

**City of Huron
Planning Commission/DRB
April 19, 2023 6:30 P.M.**

The meeting was called to order at 6:30p.m. in the Council Chambers at Huron City Hall, 417 Main Street by Chair Gary Boyle. Members in attendance: Bob Howell, Jim Hartley, and Mark Claus. Members absent: Mark Cencer. Staff in attendance: Planning Director Erik Engle, and Zoning Inspector Jeff Fantozzi. Also in attendance: City Manager Matt Lasko, Service Director Stuart Hamilton, and Representatives from Ridge Stone Builders.

Approval of Minutes (12-14-22, 1-18-23 and 2-15-23)

Minutes were not discussed or approved.

Audience Comments

None

New Business

Current Zoning District MU-GD PPN.: 42-61270.001 ConAgra Conceptual Presentation #3

Mr. Boyle referenced the discussion and recommendations from the previous presentation, noting the Conceptual Presentation #3 has been revised for review. Brian Gruber of Ridge Stone Builders recapped the recommendations made at the previous presentation and reviewed three plan options (**attached and made part of the minutes**)

- 1) Perimeter units remained the same, Inner loop units staggered 4'-5'. Garages in front vs garages in back, Alley & Parking added
- 2) Rear loaded scenario
- 3) All rear loaded garages- not recommended by developers, looks like concrete jungle, but provided so that members could see the plan. Members noted some landscaping could soften the look.

Members reviewed and discussed options. Items of note/discussion:

- Mr. Claus commented that there is no space for back patios with the rear loaded garage options. He noted he prefers the hybrid model-rear load of the end units only, noting this plan gives you three different styles of units. Additional parking is good as there really is not going to much street parking because of all the driveways. Parking was reviewed, it was noted that a unit could be decreased to provide for closer to the restaurant, however, reduction of units is not the preference. 71 units are reflected. Overflow parking could be at the public parking areas of the boat ramp.
- Mr. Howell agreed with the hybrid option, noting the pond could be reduced further to afford for a park area with amenities. He also suggested a community building and to reduce the number of units. Mr. Howell added that he believes they will lose money if the development is too stagnant in terms of how the homes look and trying to pack too many in. The developer noted they have always been open to reducing.
- Mr. Lasko explained the importance of the number the units relative to valuation. He explained that the city will be constructing the roadway through the middle, utilities up to the units, and the seawall improvement on the north and east side at an estimated cost (once we deduct from putting the sales price back) of \$6 to \$7 million and the city would be financing that through bond issuance which will have a hefty interest rate over a course of 30 years. It becomes a mathematical equation

based on valuation to determine if the city can retire the debt in 30 years. He referenced conversations with the Auditor as to the types of units these would be and the proposed square footage to get an idea of valuation. Mr. Lasko noted that the city believes we need to be north of 65 units. Mr. Lasko noted he is comfortable with 70 or 71. Mr. Howell inquired about the revenue coming in that pays back the debt. Mr. Lasko explained it is through real estate taxes from these units, adding that the city has a TIF package on the site, so roughly 73.5% of future real estate taxes on all the units will go into a special account to retire the debt that the city is issuing. Huron Schools will receive 25% and EHOVE will receive 1.5%. Mr. Howell asked for an estimate of what the taxes would be on the units to get an idea of the impact of reducing units. Mr. Lasko replied the estimate would be \$5,000-\$9,000. Mr. Howell commented that this is a small amount when talking about 5-7 units; about \$35,000 for a year. Members advised this is over the 30-year period, Mr. Lasko commented that it is significant over the 30-year period, so there is a concern for a balance.

- Mr. Howell inquired about the pond and if it is beneficial or a detriment as to cost. Discussion ensued regarding how deep the pond can be and if it cannot be deep, developers noted they would contemplate/reconsider the space.
- Mr. Howell commended on the possible acquisition of additional property on the southeast side to be used for parking and more commercial/retail, noting that at one time, a boutique hotel was a suggestion for this area. It was noted the property is owned by the railroad and while the city communicates with the railroad, there have been no conversations about this area. Mr. Howell recommended utilizing the southwest portion by acquiring that area for more commercial/retail, member noted that area is owned by ODNR. Discussion ensued on whether ODNR would be interested in selling a portion.
- Additional public walkways to the docks and connection to the perimeter walk ensued. A larger golf cart path was mentioned.
- Mr. Howell suggested that the commercial space be increased, park areas enhanced, pond reduced, may have to lose a unit or two, give the public a destination to go to.
- Mr. Howell referenced changes to the outer loop units- varying frontage

In conclusion, members advised of the following items that they agreed on and /or want to see changed:

- Rear-loading the parking of the southernmost units
- Reducing the pond footprint
- Reduce units by two at minimum
- Incorporating interior green space
- Increasing pedestrian access/connectivity throughout the site, especially throughout the interior common space
- Incorporating green overlook parklet areas in the Northeast and Northwest corners of the site to maximize views out to the water
- Increasing number of off-street parking to accommodate the general public/guests
- Increase Commercial sf to 7500
- Staggering interior units
- Indicating future phase to incorporate commercial at the entrance near marina overlook

Motion by Mr. Howell to proceed with concept plan:

- **Interior lots front loaded.**
- **Reduce the size of the pond, add park amenities to inner core**
- **Add amenities to the NE & NW corners for both residents and the public**
- **Increase commercial sf to 7,500**

- Developer to attempt variation of frontage on perimeter units
- Addition of walkways to provide for connectivity
- Reduction of 2-4 units

Mr. Claus added that there will be more opportunities for plan reviews within the preliminary and final plan reviews and commented that he believes Mr. Howell's motion is suggesting that another Conceptual Review take place. Mr. Claus commented that he would like to accelerate the process and made the notion to second. Mr. Engle noted the reviews that are still to come with Preliminary and Final Site and Design Plan Reviews. Mr. Claus commented that the changes are an increase size to the commercial property and two units to be removed and mentioned that a special meeting could be held as soon as possible if desired. Roll call on the motion:

Yeas: Claus, Howell, Boyle, Hartley (4)

Nays:

Abstain: (0)

With a majority vote in the affirmative, motion passes.

Current Zoning District: I-2

PPN: 42-00811.000

730 River Road

Project Description- Replacement Signage- Seven Lakeway Refractories

The applicant is seeking approval for the replacement of existing wall signage due to the change in the company name and logo. They are proposing the following:

- *Wall Sign: (1) 36" x 240" (60sq ft) single-sided panel sign with digitally printed graphics.*
- *Wall Sign: (1) 22" x 144" (22 sq ft) single-sided panel sign with digitally printed graphics.*
- *Awning Recover: (1) shed style awning 124" x 38" (32.72) over the entrance using black vinyl awning material with white graphics.*

Mr. Boyle reviewed the application for replacement signage, noting all signs were in compliance with the code and asked if members had any questions. No questions or comments were made.

Motion by Mr. Howell to approve the commercial signage as proposed. Motion seconded by Mr. Hartley. Roll call on the motion:

Yeas: Claus, Howell, Boyle, Hartley (4)

Nays:

Abstain: (0)

With a majority vote in the affirmative, motion passes and commercial signage approved as submitted.

Current Zoning District: B-1

PPN: 42-00694.000

404 Main Street

Project Description -Expansion of Gathering Grounds Coffee House

The original building was constructed in the 1950's and is positioned on an angle to the corner of the lot.; the lot itself is long, narrow and angled, As existing the building is pre-existing, conforming relative to setback regulations.

Mr. Boyle reviewed the application for the proposed addition.

Motion by Mr. Claus to approve the addition as proposed. Motion seconded by Mr. Howell. Roll call on the motion:

Yeas: Claus, Howell, Boyle, Hartley (4)

Nays:

Abstain: (0)

With a majority vote in the affirmative, motion passes and the addition approved as submitted.

Current Zoning District: R-3

PPN 42-65006.000

710 Cleveland Rd W

Project Description- Replacement of Ground Sign – Huron High School

The applicant is proposing the complete replacement of the existing ground sign. As existing the sign exceeds maximums for size and allowance of an electronic message board component, the replacement signage will remain in the same footprint, but will be slightly larger in area sf. The applicant received BZA approval, granting the required variances on March 20, 2023 as follows:

As proposed, the following variances were approved

- 31.125 sq.ft. variance to the max sf area*
- 6" variance for height*
- 2' variance for ROW setback*
- Electronic Message Board- Allow electronic message portion, variance to portion % of 26.6%, allow LED's, allow in a residential area.*

Mr. Boyle review the application the replacement ground signage.

Motion by Mr. Hartley to approve the ground signage as proposed. Motion seconded by Mr. Howell. Roll call on the motion:

Yeas: Claus, Howell, Boyle, Hartley (4)

Nays: (0)

Abstain: (0)

With a majority vote in the affirmative, motion passes and the ground signage approved as submitted.

Mr. Claus abstained from discussion and vote on this case.

Current Zoning District: B-3

PPN.: 42-01943.001

N. Main Street

Project Description- Temporary Store/Food Vendor

The applicant contacted the city with the idea for a proposed temporary food truck business to be located on Lot #11 of parcels 42-01943.001 which is owned by Shirley Murray Trustee (Jim Murray). The proposed idea is for the placement of an Airstream Trailer to be used for the sale of ice cream and consumer packaged goods and to provide an outdoor patio area with fencing, outdoor seating, and strung lighting.

Mr. Boyle reviewed the application for the Temporary Store/Food Truck on Main Street.

Motion by Mr. Howell to approve the site plan for a temporary store/food truck operation as proposed. Motion seconded by Mr. Hartley. Roll call on the motion:

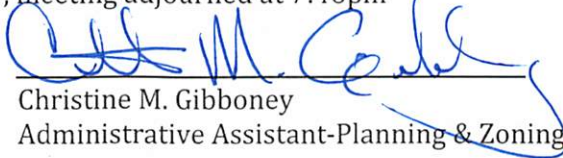
Yeas: Howell, Boyle, Hartley (3)

Nays: (0)

Abstain: Claus (1)

With a majority vote in the affirmative, motion passes and the site plan for the temporary store/food truck operation approved as submitted.

Mr. Claus rejoined the meeting at 7:46pm. Motion by Mr. Howell to adjourn. Motion seconded by Mr. Hartley. All in favor, meeting adjourned at 7:46pm


Christine M. Gibboney
Administrative Assistant-Planning & Zoning

Adopted: 6/21/23