

RECORD OF PROCEEDINGS

Minutes of

Danbury Township Board of Zoning Appeals

Meeting

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

August 19, 2026
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Held

The Danbury Township Board of Zoning Appeals Meeting was called to order at 6:01 p.m. by Chair, Gregory Huffman at the Township Hall. The Pledge of Allegiance was recited.

The roll call showed the following members present: Chair, Gregory Huffman, Secretary, Julie Cottingham, Member, Sherry Roberts, and Alternates, Jim Switzer and Jonna Hinton. Vice Chair, Joseph Fetzer and Member, Clyde Shetler, were excused. Ms. Kathryn Dale, Zoning & Planning Administrator and Dawn Connor, Zoning Assistant, were also present. Visitors present included Rachel Murphy, Bruce Zimmerman, Lisa Hogue, Doug Price, Urah Hostetler, Tim Lanzer, David Dunaway, Carmen Kestranek, Aimee Kestranek, Jon Ballinger, and William Zimlich,

Ms. Dale read the rules of order for the meeting proceedings. The Chair asked Ms. Dale if all the documents relating to the cases had been received and were in proper order. She indicated that they were. The Chair swore in Ms. Dale.

The Chair introduced the first case of the evening.

Adjudication Hearing
Case BZA #2026-161
524 W Sixth St
Murphy

Request for Area Variances from Section 5.2.2. to allow for the principal building to be located closer to the detached accessory building than allowed (2’8” proposed/ 5’ required) and to Section 7.12.3.A to allow more square footage onto a nonconforming structure than permitted (20%; 320.2s.f. allowed/ 36.2%; 579.4s.f. proposed).

The Chair asked if there were any Board Members who would have a conflict and wished to abstain from this hearing. There were none. Ms. Roberts moved, and Ms. Cottingham seconded the motion to open the public hearing. All were in favor and the motion carried.

Ms. Dale said the applicant is proposing a 17’ x 19’4” two-story addition onto the north end of the house which will be 4’2” from the foundation of the addition to the foundation of the existing detached garage which is to remain. Once the 6” overhang on the addition and 1’ overhang on the garage are taken into consideration, the principal structure will only be 2’8” from the detached garage where 5’ is required.

The existing house structure is nonconforming because the roof overhang along W. Sixth Street encroaches over the south, front property line and into the road right-of-way. The existing house contains 1,601s.f. Twenty (20%) of this would allow for a 320.2s.f. addition. While the applicant is proposing a 17’ x 19’4” two-story addition (328.7s.f. per floor), they are removing and replacing a 78s.f. porch, which means they are adding 250.7s.f. of new space to the ground floor. The applicant is proposing 250.7s.f. of new space for the 1st floor addition and 328.7s.f. for the 2nd story addition, which results in 579.4s.f. (36.2%) being added onto the house where 320.2s.f. (20%) is allowed. Ms. Dale concluded by reviewing the decision standards the Board would be considering.

The Chair asked if there were any questions for Ms. Dale. There were none.

The Chair called upon the applicant to come forward and be sworn in.

Rachel Murphy, Owner, 6041 Stinewood, East Sparta, came forward and was sworn in. Ms. Murphy reviewed the paperwork and stated it was as she had submitted. Ms. Murphy said they love Lakeside and bought the house in 2020. She said her husband died in 2019 and she had little children. She stated the cottage worked well for them when they could all snuggle on one couch and she was the only one cooking. She said the kitchen only allows one person to cook in there at a time. Her children are getting bigger and soon they will be off to college and have their own lives. She wants Lakeside to be a place where they come back to and feel comfortable. She wants room for them to bring their girlfriends back to stay and not have to have them share rooms. This addition would make the cottage wonderful for them. It will allow for another bedroom, so that everybody has their own space. She said they currently have one shower that is very small and the addition will allow for two additional showers. It will give them a kitchen that they can be comfortable in and will allow for a couch that they can all sit and hang out on. She said the separation variance would not put anyone else’s property at risk; it would just be closer to her own garage. As for the 20% rule, they were not aware it was over the property line until a month ago.

The Chair asked if there were any questions for the applicant. There were no questions from the Board.

The Chair asked if there was anyone with standing who wished to speak.

Lisa Hogue, Lakeside Development Administrator, 236 Walnut, Marblehead, came forward and was sworn in. She said she was there to represent the Lakeside Association Board of Directors and the Municipal Services Committee. Ms. Hogue said Lakeside supports this variance request that will allow Ms. Murphy’s growing family extra space. She said Ms. Murphy’s house is on

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a larger lot for Lakeside and there would be no neighbors impacted by her request. Her request for the building separation variance is to save on additional plumbing costs that would be involved if she connected the garage with the house. She said Lakeside believes the addition will make the interior more usable for her growing family and would be pleasing from a historic preservation standpoint and they have Lakeside’s full support.

The Chair asked if there were any questions. There were none.

Bruce Peterson, Builder, 4389 E Trail, Port Clinton, came forward and was sworn in. He said he is the builder of the project, and they have been working on this since January. The non-conformity is due to the front of the house sitting six inches over the line for the porch overhang. It is very minimal. He said what Ms. Murphy is doing is going to be beneficial to her and Lakeside because there are a lot of drainage problems in that area. When they build this addition, they are going to run a bunch of storm lines to get the water off the property. He said the owner has four sons, and this would be awesome for them and will fit in well with Lakeside, which is what he has tried to do for the last twenty-three years of building there.

The Chair asked if there were any questions. There were none.

Ms. Cottingham made a motion to close the public comment segment of the hearing, seconded by Ms. Roberts. All were in favor and the motion carried.

Ms. Cottingham motioned to recess into the executive session to deliberate the merits of the case. Ms. Hinton seconded the motion, and the roll call vote was as follows: Ms. Hinton – yes; Mr. Switzer – yes; Ms. Roberts– yes; Ms. Cottingham – yes; Mr. Huffman – yes. The motion carried and the Board recessed at 6:19 p.m.

Ms. Roberts moved, and Ms. Cottingham seconded the motion to reconvene. The roll call vote was as follows: Ms. Hinton – yes; Mr. Switzer –yes; Ms. Roberts – yes; Ms. Cottingham – yes. Mr. Huffman—yes. The Board reconvened at 6:35 p.m.

