members had had an opportunity to review the minutes from the last meeting. All indicated they had. Ms. Dress asked if there were any corrections or modifications. Ms. Kopanski made a motion to approve the minutes of the May 20, 2026 meeting. Ms. Mahl seconded the motion. All Ayes. The motion carried.

Ms. Dress asked Ms. Dale to introduce the first case of the evening.

Public Hearing
ZC-2026-117
Map Amendment

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. Camp Runinmuck New Generations (C.R.N.G.), Patrick Teresi, Agent/ Applicant.

The Chair asked if there was any member who would have a conflict and wished to abstain. There were none. The Chair asked for a motion to open the public hearing. Mr. Tuttamore made the motion to open the public hearing; Ms. Kopanski seconded the motion. All were in favor and the motion carried. The Chair asked Ms. Dale to give the Commission an overview of this application.

Ms. Dale said 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. Additionally, if part of this parcel were ever to be developed for residential, due to it being similar to a flag lot or pan lot, it would require lot size variances because the narrowest part is only 250 feet wide. This would not be wide enough to fit a street and lots on both sides of the street. The ability to actually use this property as High Density is unlikely.

Ms. Dale reviewed the surrounding zoning districts in the vicinity of these parcels.

Ottawa County Regional Planning Commission (OCRPC) was 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 Chair asked which portion of the property Regional Planning had recommended to be rezoned and which portion would remain as it is currently zoned. Ms. Dale showed on the map the areas under consideration. The larger square area would be rezoned while the finger portion would remain as is. The Chair asked what could be built on the finger portion. Ms. Dale said if it remains R-3, it could be a subdivision, a single family home, two family homes, whatever the R-3 zoning district allows. If it is rezoned to RC, it opens up that entire property to any use listed in R-C. She said she had

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included the use matrix in their packets which shows the uses that are allowed in both zoning districts. She said the owners had not expressed any desire to expand the campground and it would require a conditional use permit with a hearing before the Board of Zoning Appeals. Rezoning that property would not give them automatic approval to expand the campground. Ms. Dress asked if getting the property rezoned to R-C would be the first necessary step to that and Ms. Dale confirmed that it would.

Ms. Kopanski asked how much of the finger portion of the parcel could even be used for a campground with setbacks and buffer zones. Ms. Dale said the property is only 250 feet wide and with the setbacks taking away 90 feet on the sides, it would leave you only 160 feet to work with if they wanted to put campers there. That would include any roadways they would need to put in. It would force the units to go into the center. Each campsite would require a minimum of 1,200 square feet which is 30 feet by 40 feet. In R-C the setbacks next to a residential property for a permitted use increase to a forty foot front yard, fifteen foot side yard and twenty five foot rear yard.

Mr. Tuttamore asked if the Zoning Commission has the option to alter the request by changing the zoning on part of the parcel and leaving the rest what it was already zoned. Ms. Dale read ORC Section 519.12, which is what this Zoning Commission follows for their hearings, highlighting that the Zoning Commission or the applicant are both able to modify the request.

Bruce Cohagen, Owner, 8786 Northshore Blvd., came forward and said over the years they had outgrown their available storage and have used the back parcel for storage and parking for the restaurant. He said they did not realize that they were not under the right usage for that. Mr. Cohagen said they are just trying to clean everything up to come into compliance and that is the reason for the reclassification request. Ms. Dress asked if he had any opinion as to what Ottawa County Regional Planning had suggested. Mr. Cohagen stated that he believes that Regional Planning is looking down the road at their future for developing the area tax base. He said he is just looking to use their property to the best of their business ability. He said they are not planning to expand the campground in his lifetime, just want their patrons, customers and campers to be able to park and use the property as they have done for years. They want to also conform with the zoning. Ms. Dress asked if a modified application would give them enough room to do what they already are doing there. Mr. Cohagen said he believed it would. He stated as far as the southern portion being zoned residential, he did not believe it would be feasible to cut a road in, and they did not anticipate any changes in the use of the property. This rezoning would just clean up the entire property. He said the smaller portion zoned Agricultural was from a transfer with the former owner and they did not even realize it was zoned differently. They want to correct that to come into compliance with zoning.

Mr. Kaminskas asked if the applicant would be opposed to doing what Regional Planning had suggested by rezoning the small triangular piece and the squared off portion of the parcel into R-C and leaving the remaining portion R-3. Mr. Cohagen said that is an option that they could look at, as long as it works toward the outcome of being able to use the property with the proper zoning. Mr. Kaminskas said that would solve a lot of their problems because they are not using this other piece of this small sliver of property.

