

**City of Huron
Planning Commission
July 28, 2021 5:28 P.M.**

The meeting was called to order at 5:00p.m. in the Council Chambers at Huron City Hall, 417 Main Street by Acting Chairman Bob Howell. Members in attendance: Mark Claus, and Mark Cencer. Members absent: Gary Boyle and Jim Hartley. Staff in attendance: Erik Engle Planning & Zoning Manager.

There were no minutes available for approval and no audience comments.

New Business

Buckeye Sports- Lake Erie Parkway Site Plan Amendment

Project Description from Summary:

The proposed project is a building for boat sales and repair facility for Buckeye Sports. The building will contain a 12,000sf showroom for boats and associated products and a 7,500sf repair area. There will also be 2,000 sf mezzanine for office/conference space. The site will have a designated area for outdoor boat display on the south façade facing Lake Erie Parkway. The rest of the exterior area will be for vehicle parking and maneuvering of product and boats into and out of the facility.

Mr. Engle explained that Buckeye Sports had been in contact to advise of a change to the previously approved site plan in June. The original parking plan has been reconfigured shifting north along the west property line with the gravel storage and fence located further inward more centrally located on the site. Staff is recommending approval and the number of spaces have not changed.

Property owner, Jim Armington addressed the board, apologizing for the changes to the original plan, and reviewing the changes being proposed including curb cuts and the reconfiguration of the parking lot. It was explained the reason for the change was to modify the drive location to allow better maneuvering for the delivery of boats. No changes have been made to the landscaping plan or the number of parking spaces.

**Motion by Mr. Cencer to approve the amended site plan application as submitted.
Motion seconded by Mr. Claus. Roll call on the motion:**

Yeas: Howell, Cencer, Claus (3)

Nays: None (0)

Abstain: (0)

There being a majority in favor, motion passes, and the amended site plan application approved as submitted.

Discussion regarding combining the Planning Commission & DRB

Mr. Engle explained that he would like to propose combining the Planning Commission and the DRB board to one board, which would eliminate the separate minutes and agenda packets. He referenced the code, noting that currently three members of the Planning Commission make up the DRB sub-committee. He explained that he is recommending a Planning Commission/DRB which would still encompass the functions of both boards but

under one board. Members and Mr. Engle discussed how this may work with regard to format. Mr. Engle explained the agenda packet would contain one summary for each case, which would incorporate both site plan and design review elements, rather than having a separate DRB agenda packet and minutes. A discussion regarding the creation and history of the DRB ensued as Mr. Engle referenced the comments that Mr. Boyle had provided with regard to the establishment of the DRB and function.

Members discussed how this may work with regard to agenda packets and motions and expressed their support of combining the two board into one: Planning Commission & DRB.

Motion by Mr. Claus to support the recommendation to combine the Planning Commission & Design Review Board into one board/one meeting as presented by the Planning & Zoning Department. Motion seconded by Mr. Cencer. Roll call on the motion:

Yeas: Howell, Cencer, Claus (3)

Nays: None (0)

Abstain: (0)

There being a majority in favor, motion passes, and the recommendation approved as presented.

Masterplan Update

Mr. Engle referenced the final draft that was emailed earlier in the day. He explained the city is seeking final input from Planning Commission members for this draft and would like any comments or edits submitted by next Tuesday. Mr. Engle noted that he believed administration wanted to finalize the adoption of the plan within the next few weeks and noted he did not have information on the next work session at this time.

Mr. Howell commented on the slow process, adding that the city needs to move faster, set benchmarks, and form committees as needed to get this done.

Mr. Cencer commented on the ConAgra parcel, referencing the boardwalk public space estimate is 2.5 million and he believes this could be much more in order to stabilize the shore on the north end and noted the slip on the east end is very old. He said he would suggest stone in front of it and not sure how broken up concrete was allowed on the west side. Members talked about whether this is the city responsibility or would a developer be responsible. A discussion about dockage ensued, Mr. Cencer explained he believed this could be done. Members reviewed the site plan and discussed potential dock locations. Members discussed the depth of the slip and shoreline stabilization.

Mr. Cencer noted he could work up the estimate he believes the shoreline stabilization will cost. It was noted it will depend on the design, and something that needs to be discussed by the city and with the chosen developer. Dredging was discussed.

ConAgra Site Update

Mr. Engle noted the firms have been narrowed from 5 applicants to 3 finalists (Harmon, Hoty and Rose) and individual interviews with each firm have been set. A brief discussion about applicants and plans ensued.

With no further business, motion by Mr. Cencer to adjourn, seconded by Mr. Claus. All in favor, meeting adjourned at 5:30p.m.



Christine M. Gibboney
Zoning Administrative Assistant

Adopted: 9-22-21

Minutes prepared from audio