The Chair asked Ms. Dale to read the Findings of Fact for BZA Case #2026-161:

BZA MOTION & FINDINGS OF FACT

With regard to BZA-2026-161 being a request for Area Variances from Section 5.2.2. to allow for the principal building to be located closer to the detached accessory building than allowed (2’8” proposed/ 5’ required) and to Section 7.12.3.A to allow more square footage onto a nonconforming structure than permitted (20%; 320.2s.f. allowed/ 36.2%; 579.4s.f. proposed). for the property located at 524 W. Sixth St.

1. The property in question **will** yield a reasonable return and **can** be used beneficially without the variance because the property is permitted to be used for a single-family residence and is permitted to be added onto.
2. The request **is** substantial because this is new construction and it could have been designed to fit within the parameters of the zoning resolution.
3. The essential character of the neighborhood **would not** be substantially altered by the variance, and adjoining properties **would not** suffer a substantial detriment as a result of the variance because the scale of the proposed addition is in keeping with the scale and style of the existing house. Additionally, all setbacks, lot coverage and building height requirements will be met.
4. There is **no** indication the variance would adversely affect the delivery of governmental services (i.e. water, sewer, garbage, etc.) because utilities exist, and any utility extensions or upgrades will require approval from the appropriate County agencies.
4. The applicant stated in their narrative statement that they **were not** aware of zoning in the Township at the time they purchased the property in 2020.
5. The property owner’s predicament **cannot** feasibly be obviated through some method other than a variance because the applicant explains that they looked into off-setting the addition to meet the 5’ building separation requirement, but it affected doorway placements internally. Additionally, they considered other layouts that were not viable options to achieve the functions necessary.
7. The spirit and intent behind the zoning requirement **would** be observed and substantial justice done by granting the variance because there are no known negative impacts to the surrounding properties.

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Ms. Cottingham moved that the Board adopts and makes the findings of fact as read by the recording secretary and that after considering and weighing these factors, the Board finds that Decision Standards(s) (3) (7) weigh more heavily to show that:

- a. Practical difficulty is sufficient to warrant granting the Variance requested.
- b. There is a preponderance of reliable, probative and substantial testimony; and
- c. There is evidence that **does** support the applicants request for a variance.

Therefore, the Variance should be accordingly **APPROVED**.

Motion Seconded by: Ms. Roberts. Roll Call Vote was as follows: Ms. Hinton– yes; Mr. Switzer– yes; Ms. Roberts– yes; Ms. Cottingham– yes; Mr. Huffman – yes. Vote 5-0 the motion carried.

The Chair stated that the application has been Approved and permits could be obtained following the signing of the decision sheet at next month’s meeting, September 16, 2026.

The Chair introduced the second case of the evening.

Adjudication
Case BZA #2026-170
8183 E Lake
Burns

Request for an Area Variance to Section 3.5 to allow the maximum height of a new single-family home to be exceeded (35’ max. allowed/ 38.5’ proposed).

The Chair asked if there were any Board Members who would have a conflict and wished to abstain from this hearing. There were none. Ms. Cottingham moved, and Mr. Switzer seconded the motion to open the public hearing. All were in favor and the motion carried.

Ms. Dale said in 2022, the floodplain maps for Ottawa County were updated, designating this property as an “AO” flood zone. According to the Ottawa County Regional Planning and Floodplain Coordinator’s Office, this flood zone requires a 3’ freeboard above the Base Flood Elevation (BFE) of 577. According to the applicants site plan, the current and existing elevation of the property is 577 at the north end of the lot and 576 at the south end of the lot (576.5 avg.). A minimum average of 3.5’ (3’ north/4’ south) of fill will need to be brought in for this lot to raise it out of the floodplain. The applicant is proposing to construct a 34’10½” house on top of the 3.5’ fill dirt, making the total height of the building 38’4” where 35’ is the maximum allowed.

Section 2.2 of the Danbury Township Zoning Resolution defines “Building Height” as follows: *The vertical distance measured from the average natural or finished grade, whichever is lower, around the building to the highest point of the roof. The building height will be measured by averaging the height measured at the four corners of the house. Architectural elements that do not add floor area to a building, such as chimneys, vents, antennae, and towers, are not considered a part of the height of a building, but all portions of the roof are included.*

Ms. Dale concluded by reviewing the decision standards the Board would be considering.

The Chair asked if there were any questions for Ms. Dale. There were none.

The Chair called upon the applicant to come forward and be sworn in.

Doug Price, Agent, 16573 State Route 3, Loudonville, came forward and was sworn in. Mr. Price reviewed the paperwork and stated it was as he had submitted. Ms. Dale asked if he had a different site plan that he wanted to submit tonight. Mr. Price said he did. He explained that he had made a mistake and had assumed something when this was designed. He said their draftsman and their general manager had designed the house and building plans. The plans were forwarded to him to start the permitting process. In the design process, the HOA wanted to see the what the plan was, and they received the original design. Mr. Price said he was not aware of that. When he was working on the permits, he assumed, like everything else, that the house was lined up 25 feet off the front, from the street. What was proposed and approved by the HOA had the home 25 feet from the lake facing side of the property. The mistake was discovered and he contacted Ms. Dale, but since the BZA paperwork and notices had already been sent out, he was asked to bring a corrected site plan to this hearing. He said he had three papers to give to the Board which were the revised site plan, the approval letter from the HOA and the original site plan that had been submitted to the HOA, which is the correct site plan. Ms. Dale said it would be entered into the record as Applicant’s Exhibit 3.

Ms. Dale stated that after talking with Mr. Price about what to do about the incorrect site plan submission, she advised him to bring the correct site plan to the BZA hearing tonight for consideration. She said it is a reversal of the site plan that had been included in the BZA members packets. The house will be placed 25 feet from the north property line or the water side and not 25 feet from the road or south property line. Ms. Roberts asked if that affected the legal notices. Ms. Dale said it did not affect the notice, because the BZA was not having this hearing to decide setbacks or lot coverage. The hearing

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was strictly for a variance on the height of the house. Mr. Switzer asked if the fill would be the same with the house in this position. Ms. Dale said it would be because they use the average and the averages remain the same. Ms. Hinton asked if it would affect where the house would sit on the lowest BFE. Ms. Dale said they need three feet of fill on the lowest. Mr. Price said it would bring it the middle up to 577 and they have to bring the front up almost four feet to 580. Ms. Dale clarified that the front is the street side. She said the water side needs three feet of fill and that stays the same. Even though the house has slid in position, they take it from the average natural grade and the average height, so it ends up being the same because they look at the whole lot. It will actually require less fill because of how the house is going to be positioned. It will be a foot less of fill than what would have been needed at the street side.