Ms. Mahl asked if the smaller area would give them enough space to put all of their required parking to come into conformity. Mr. Cohagen said it would. Ms. Mahl asked Ms. Dale if this would require the property to be split or if it would just have split zoning on the same parcel. Ms. Dale said splitting the parcel could be something they could consider down the road. This would just be like a lot of other parcels in the township that have split or multiple zoning districts on the same parcel. The parcel next door to this has two different zones on it as well. The Township has been trying to get away from having different zones on parcels, but sometimes the only solution to making the property owner get what they want along with the neighbors feeling more comfortable, is to rezone part of it instead of the whole parcel. Just because it has split zoning does not mean you have to parcel off the property. They could include the newly zoned portion onto their existing parcel and then would not have to go before the BZA regarding their parking, because it would be all one big parcel. Ms. Dale said that is a choice and decision that the owners could make later on down the road. Having the split zoning is not a problem for the Township and would not create a problem for the property owners either.

Ms. Kopanski asked if they could sell off the finger portion to another person and retain the rezoned area. Ms. Dale said they would have to split the land into two parcels if they were going to sell off a part of it and keep the rest. Ms. Kopanski asked Mr. Cohagen if there was currently anything on the finger portion of the parcel. Mr. Cohagen said there was not, it was just wooded land.

The Chair asked if there were any other parties that wished to speak.

Dave Shrock and Amy Shrock, Owner of 413 Hidden Beach Rd, Marblehead, came forward and said he owns the parcel right next to the property at the south. He said he was initially opposed to the rezoning because he is planning to build a home on his property with an investment of \$400,000 and didn't want campers next to it. He said it doesn't sound like the owners are planning to do that now. He said there is no sewer up there and he is going to have to spend about \$40,000 just to

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get the leach bed placed. Mr. Shrock said he has no opposition to the rezoning if they aren't going to do anything up there. Ms. Shrock said her dad was concerned about the impact to their property value if there were campers up there. Ms. Kopanski asked if a modification to their original request and just rezoning the area they currently use for parking and storage would make them comfortable. Mr. Shrock said he would not have any problem with that.

Bill Ziegan, Owner of 8931 E. Harbor Rd., Marblehead, came forward and said he did not want trailers right next to his residence and that was his concern for the rezoning. He said that the applicants have done a great job cleaning up the storage area of the parcel and he would be comfortable with the rezoning to just be the small portion on the other parcel and the storage/parking area alone on the parcel next to him.

Bill Copas, son-in-law to owner of 283 Hidden Beach, Marblehead, came forward and said he had previously submitted documentation from the owner allowing him to speak on her behalf. He said Camp Runinmuck has been previously in violation of a number of permits and ordinances and are allowed to clean up those things. He said he still has concerns about noise and having them rezoned which will allow them to expand at their convenience. He said the map doesn't really show how wide that finger part of the lot is to know how many campers they could put up there if they wanted to. He asked what kind of guarantee they can provide that they are not going to expand all the way up to E. Harbor Rd. He said they had said other things before, especially about the noise, and nothing has changed. He said he knows two calls have been made to the police about the noise ordinance since the last hearing and nothing has been done about it. He said as far as he knows, nothing has been done and no one has even responded to it. Mr. Copas stated they lacked control of the campground and campsites. Allowing them to rezone to add more parking should only include that area and not the finger portion where they will put more campsites and maybe even cut a road or driveway in. He asked Ms. Dale if they could put another driveway in coming off of East Harbor Road if they were rezoned. Ms. Dale said they could do it now with the current zoning. It is allowed there with the zoning they already have. He said traffic is already bad there with people coming in and out. He said they have worked on the parking area which was along his back fence, but there are still people parallel parking along the side of the driveway. He is concerned about whether the fire department could even get a truck back in there. Mr. Copas said there are no guarantees that they won't expand all over that parcel that is currently zoned R-3. He asked that even if they rezone the partial part of the parcel to allow the parking area that is needed, would it not require buffer zones. He said there are a number of people who visit the campground with very loud motorcycles and cars. He said he has to sit in his backyard and listen to the noise from them and the buffer zones should be enforced. He said the ten foot grassy area between his yard and Camp Runinmuck's driveway is not a buffer zone and is not considered a buffer zone. He asked what they were going to do with the noise abatement.