Ms. Dale asked if what Mr. Price had submitted to the BZA tonight was what the Bar Harbor Association had reviewed. Mr. Price said it was. He said the third page was the approval that their draftsman had sent in. He said the numbers are a little off because the draftsman went to the foundation base and he had done the measurements to the overhangs. He said when the foundation of the house will be built, it will be 41 feet away from away from the lake facing side because there will be a sixteen foot porch. Ms. Dale said the porch is still covered though, so the piers will be at 25 feet. Mr. Price said that is correct.

The Chair asked if there were any questions for the applicant. There were none.

Ms. Dale said they would call on each person present in the order signed in, to see if they wanted to make a public comment. She advised that if someone wished to speak, they needed to come forward, state their name and address and be sworn in.

David Dunaway, Owner, 8171 E Lake, Marblehead, came forward and was sworn in. He said he owns the property to the west of the 8183 E Lake and is not concerned about the additional building height and is not opposed to his neighbor building a home. He said his concern is the placement of three to four feet of fill on the adjoining lot and what the substantial change in grade could do to drainage on his property. He said the applicant shows existing elevations of 576 at the street end and 577 at the lake end. He said now that the house is being shifted toward the shallower end it has a proposed finished elevation of 580 feet. The proposed foundation is ten feet from the common property line. He said the staff report identifies the property as FEMA zone ‘AO’, but they have now been shifted closer to ‘VE’. He said in the backyard he can’t tell how many feet are ‘VE’ because the overlay on the satellite isn’t exact. He said his question was if there was a setback from the ‘VE’ zone for the property into the AO zone. Ms. Dale said zoning does not differentiate between flood zones. She said some of Mr. Dunaway’s questions get into FEMA regulations and the Township does not have control over that because they are not floodplain administrators. She said the BZA was strictly looking at the height request tonight. The questions about drainage will have to be answered when they get a county building permit, not a zoning permit. Mr. Dunaway said he understood and his concern was not seeing a drainage plan for the property. He said he was also concerned about the timing of the BZA being asked to approve the variance before the drainage consequences of the substantial grade change have been demonstrated. He said for perspective, an area 60.9 by 144 feet received 5,500 gallons of water for one inch of rainfall over this lot. He said he knows not all of that becomes runoff, but the development of also adds a substantial roof and driveway and changes the existing topography. He said he is not claiming that this will flood his property, has not seen any engineering evidence to say it will, but he has also not seen anything demonstrating that it will not increase or redirect runoff, ponding or erosion onto his property. He said his fundamental question is if you raise the lot three to four feet, where is the water going to go. He said he respectfully was asking the BZA to postpone their decision until an appropriately qualified professional had prepared a grading and draining plan addressing adjoining property effects. He stated if the Board grants the variance tonight, he would ask them to make it conditional upon submission and approval of a sealed grading and drainage plan demonstrating that the runoff from the fill, roof and driveway will not be increased or redirected onto adjoining properties. Mr. Dunaway said he is not trying to prevent his neighbor from building his home; he is just asking that drainage consequences be determined before this substantial change in grade occurs. He said he had a handout summarizing his statement that he would like to submit. Ms. Dale said it would be entered into the records as Dunaway Exhibit 1.

Carmen Kestranek, Owner, 8200 E Lake Blvd, Marblehead, came forward and was sworn in. He said his house is southeast to the property, and he was objecting the height variance. He said he also has concerns about the drainage, much like Mr. Dunaway. He said they bought another property a couple of years ago which they purchased and invested knowing there was a 35 foot height maximum. He said he has no problem with them building a house on the lot but certainly has a concern for the resale and use of his own home. He said he has contemplated adding on a third floor to his house to try to get a view of the lake himself. He said this variance is a substantial difference in height, and he is

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not looking at it from the ground level. He said he has concerns about the drainage and would like to hand out photos to the Board showing the that the island currently does not drain well as it is. He said the topography looks visually like it moves towards his lot from the height up near the lake on the property under consideration. He asked that the Board require an official engineering plan for how drainage would be managed if this lot is built up by three feet. He said he would also like to understand if Ottawa County has actually confirmed that the only way to build on this lot would require three feet of fill. He said his home has a different crawl space design that does not require that. He said there is also no requirement that this lot has to have a three story home on it nor does it require a 6,000 square foot home. He stated it is a tight lot, and the owner is feeling motivated to build up because of that to maximize the home. He said granting this variance is at a detriment to him and he objects to the height variance because of those reasons.

Mr. Kestranek handed his submission to Ms. Dale. She entered them as Kestranek Exhibit 1, which includes the Gravel Bar subdivision plat highlighting the lot location and the photos which would be identified as parts A, B, C and D. Ms. Dale asked him to describe what was being shown in the pictures. He said photo A was the lot directly to the west of his and directly south of the property being considered in the variance tonight. The photo showed natural ponding of the rainfall that already occurs in that area. Photo B would be ponding in between his driveway and the street. Photo C was another angle of the ponding in the street south of Mr. Kestranek's home. Photo D showed another shot of the lot to the west of his and the view to the north showing that the slope visually goes higher from there towards the lot in question.

Aimee Kestranek, Owner, 8200 E. Lake Blvd., Marblehead, came forward and was sworn in. She said she is the president of the Bar Harbor Property Owners Association, and she was there to represent them. Ms. Kestranek said the property owners association does not oppose construction of a new residence on the property. She said they enjoy people beautifying their properties. They also recognize that the new home must comply with the applicable floodplain requirements. Ms. Kestranek said their objection is against the height itself of the home. Over the last several months the POA (Property Owner's Association) has reviewed and approved the plans they had been provided. The approval was based on the deeds that fall under the review of the POA. In February, they shared their architectural review policy with the applicant and clearly stated the need for the house to be 35 feet, inclusive of the fill required to come into compliance with the floodplain. Their specific policy indicates the need for floodplain compliance; the elevation should include the proposed fill and that Danbury Township measures from the top and includes the fill. She said the plans that were submitted to the POA are different than the plans that are being presented in the variance. The plans they approved showed the site elevations ranging from 576 to 577 feet and a finished grade expressed at 577 feet with a building height of 35 feet coming up from the 576. There was no proposed grade finish of 580 feet, and it did not show three to four feet of fill beneath the structure. Ms. Kestranek said the variance plans are materially different from what the POA approved because they now show 3 ½ feet of fill. There was no consideration taken to reduce the design of the house because the plan they saw was compliant of the 35 foot height maximum. Had the plans presented to the BZA been put before the POA, they would not have approved those plans with the 3 ½ feet of fill. Ms. Kestranek stated that she would ask the BZA to disregard the prior architectural review approval and not consider it as having been approved or supported by their POA. She continued that they are sure the property can definitely be used as a single family home. She said their deeds do have a minimum structure size of 800 square feet up to 1200 for a two story home. This proposed house is approximately 4,800 square feet of living space and 6,000 square feet in total. This is a large house on a small lot, so they did not necessarily demonstrate any effort to come into compliance. She said reasonable residential use does not depend on preserving the proposed size and design. The 10% increase is substantial in terms of the neighborhood. It would be the tallest home in the neighborhood. Nothing is over 35 feet. She said the POA is concerned about the fill dirt that is being used may be a substantial detriment to the adjoining properties. It may impact not just the adjoining properties, but across multiple properties for both rainwater and floodwaters in their area. Ms. Kestranek stated that Bar Harbor is a unique piece of property and is incredibly flat. There is no stormwater system, as it is. It all ponds on the roads due to the flatness of entire island, due to the one foot elevation change across the entirety of it. There is concern about the entire community. She said there are three or four other properties in the community that will be building shortly and this variance may set precedent for the other homes to be built. She said the concern is about islands forming and how that is going to impact the flooding. Ms. Kestranek said they understand that the BZA and Zoning do not play into the floodwaters, but the POA would like to see a plan in how this would be dealt with. She stated the POA opposes this variance on the height, but also on the benefit of the community for the floodwaters. She asked that the variance, if it is approved, be contingent upon dealing with the flood water. She said there are many other ways to overcome the floodplain and asked if Ottawa County had said that fill dirt was the only way. She said

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many of the other neighbors had built up their homes or dealt with getting above the floodplain without bringing in fill dirt.

Ms. Roberts asked what other ways they had tried to avoid bringing in fill dirt. Ms. Kestranek said a lot of the houses are on an elevated foundation. She said her own home has a crawl space, and they sit about three feet above the current level. She said her home had been built before the current floodplain. She said some had made non-livable space on the first floor. They use it just for garage and storage which would allow the floodwaters to flow through if needed. She said that has been the common practice through many homes in the community.

Mr. Switzer said there are some engineering firms that work with lakefront revetment and the EPA will allow the water to drain back into the lake without permit. All gutters and downspouts can be piped straight back into the lake. He suggested reaching out to an engineer regarding getting that validation.

Ms. Dale asked Ms. Kestranek to clarify that the plan introduced to BZA tonight was not the same plan the POA received and reviewed. Ms. Kestranek said it was not. Ms. Dale asked if the association had been concerned with drainage before the three feet of fill or after they saw the request for three feet of fill. Ms. Kestranek said the concern began when they saw the request for the three feet of fill that was not depicted in the plans that were given to them. Ms. Dale asked if the POA would have required or requested the drainage plans from a certified engineer under the plans that they originally saw. Ms. Kestranek said their architectural review plan requests or suggests that information should be shared with them, and it was not. She said they would then go back to Ottawa County to enforce the building permits and to Danbury Township for zoning. She said there was no sign that the plan was going to be elevated.

Ms. Dale asked that Doug Price return to the podium. She asked if he agreed that the plans submitted to the POA for review were different from what was submitted to the BZA. Mr. Price said the plan he was given from the draftsman, which was indicated on page three of what was turned into the BZA tonight (Applicant's Ex. 3), was submitted to the POA. Ms. Dale asked if the fill was on it and if Mr. Price had been part of the POA review. Mr. Price said he was not part of the POA review. Ms. Dale asked if he knew if the three feet of fill had been presented to the POA. Mr. Price said he was not aware of that. He said Urah the draftsman was involved at the beginning and that is who drew all of this up. Ms. Kestranek said she had a copy of what was submitted to the POA. Ms. Dale told Mr. Price that his company was putting the BZA in a position where they are asking for something to be approved, presenting a letter that says it is approved, but that may not be contextually correct. Ms. Dale said you are showing a letter that says the POA approves the design, but if they weren't given all of the information or different information, it is putting the BZA in the middle of making a decision that an active POA should have been informed of. She said the BZA cannot require the drainage study that the neighbors are asking to be part of the variance or put it in as a conditional use. If the POA did not have the full information, the BZA is being put in a position to approve or deny, and she is not sure how the Board is going to react. If they were to approve the variance tonight, there is nothing that stops the POA from suing your client civilly. If the Board denies it tonight, the applicant cannot come back to the Board and ask for reconsideration, even if the POA ends up approving it. Ms. Dale said that Mr. Price might be in a better position to ask the BZA to continue this hearing tonight. She said he may want to discuss with his client, go back to the POA and make sure that everyone is on the same page. She said there is a thing called res judicata. If the BZA denies the request, the applicant cannot come back and ask for another height variance, even if it turns out that the POA is supportive. Ms. Dale said the POA may be okay with the height once they see a drainage plan, but she did not know if that would happen. She said Mr. Price was putting this Board into the middle of different plans that were to presented to POA and different than what was presented to the BZA. She said it may behoove the Mr. Price to consider the continuance rather than closing potential doors before everyone is on the same page. She said it was up to him to decide before the hearing was closed and they would continue with the public comments while he was deciding. Ms. Dale reiterated that if the variance was denied, the applicant could not come back to ask for a height variance. She said if the variance was approved, then the applicant would now be in a battle with the association. It will become a civil matter, and Zoning would not be involved in it. She said the applicant could end up losing. She said it has happened before on setbacks, not necessarily height. She said two different residents in recent years had been sued civilly by their association and the association won in both cases. She said she was not an attorney, but if Mr. Price's client had signed something that acknowledged the height restriction in the POA, that could become a big factor in cases that are cited with the associations. Ms. Dale said, in her opinion, that he may want to get more concrete information before proceeding.

Ms. Roberts said it sounds like the POA is not willing to approve the height variance. Ms. Dale said that is something their POA would have to decide. Mr. Switzer asked if the POA was rescinding their approval letter tonight. Ms. Dale said she did not know, but the next public commenter was the

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person who wrote the original approval letter. Mr. Switzer said it may be beneficial to hear the rest of the public comments to know what they are dealing with.