He said he assumes Camp Runinmuck would get proper permits for the additional parking and for the drainage issues caused by blacktopping the parking lots. He said one of his neighbors has already complained about Camp Runinmuck's runoff flooding her back yard. He said besides their current attempt to combat the drainage issue; he is not aware of them working with the County Engineer to get it corrected. He said there was a veiled attempt at putting some dirt in and piled up against the fence. He said he doesn't see the Zoning Commission putting in any controls to make sure these things were being done properly and under Township supervision. Ms. Kopanski said the Zoning Commission does not have the purview to enforce any of those things. Most of those things fall back on the health department, state licensing and the county for water mitigation. The Zoning Commission cannot put those types of things into their decision. Mr. Copas stated how they get those organizations involved and questioned why the Zoning Commission wasn't helping as government representatives of the Township. He said he wanted the Zoning Commission to be a bring those agencies in regarding their concerns and set up a meeting to discuss these issues. Ms. Dress advised him that the Zoning Commission does not have control over that. She stated if there is a health department issue, call the health department; if people are making noise, call the police department.

Ms. Dress asked Ms. Dale if Camp Runinmuck establishes a parking lot on the parcel in question, would they have to follow parking lot guidelines. Ms. Dale said they would. Ms. Dale said that wouldn't be for their existing areas around the bar and restaurant. She said she had been working with them to eliminate the parking along the driveway and said they have taken steps to address the drainage issues along the western side of the property. She said they had been before the BZA about their pavilion and were part of the hearing before the Trustees regarding outdoor entertainment. They have attempted to address those issues since they were brought up in prior hearings. They are working with their customers to park in the areas that are designated for parking, but some of that will require continuous monitoring because visitors might not be aware or compliant with the changes. It may be a learning curve for visitors to comply. She said Camp Runinmuck has been working on getting everything into compliance. They don't have room up by the restaurant and bar to put in additional parking. They have to have that parking in the back for to meet their requirements and for overflow for

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big events and big holiday weekends. They have already started making their employees park in the back lot, so it opens up parking spaces closer to the bar for the patrons.

Patrick Teresi, Owner, 8786 Northshore, Marblehead, said they had eliminated seventeen spots in that buffer area between Northshore and the lady that was having the draining issues. He said they have put in hundreds of hours. They had an excavator come in and revamp the whole area. Mr. Teresi said a few weeks prior, there was torrential rain, about three or four inches, and not any of it went into her yard. He said he cut the whole buffer today and they have no parking signs prominently posted. He said if they hadn't eliminated those spots, it would have given them 100 spots up near the bar and restaurant. He said on weekends many people come up with two cars or their kids drive their own cars when visiting. They diligently remind their campers that they cannot park along the thoroughfares where they would inhibit emergency response. They also leave notices on any vehicles parking where they should not. He said they don't mind if people park in the main lot overnight for safety reasons, but he and Bruce continuously monitor the parking situation around the campground. Mr. Teresi said in addition to eliminating the seventeen parking spots, they brought in about thirty ton of 411 stone that has been installed along the fence line by Hidden Beach Rd. He said Ms. Lugbill, who had been having the drainage issues, did not even acknowledge that they had done anything to help correct the issue. He said Bruce has been in the area for many years and has tried to help in the past. He immediately got on these new issues and tried to correct them. Mr. Teresi said it is a work in progress with the parking issues and they will continue to get people into parking compliantly. He said they are trying their best, but sometimes people will still just do what they want to do but they are working on it.

The Chair said they are getting away from the main issue of tonight's hearing. She recognized that Mr. Copas has more questions and suggested that he call the health department to get more answers and to come to a Trustee meeting to ask them if anything can be done. She said the focus of the meeting tonight was to decide on this application.

Mr. Copas said he had a couple of questions for the Board. He said with the current zoning requirements, such as the buffer zone, there are a number of things that they have complied with, and he is okay with that. He said at the last meeting he was at about all of this, the Board said it was not their responsibility to check up on this; the police said it is not their responsibility to do anything; it is the responsibility of the neighbors to make the complaints to the police. He said then it has to pile up a number of calls to the police, which they don't actually respond to, because they don't track the calls. He said they aren't tracking that people are calling and they don't actually do anything with the calls. Mr. Copas asked where the Zoning Commissions control of this is. Who is monitoring these improvements? Are they being done to code in compliance with the zoning codes?