Jon Ballinger, owner, 8125 E. Lake Blvd., Marblehead, came forward and was sworn in. Mr. Ballinger said he is not an adjacent property owner, but he is the secretary of the Property Owner’s Association(POA). Mr. Ballinger said he had been in communication with the property owner’s throughout the project because he is the one that receives the information. He said he was also in communication with the draftsman, Urah and had told him that they needed additional information on the prints. He said he would state that the plans that the applicant had submitted to the POA was not what was submitted to the BZA. He asked if the Board had a copy of what had been submitted to them or if they wanted a copy. Ms. Dale said they only have what was submitted to the BZA and had been posted on the Township website. Mr. Ballinger asked the BZA to focus on the site plan that was submitted for the existing ground elevations. He said at no time did the applicant or their agents give the POA the information that the house was going to be elevated from the existing ground elevation. Mr. Ballinger said, as the POA President had stated, the POA’s approval was based on the height that was under 35 foot for the existing ground elevation. He said as he understood it, the applicants learned they had to go three feet above the 577 to get to 580 feet, and that is where they came to the BZA with them building essentially the same home but elevated upwards 3 ½ feet. This put them above the 35 foot elevation limit that is in the Bar Harbor architectural review policy. He said when the property owners had contacted them initially , they were provided a copy of the architectural review policy which basically emulates what the Danbury Township Zoning guidelines are so they should have had that information. Mr. Ballinger said everything their POA had looked at said the house was being built at current ground elevation. He continued that there has been a lot of time spent on the ground water issues, and he understands that the BZA and Zoning does not deal with that, so he would not be voicing his concerns regarding that. He said it is going to be a beautiful home, right on the lake and they are all happy to welcome the Burn’s family and see the house being constructed and come to fruition, but they have a height restriction of 35 feet, and they would hate to see that being exceeded.

Mr. Switzer asked to confirm that the site plan that Mr. Ballinger and the POA received was different than the site plan that had been submitted for the variance. Ms. Dale said that was correct. The site plan the POA considered did not have the property elevations shown. What the POA received is what Mr. Price turned in as his revised site plan in Applicant’s Ex. 3, which did not provide the grade change information.

Ms. Roberts asked Mr. Ballinger if he had written the approval letter. Mr. Ballinger said he had. Ms. Roberts asked if he was rescinding the letter now. Mr. Ballinger said he didn’t know if the letter needed to be rescinded because the plans for the property have changed. The letter states if there are any changes to the plans, the property owner has to come back to the board. He then stated that it would probably be wise to rescind the letter at this time. Ms. Dale said the letter showed the plan that was submitted to their POA was approved. The BZA should not just take the word of POA two board members that are present here. They should go through their process to formally vote to rescind what they sent out. That would be proper procedure.

William Zimlich, Owner, 8193 E. Lake Blvd, Marblehead, came forward and was sworn in. He said he is the neighbor to the east of this property and has the smallest and oldest house in Bar Harbor. He said he is also the person that conveyed this property to the Burn’s family with the full knowledge that they were going to build a home. He said they are all for that and are hoping to have wonderful neighbors. He said it is a shame that this is coming up and he doesn’t want this to affect that, because he will have to see them every day. He said according to the Duncan Standards that were provided, on part “C” regarding the essential character of the neighborhood, it says raising the elevation to three feet, which is actually four feet on the south side, is not very noticeable from the ground. He said he did not know how many people were present from Bar Harbor, but routing the water toward the lake would put it onto the beach. It would cause erosion of the beach even more than happens now. He said there is a huge concrete wall that was constructed, not by him, to protect the Burns from the lake. What happens over time, when you get a northeast wind, is all the sand from the beach blows up over the property and fills between the beach and their homes. He said the reason this elevation was done, where they are sitting higher at the lake side than the south side is because of the sand coming in. He said the grass grows and it keeps going. Mr. Zimlich said he has been at Bar Harbor since 1967, and he has seen this change over time. To move the water towards the lake you actually have to move it uphill. He said in referencing part “C” the south end is where all of the properties stay soggy. He said he can’t imagine how it will be with fill being brought in and a 38 ½ foot structure. He said they would be creating a barrier standing three stories high. Mr. Zimlich said rain at Bar Harbor never comes down toward the north like this. This house will become an enormous backstop with that water rushing down and out towards the south because it doesn’t flow north. Over time they have built up an enormous

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bunker of sand and grass that prevents water from going north. Mr. Zimlich said he would like them to come back with a new design that is less than 35 feet high and maybe not 6,000 square feet of house.

Ms. Dale said she now understood what Ms. Hinton was asking about earlier. She stated to Mr. Price that if the house was going to be 25 feet from the roadway and the elevation was a four foot fill on the south end like the initial plan that was submitted, and now you have corrected your mistake and the house is supposed to be 25 feet from the lake side; Ms. Dale stopped herself and said to disregard as she had answered her own question. She said whether the house was reversed or not, being that it is uphill, there would still be less fill on the water side than there is on the street side, so the average would stay the same. Ms. Dale said she believed Ms. Hinton was asking if the house was slid back, would the fill measurements switch spots. She said she believes the answer to that would be no, because the elevations they have shown are correct. The property is higher at the water end and lower at the street end. This would mean less fill needed by the water and more needed at the lower end, which is the street. The elevations they are showing is correct. Ms. Hinton said when you look at the elevation where it hits on the break wall it is around 577/578 at that wall and the base flood elevation at the lake is 579/580. Ms. Dale said it is 577. Ms. Hinton said if you look at that and then it goes down three feet, they are saying they are only adding three feet of fill. Ms. Dale said it is 3 ½ feet average. She said you need to look at the average. There is going to be less at the water side and more fill at the street so that it is level, but the average fill is 3 ½. Ms. Hinton said they are still calculating it from the street height because the front of the house faces the street to the top. That is the height. She asked what the average was. Ms. Dale said it is the average elevation right now. She explained that they measure from the finished or original grade, whichever is lower. That is why they are saying the average fill is going to be 3 ½. It may be more at one end and less and the other end, but the average is 3 ½. Then they measure the height of the building by averaging the four corners of the house, which is another average. So, from original grade, which is right now, to the peak is where they are getting the 3 ½ feet. Ms. Hinton said that makes sense. She had earlier wondered if they wouldn't have to add as much grade if they were moving the house to a higher elevation. It makes sense if it is based on the average. Ms. Dale said based on the average, even if it lowered, it would not be enough to bring them into compliance.

Ms. Dale asked Mr. Price to come forward. He said they would like to take a pause and not have the BZA vote tonight. He said after talking to Urah, the draftsman, they want to take some time and work with Bar Harbor. He said they had listened to what the public comments were and wanted to get back with them regarding the grading and drainage in order to work with their POA.

Ms. Dale said the BZA would make a motion to continue the hearing until September 16, 2026 at 6:00 p.m. The Board Members were advised to retain their packets for the next hearing on this case. Ms. Dale said the deadline to get on the September agenda was August 28, 2026. That gives the applicant approximately two weeks to try to get something set up with Bar Harbor. Zoning is not required to re-advertise, but they usually do so neighbors can understand what's going on. A new notice will probably be sent out, so Mr. Price would have to get back to her by August 31, 2026 in order to get the legal notices mailed out. If the applicant and Bar Harbor are unable to get anything resolved by that date, there is no point in meeting in September, and the hearing would just be continued until October. Mr. Price said he understood.

Mr. Kestranek asked if the public speakers and the POA would all have to come up and restate all of their concerns. Ms. Dale said they did not. The hearing isn't closed; it is just continued. She said at that point, however the applicant's meeting goes with the POA, they may even withdraw their application and then there may be nothing to decide on. If they decide to go forward with the request for the height, then they would presumably submit new information that shows whether or not the POA supported that or not. Any new information would be discussed at that time. She said they would not rehash what was brought up during tonight's hearing.

Ms. Dale advised the public in attendance that she wanted them to know that they heard their complaints and concerns regarding drainage, but zoning does not regulate drainage. She said they are not professional engineers, so even if a certified plan were submitted to them, they would have no way to contest whether it was shown correctly or not. Ms. Dale said it would behoove the POA to make sure they are getting the same information because they have the right to ask for that information. Zoning does not. Zoning does not regulate drainage, and they cannot answer those questions. The Building Department would be able to address the flood zone regulations. Ms. Dale said she is not a Floodplain Administrator for the County. That is all done through the County. Ms. Roberts said zoning can regulate the height and Ms. Dale agreed.

Mr. Dunaway said he had called the County, and they told him the process was the applicant had to have the variance heard first and they won't do anything until that happens. He said there is a gap and there is supposed to be a special permitting process for this flood zone and they don't have it. He said his question was what governing body or person was going to be approving this, because there could already be fill there. Ms. Dale said from her understanding, when the applicant submits their plans to the Building Department for construction, that is when the floodplain regulations kick into

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play. It is all reviewed by the County Building Department. She said she was not sure who Mr. Dunaway talked to in Ottawa County, but the County would be the one who regulates the floodplain regulations, not Danbury Township. Ms. Dale said it is between two people. The Chief Building Official and the Regional Planning Director. They work in conjunction as the floodplain administrators. Any construction done in the floodplains are reviewed by them.

Ms. Dale asked for a motion to continue this hearing until September 16, 2026. Ms. Cottingham moved and Ms. Roberts seconded the motion to continue the hearing until September 16, 2026. The roll call vote was as follows: Ms. Hinton– yes; Mr. Switzer – yes; Ms. Roberts –yes; Ms. Cottingham – yes; Mr. Huffman--yes.

The Chair introduced the final case of the evening.

Adjudication
Case BZA #2026-171
9680 E Harbor
Hanselman

Request for a Conditional Use in accordance with Section 3.5 and 4.20 to allow for a Storage Area. Also requesting Area Variances from Section 4.20.2.A.i. to allow for a reduction in the minimum lot size requirement for Storage Areas (Min. 3ac. required/ 1.4ac. proposed) and to Section 4.20.2.A.ii.a.i. to allow for a storage building to encroach into the front-yard setback (200' min. required/ 167' proposed).

The Chair asked if there were any Board Members who would have a conflict and wished to abstain from this hearing. There were none. Ms. Cottingham moved, and Ms. Hinton seconded the motion to open the public hearing. All were in favor and the motion carried.

Ms. Dale said November 13, 2025, new storage regulations became effective after the Zoning Commission and Board of Trustees worked on revamping the regulations for over a year. This is the BZA’s first request for storage under these new regulations.

At the end of 2023, beginning of 2024, the Danbury Township Board of Trustees contracted with Miami University of Ohio to conduct a study of commercial storage facilities within the Township to better understand our existing conditions, capacity, demand and to estimate potential future storage needs. It was found that the Township had a surplus of 50 acres of land being used for storage purposes. Of the 75-79 storage properties in the Township, 2.33 million s.f. of storage building space existed or was proposed. If these properties maxed out their allowable 60% lot coverage, we could have potentially seen 4.6 million additional square feet of storage space built. The question became, “How do we responsibly manage this?”

In September 2024, the Danbury Township Trustees tasked the Zoning Commission to begin reviewing the storage regulations. During the joint work session of the Trustees and Zoning Commission, they looked at many options, such as total prohibition of new storage, enacting a moratorium, creating a special zoning district just for storage or making storage a Conditional Use. Ultimately it was decided to move forward with storage as a Conditional Use. The Board of Trustees directed the Zoning Commission to amend the zoning code language so that future storage developments within the Township are located farther back off, or away, from our roadways. The vision and goal of the Trustees was to have the frontage of commercial & industrial properties be used for commercial purposes other than storage buildings or storage lots. The Trustees also requested that additional language be included to address buffering and landscaping.

The Zoning Commission held monthly work sessions for over a year to prepare and discuss potential new requirements that not only made sense but were also fair for our existing developments and future storage uses. By making storage areas a Conditional Use, it automatically triggered a Board of Zoning Appeals (BZA) review and hearing process. Storage was no longer a permitted, by-right use.

In addition to requiring Storage to be a Conditional Use, other changes to the storage language included setting a minimum lot size requirement of 3 acres. The average lot size of current storage properties is 3.54 acres. The front-yard setback increased from 100’ in the “M-2” Heavy Manufacturing zoning district (and whatever the base front requirement is of the other commercial zoning districts) to 25% of the lot depth or 200’ minimum, whichever is greater, from the roadway. This is just for the storage use on the property. This includes any outdoor storage areas and security fencing for said storage areas. Side and rear-yard setbacks increased when adjoining a residential property. Side and rear-yard setbacks remained the same when adjoining another commercial/industrial development. Any other permitted commercial-type enterprise use in front of the storage use follows the current underlying zoning district requirements. The lot coverage requirement applies to the net acreage of property to be used for storage purposes, not the gross acreage of the entire property. Landscaping & buffering plans also need to be submitted in accordance with Section 5.8 of the zoning resolution in order to receive a permit and installed within 9 months of receiving certificates of occupancy for buildings.