Ms. Dale advised Mr. Copas that zoning does not regulate drainage, no zoning code regulates draining. They have nothing to do with that. She said she had been working with Camp Runinmuck to come into compliance with parking, and any expansion parking will have to meet the current codes. She stated his parking concerns about parking along the western property line should be considered corrected. Ms. Dale said as far as noise is concerned, this board does not enforce noise. They are strictly a zoning commission to consider text amendments and map amendments. That is their duty. They have nothing to do with draining and nothing to do with enforcement.

Mr. Copas then asked if he understood correctly that regardless of what is said at this hearing and what is approved or not approved, that if the Zoning Commission Members visit Camp Runinmuck's facilities, it is not their job to report it and manage it as government representatives. Ms. Kopanski said that there is legally only so much the Zoning Commission can do. They are not enforcement. They write the text of the rules and laws. The Police and the Trustees are who can actually enforce something, along with the Health Department and the County. The Zoning Commission cannot enforce anything.

Ms. Dale said if the Zoning Commission members see something going on in the Township that seems questionable, they can ask about it, and they do ask about it. It is not just the issues that Mr. Copas is asking about. It can be such things as someone illegally renting their house. All of the Township board members will enquire about whether things going on meet zoning or not. When it comes to things like draining and noise, that goes to other departments, not Zoning.

Mr. Copas said he wasn't asking the Zoning Commission to go outside of their purview. He was just trying to understand where they stopped, and it goes to somebody else like the health board. Mr. Tuttamore advised that if he was in Mr. Copas' situation, he would advise him to speak to the Trustees about the issues and putting him in touch with the proper representatives. Mr. Copas said when he questioned the Trustees about it at the last hearing, they said it was not their responsibility. He said if it is not them and it is not the Zoning Commission and the police don't do anything unless somebody calls, where is the enforcement? How are they making sure that the buffer zones and parking are being done properly. Ms. Mahl stated that no matter how many ways Mr. Copas asked the same questions, they would not be able to answer them for him. He stated then it appears there is no control. Ms. Mahl

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stated that is not what she was saying. She said the Trustees are the elected representatives. The health department has licensing for campgrounds and restaurants. The police have responsibility for enforcing the noise statutes. She said the questions he was asking were not answerable by this board and were not relevant to the issue they were trying to decide tonight. Ms. Mahl said she meant no disrespect and Mr. Copas said he was just trying to understand too. He said he has been confused between all of the meetings. Ms. Mahl again, reiterated that the Board members had all tried to answer his questions, but they weren't going to have answers that were satisfying to him.

Mr. Copas said he was glad to see the changes that had been made by Camp Runinmuck and them trying to clear up the water issues. He said for years it has been like the "wild west", and it has been well documented in prior meetings.

The Chair said it was time to move on. Ms. Dale said the Board had given Mr. Copas a fair amount of time to say his peace, and they understood his complaints, but they needed to continue on.

Mr. Ziegan stated he has one quick question. He asked if the issue with the rezoning would be decided tonight. Ms. Dress said that it was and the Zoning Commission was moving onto that decision now.

The Chair asked if there was anyone else present who wished to speak. There was none.

The Chair asked for a motion to close the public comment section of this hearing. Ms. Kopanski made the motion; Mr. Kaminskas seconded the motion. All were in favor and the motion carried.

The Chair asked if they needed to have a discussion with the applicants on whether they were amenable to the Board changing the zoning on the southern parcel to only be part of the parcel. Ms. Dale said they had just closed the public portion of the hearing. Ms. Kopanski asked what the procedure was for approving the application as is or whether they were going to amend it. Ms. Dale said they would need to go through the decision criteria and then they have the option to motion to approve, the option to motion to deny and if they want to approve with modification, then whoever makes the motion would have to work that into their motion to approve with modification. Ms. Mahl asked if that can be the initial motion to approve with modification. Ms. Dale said it could. Ms. Dress asked that since the Zoning Commission had not decided with modification before, could they motion to open the meeting again and speak to the applicants and then reclose. Ms. Dale said they could. Ms. Kaminskas made a motion to reopen the public comment session. Ms. Mahl seconded the motion. All were in favor.

The Chair asked the applicants if they were content with the solution that had been proposed by the Ottawa County Regional Planning Commission. Mr. Cohagen said he thinks that they will be fine with the modifications suggested.

The Chair asked for a motion to close the public hearing. Ms. Kopanski made a motion to close. Ms. Mahl seconded the motion. All were in favor.