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In an attempt to be fair to our existing developments, the new language was set up to differentiate between pre- and post-adoption date properties. Property owners were encouraged to register a “Master Development Plan” for their property with the Zoning Office **prior** to the estimated adoption date of these new regulations. If they submitted a “Master Development Plan”, they were given a 2 year (from November 13, 2025) grace period to begin implementing that plan without having to go to the Board of Zoning Appeals as a Conditional Use. Before November 13, 2027, they need to receive a zoning permit for a partial building, one full building, or more than one building (whatever their budget allows), shown on their plan. Once that zoning permit is issued, it will be valid for one (1) calendar year (i.e. November 12, 2028). The building needs to be substantially started and underway before that permit expires. Also, before that permit expires (i.e. November 12, 2028), they will need to receive another zoning permit for their next building(s). The key is that they must always have an open and active permit in order to continue to be protected by the registered “Master Development Plan”. If they fail to pull a permit by November 13, 2027, or let a permit expire before getting the next permit, then they will be subject to the new regulations and have to go before the Board of Zoning Appeals to receive approval to continue development of the property for storage purposes. If a registered “Master Development Plan” was not filed with us prior to the adoption date of the new language, it was explained in open houses and the public hearings that a property would be subject to the new regulations after the effective or adoption date.

We only received 27 “Master Plans” ahead of the effective date of the storage regulation changes. This property did not submit a master plan; thus, they are subject to the new requirements. In addition to the Conditional Use request, the applicant is requesting 2 Area Variances. The applicant is proposing a 34’ x 36’ (1,224s.f.) Commercial Storage Building on a 1.4ac. parcel (3ac. min. required) that will be 167’ from the north, front property line where 200’ is the setback requirement for storage uses. The property owner does own a 3ac. parcel to the east of this 1.4ac. parcel and has explained in their narrative statement that they prefer to use the smaller parcel in order to keep the building further away from the neighboring residential home. There are some discrepancies in the building drawings they submitted. Some of the drawings indicate a 34’ x 40’ building but according to the applicants statement and the application, if this request is approved all of the drawings will need to match the 34’ x 36’ size. Ms. Dale concluded by reviewing the decision standards the Board would be considering.

The Chair asked if there were any questions for Ms. Dale. There were none.

Mr. Huffman stated there was a lot of information contained in the staff report. Ms. Dale said this is the first case since the new storage regulations went into effect and she wanted the BZA members to have the background to what went into those regulations, what the new regulations were and what is being requested. Mr. Switzer asked if it was this was all because it is zoned commercial. Ms. Dale said it is zoned “M-2” industrial. Mr. Switzer questioned if he was zoned residential then he would not have been able to build this. Ms. Dale said the applicant originally came in and asked about putting a building there and was advised that the property has to have a principal use before a storage could be constructed. She said the applicant is willing to build this to commercial standards to be able to get it, but then it has to meet the storage regulations. Mr. Switzer said that answered his question. He asked if the adjoining parcel was three acres. Ms. Dale said it was and also zoned industrial.

The Chair called upon the applicant to come forward and be sworn in.

Thomas Hanselman, Owner, 60 Amberwood Dr., Amherst, New York, came forward and was sworn in. Mr. Hanselman reviewed the paperwork and stated it was as he had submitted. Mr. Hanselman said he was just looking to put up a building to use for his own personal use. He wants to store things to be able to maintain the property up there. He said it is not a very big building. It is only 34’ x 36’. He said he tried to shrink the building down in order to fit it in better on the property, but he was unable to do that. When he purchased the land in 2020, the new regulations did not exist, and he was not aware of the changes being made regarding storage last year. He just found out recently when he came in asking about getting a permit. He said he is trying to keep the building as far away from neighboring houses as possible. He said placing it on this parcel allows for a large buffer zone between it and the neighbors, along with the parcel already having a clear area so he doesn’t have to take down any trees. He said the lot is kind of odd shaped, and all four sides are different sizes and there are elevation issues on it.

Ms. Hinton asked if he had considered combining his two lots. Mr. Hanselman said he had, but one lot was titled to himself, his wife and his oldest son, and the other was himself, his wife and his youngest son. He said each son gets a parcel, so he really would prefer not to combine them. He said if he puts the building on the three acre lot, there is a large cost involved with clearing trees and getting the land ready for building. It would also disturb his neighbor, who was present for the meeting. He said he was just trying to be nice to his neighbors and keep the building as far away as possible. He said he cannot move the building further back onto the property because of the elevation that is there. There

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is a hillside behind that is taller than the building he would be putting up. So, pushing it back is not really an option.

The Chair asked if there were any questions for the applicant. There were none.

The Chair asked if there was anyone present with standing who wanted to testify.

Marjorie Leggett, Owner, 9762 E Harbor, Marblehead, came forward and was sworn in. She said she owns the property closest to the lots being considered for this variance. She has owned her property for twenty eight years and has enjoyed the wooded area surrounding it. Ms. Leggett said she appreciated Mr. Hanselman putting the building on the smaller lot, so it isn't visible from her house, the neighboring houses or the road. If it went on the larger parcel, it would require him to remove the trees which are not only beautiful, but act as a buffer between her house, the quarry and the quarry dust and noise. She said she would appreciate it if the board would grant his variance request and allow him to build on the smaller lot.

The Chair asked if there were any further questions. There were none.

Ms. Roberts made a motion to close the public comment segment of the hearing, seconded by Mr. Switzer. All were in favor and the motion carried.

Ms. Cottingham motioned to recess into the executive session to deliberate the merits of the case. Ms. Roberts seconded the motion, and the roll call vote was as follows: Ms. Hinton – yes; Mr. Switzer – yes; Ms. Roberts – yes; Ms. Cottingham– yes; Mr. Huffman– yes. The motion carried and the Board recessed at 8:09 p.m.

Ms. Roberts moved, and Mr. Switzer seconded the motion to reconvene. The roll call vote was as follows: Ms. Hinton– yes; Mr. Switzer – yes; Ms. Roberts –yes; Ms. Cottingham – yes; Mr. Huffman – yes. The Board reconvened at 8:54 p.m.

The Chair asked Ms. Dale to read the Findings of Fact for BZA Case #2026-171

BZA MOTION & FINDINGS OF FACT

With regard to BZA-2026-171 being a request for Area Variances from Section 4.20.2.A.i. to allow for a reduction in the minimum lot size requirement for Storage Areas (Min. 3ac. required/ 1.4ac. proposed) and to Section4.20.2.A.ii.a.i. to allow for a storage building to encroach into the front-yard setback (200' min. required/ 167' proposed) for the property located at 9680 E. Harbor Road:

1. The property in question **will** yield a reasonable return and **can** be used beneficially without the variance because the property is permitted to be used for any permitted use listed in the "M-2" Heavy Manufacturing zoning district.
2. The request **is** substantial considering the recent changes and thought process that went into updating the storage regulations.
3. The essential character of the neighborhood **would not** be substantially altered by the variance, and adjoining properties **would not** suffer a substantial detriment as a result of the variance as long as the heavy vegetation that is on the property is not clear-cut, the building likely will not be visible from SR 163/ E. Harbor Road or neighboring properties and abuts quarry property on 2 sides and is across the street from the Lakeside Campground.
4. There is **no** indication the variance would adversely affect the delivery of governmental services (i.e. water, sewer, garbage, etc.) because the property has public water available to it from the north side of SR 163/E. Harbor Road. Any other essential public facilities and services, such as septic or wells, will be under the directive of the regulating County agencies.
5. The applicant stated in their narrative statement that they **were not** aware of the storage regulation changes made in 2025 and they purchased the property in 2020.
6. The property owner's predicament **can** feasibly be obviated through some method other than a variance because the property is ample in size to be able to meet the setback requirement, or the applicant could consolidate the two properties into 4.4ac. or place this building on the 3ac. parcel since it is new construction.
7. The spirit and intent behind the zoning requirement **would not be** observed and substantial justice done by granting the variance because the goal of changing the storage regulations was to get storage buildings as far of the main roads as reasonably possible.

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Ms. Cottingham moved that the Board adopts and makes the findings of fact as read by the recording secretary and that after considering and weighing these factors, the Board finds that Decision Standards(s) (2) (6) (7) weigh more heavily to show that in regard to the reduction in the lot size from 3ac. to 1.4ac:

- a. Practical difficulty is not sufficient to warrant granting the Variance requested.
- b. There is not a preponderance of reliable, probative and substantial testimony; and
- c. There is evidence that does not support the applicants request for a variance.

Therefore, the Variance should be accordingly DENIED.

Motion Seconded by: Mr. Switzer. Roll Call Vote was as follows: Ms. Hinton – yes; Mr. Switzer – yes; Ms. Roberts – yes; Ms. Cottingham – yes; Mr. Huffman – yes. Vote 5-0 the motion carried.

The Chair stated that the application has been Denied.

Ms. Cottingham moved in regard to the reduction of the setback from 200’ to 167’, the Board finds that Decision Standards(s) (1) (2) (6) (7) weigh more heavily to show that:

- a. Practical difficulty is not sufficient to warrant granting the Variance requested.
- b. There is not a preponderance of reliable, probative and substantial testimony; and
- c. There is evidence that does not support the applicants request for a variance.

Therefore, the Variance should be accordingly DENIED.

Motion Seconded by: Mr. Switzer. Roll Call Vote was as follows: Ms. Hinton – yes; Mr. Switzer – yes; Ms. Roberts – yes; Ms. Cottingham – yes; Mr. Huffman – yes. Vote 5-0 the motion carried.

The Chair stated that the application has been Denied.

Because the Area Variances were not approved, the Findings of Fact for the Conditional Use was not read and there was no motion or vote on the Conditional Use request.

Approval of Board of Zoning Appeals
July 15, 2026, Regular Meeting Minutes

Ms. Cottingham made a motion to approve the July 15, 2026, regular meeting minutes as presented. Mr. Huffman seconded the motion. All were in favor, motion carried.

Signing of Decision Sheets

Ms. Cottingham motioned for approval of the decision sheets as presented. Mr. Huffman seconded. All were in favor and the motion carried.

- a. **BZA-2026-137 269 Sackett.** Request for Area Variance to Section 3.5 to allow for a covered deck addition that results in the maximum lot coverage [40% (1,545s.f.) allowed/ 47.7% (1,843s.f.) proposed] to be further exceeded. **Mary Gibbons, Owner/ Applicant; Cliff Ramey, Agent.**
- b. **BZA-2026-142 5686 E. Harbor Road, Unit A-3 (Puckett’s Pups).** Request for a Major Modification to a previously approved Conditional Use in accordance with Section 3.4 and 7.11 to allow a kennel (doggie daycare). **Samantha Puckett, Applicant/Agent.**
- c. **BZA-2026-148 347 Hidden Beach.** Request for an Area Variance from Section 5.2.1.A.i.b to allow more cumulative accessory building square footage than permitted (1,200s.f. allowed/ 1,700s.f. proposed). **Joseph & Annette Kordish, Owners/ Applicants; John Feick, Feick Design Group, Architect/Agent.**
- d. **BZA-2026- 152 2166 Harbor Bay Drive.** Request an Area Variance from Section 5.2.1.D.iii to allow for a pergola to be less than 5' from the principal structure (2' proposed). **KLT Investment Group, Brad Clark, Owner/ Applicant.**

Other Business

- a. **1-Year Extension Request (Set to Expire August 6, 2026):**
BZA-2025-123 2868 (2864) S. Danbury North Road. Request for an Area Variance to Section 3.5 to allow for a new commercial storage building to encroach into the required rear-yard setback (22.5’ proposed/ 25’ required). **Cove-on-the-Bay, LLC; Greg & Kim Spatz, Owners/Applicants.**

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- b. **1-Year Extension Request (Set to Expire August 6, 2026):**
BZA-2025-135 5460 E. Port Clinton Eastern Road. Request for Area Variances to Section 3.5 to allow for an addition onto an existing commercial storage building to encroach into the front-yard setback(30' proposed/ 50' required) and to Section 7.12.3.A to allow more square footage than permitted to be added onto a nonconforming structure [20% (496s.f.) allowed/ 29% (720s.f.) proposed]. **Keith & Brandi Brosky, Owners/Applicants.**

Mr. Switzer motioned for approval of the extensions as presented. Ms. Cottingham seconded. All were in favor and the motion carried.

Reports and Communications from Members and Staff

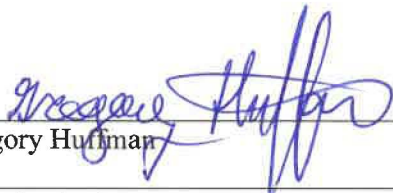
Ms. Dale advised there was going to be Inspector and BZA member training on September 29, 2026.

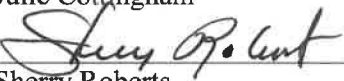
Adjournment

Ms. Cottingham moved to adjourn the meeting, and Ms. Hinton seconded the motion. All in attendance were in favor and the motion carried.

The meeting was adjourned at 9:15 p.m.


RECORDING SECRETARY


Gregory Huffman

Julie Cottingham

Sherry Roberts

Jim Switzer

Jonna Hinton
Board of Zoning Appeals

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