The Chair stated the Commission will now deliberate the decision standards for a Map Amendment. Ms. Dale read the decision standards and asked for the Commission's thoughts and comments as related to the request before them. She advised that they could break the different parts of the request into different motions and the criteria that apply.

Ms. Dress said she believed decision criteria "c" best fit this situation where the substantial change was the need for more parking and nowhere to put it. Ms. Dale said that is one reason, but there are a few other reasons that would apply. Some of it can be a liability issue, a reuse and reestablishment issue. It is not just a parking need that has led to this. There have been a lot of things that came up regarding this. Ms. Dale stated she believed that collectively the Zoning Commission could say that there has been a substantial need in area conditions that necessitate the amendment, as far as the 8.8-acre parcel is concerned. They would need to decide whether they want to rezone that with modification or not. Whether there is a legitimate need for additional land area in the zoning district that will be expanded. Ms. Kopanski said that decision criteria "a" and "c" seemed to fit the best. Ms. Mahl stated that criteria "a" really fits the triangular piece in the back, specifically because of the difference between the map and the survey. Mr. Kaminskas agreed that "a" and "c" fit the best.

Ms. Mahl asked the chair if she would entertain a motion, splitting the motions to make it a little clearer on the which parcels they were deciding on. Ms. Dress asked Ms. Dale if they could do that. Ms. Dale said they could.

Ms. Mahl made a motion to Approve the first part of the request, the 1.2 ac from "A" to "R-C" of case ZC-2026-117, as presented herein, finding that decision criteria "a" Section 7.7.3.E.ii. of the Danbury Zoning Resolution as being satisfied. Mr. Kaminskas seconded the motion.

The roll call vote was as follows: Ms. Mahl – Yes; Mr. Tuttamore – Yes; Mr. Kaminskas – Yes; Ms. Kopanski – Yes; Ms. Dress – Yes; The motion passed 5-0. The Chair stated that portion of the request has been recommended for Approval.

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Ms. Kopanski made a motion to Approve the second part of case ZC-2026-117, as modified and presented by Regional Planning, rezoning the northern square area of the 8.8ac. parcel from “R-3” to “R-C” and leaving the remaining “finger portion” “R-3”, finding that decision criteria “a” and “c” of Section 7.7.3.E. ii. of the Danbury Zoning Resolution as being satisfied. Ms. Dale said she was going to add a note that they were talking about the 3.813 acres that should be rezoned from “R-3” to “R-C”. Mr. Kaminskas seconded the motion.

The roll call vote was as follows: Ms. Mahl – Yes; Mr. Tuttamore – Yes; Mr. Kaminskas – Yes; Ms. Kopanski – Yes; Ms. Dress – Yes; The motion passed 5-0. The Chair stated the Application has been recommended for **Approved as Modified** and would be forwarded to the Trustees. Mr. Kaminskas asked if this would have to go back to Regional Planning. Ms. Dale said it would not.

Unfinished Business

There was none.

New Business

There was none.

Other Business

Mr. Tuttamore asked if there was any information of when Erie Market was going to get occupancy. Ms. Dale said she did not have any information on the actual date. Mr. Tuttamore said there is still concern about the dangerous situation with their trucks parking blocking the street. He was advised to contact the police with his concerns since it was a police issue.

Mr. Tuttamore asked about the vacant property on Northshore near Lighthouse Bluffs and whether they got a permit to put a construction driveway. Ms. Dale said they would have had to get a construction drive permit from the County Engineer’s office. They are allowed to clear their property. There is nothing that prevents them from doing that. They have not presented a formal plan to Regional Planning, but a layout similar to Lighthouse Bluffs is expected. Ms. Dale said she did not know if they got the required permit or what the official plan was for the property.

Reports and Communications

Ms. Dale said the text amendments for roadway widths are now recorded and effective. The outdoor entertainment language will go into effect around July 10, 2026. Ms. Mahl asked if everyone is complaint with it now. Ms. Dale said they are not, but it cannot be required until it has been recorded. Ms. Dale then explained the petition process for referendum to the Zoning Members.

Adjournment

The Chair asked for a motion to adjourn. Ms. Kopanski moved to adjourn the meeting, and Mr. Kaminskas seconded the motion. All Ayes. The motion carried.

The meeting was adjourned at 7:42 p.m.

Kathryn A Dale
RECORDING SECRETARY

Susan Dress

Jodi Kopanski

Vito Kaminskas

William Tuttamore
Cynthia A. Mahl
ZONING COMMISSION