

**City of Huron
Planning Commission/DRB
December 15, 2021 5:00P.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 Cencer, and Mark Claus. Members absent: Gary Boyle and Jim Hartley. Staff in attendance: Erik Engle Planning & Zoning Manager and Christine Gibboney Administrative Assistant.

Approval of Minutes (PC/DRB Minutes 11-17-21)

Mr. Cencer referenced the vote on the Sandpiper Apartment signage and noted he believed Mr. Boyle had voted against passage, but the minutes show an affirmative vote. It was noted staff would listen to the audio to confirm and make changes accordingly. **Motion by Mr. Cencer to table the approval of the minutes. Motion seconded by Mr. Claus. Roll call on the motion:**

Yeas: Claus, Cencer, Howell (3)

Nays: None (0)

Abstain: (0)

With the majority in favor, motion passes and approval of minutes tabled.

New Business

525 Cleveland Road West -Parcel No.: 42-00407.000 Parcel # 42-00407.000- Current Zoning District: B-3 - Commercial Signage

Subject Matter/Background from summary:

The applicant is asking consideration for a commercial wall sign for a new business (HQ- BBQ) located within the Port Huron Plaza. The business will occupy the unit that was previous the Smile Pho Vietnamese restaurant. The applicant is proposing a replacement panel measuring 4' x 8' to be installed within the existing frame located above the store front.

Mr. Howell referenced the application for commercial signage. Mr. Engle explained the signage is for a new BBQ restaurant going into the plaza and would be a replacement panel inserted into the existing frame. He noted the proposed sign meets all signage requirements and referenced the proposed signage detail for the three-color sign.

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

Yeas: Claus, Cencer, Howell (3)

Nays: None (0)

Abstain: (0)

There being a majority in favor, motion passes, and the application for commercial signage approved as submitted.

2300 University Drive- Parcel #.: 42-01972.500 Current Zoning District: I-1 Light Industrial. Site plan and design applications for additions of Processing and Cultivation facilities.

Subject Matter/Background from summary:

Applicant is seeking approval from the Planning Commission and Design Review Board for the next phase of development on the property located at 2300 University Drive East, Huron OH

44839, otherwise known as Firelands Scientific. The 10-acre site is currently being used as a cannabis processing and cultivation facility. This existing structure features office space, a greenhouse, and processing facility. The applicant is looking to expand production with a greenhouse and an added processing facility on the north end of the site. Nucor Building – 31,000 sf and Sprung production greenhouse building – 28,000 sf

Mr. Howell referenced the application for site plan and design approval of two additions to the Firelands Scientific property. Mr. Engle reference the previous pre-proposal presentation to the committee by Firelands Scientific and the final plans for two new additions: 1) 31,000sf north end addition 2) 28,000sf greenhouse. Mr. Engle noted that the proposed facilities conform to the zoning code, all landscape and proposed lighting are included. He noted that other than wayfinding signage, no other signs are currently being proposed. Mr. Engle noted the height and setback regulations are met and referenced that all exterior colors will match the existing buildings.

Mr. Hank Rapport of Firelands Scientific referenced the expansion, noting the economic impact of new jobs, and using area contractors for the construction. He explained that they worked to place the additions so as to stay within zoning regulations. Mr. Claus inquired about the proposed new greenhouse building, referencing it differs as to what was presented in the pre-proposal. Mr. Rapport confirmed the greenhouse building is different, explaining it is a pre manufactured two story building for cultivation, but will not have two floors. He referenced the rack system that will be used in the building for two floors of growing. He explained speed to market is critical, so the proposed pre manufactured building is desired. Mr. Rapport referred to state regulations relating to expansions. He reviewed the exterior design of the hoop frame structure, noting the building exterior is a membrane with a 20-year life, the color is mostly white with a gray lower bottom area. He explained that if any signage is desired in the future on the building or otherwise, they would come back with a design application in the future. He also referenced that they may add more trees and lighting with future phases and noted again, they would come back to the city with applications. In response to a question by Mr. Claus on light emissions, Mr. Rapport noted there will be zero light emissions from the greenhouse facility.

Motion by Mr. Claus to approve the site and design plans as submitted. A discussion ensued regarding the process for lighting plan approval Mr. Howell asked if these could be administratively approved. Mr. Engle explained that these are normally reviewed and approved by the DRB, but could be specified by the board to be approved by Zoning. Mr. Howell advised that the plans could be submitted to Zoning and emailed out to members, if no issues, could be approved by Zoning. Mr. Claus amended his motion: Motion to approve pending submission and approval of lighting plan. Motion seconded by Mr. Cencer. Roll call on the motion:

Yeas: Claus, Cencer, Howell (3)

Nays: (0)

Abstain: (0)

There being a majority in favor, motion passes, and the applications for site plan and design approval approved pending the submission and approval of lighting plans as noted above.

400 Huron Street, Parcel #42-01944.000- Current Zoning District: B-3 (General Business) Site plan and design application for a Harbor Master Building and a Shop/Storage Building.

Subject Matter/Background Summary

Applicant is seeking approval from the Planning Commission and Design Review Board for the next phase of development on the property located at 400 Huron Street, Huron OH 44839, otherwise known as MGS Harbor Point. The applicant is proposing to construct a new 2,300 sf harbor master building to support surrounding marina operations. The building will include office space, restrooms, and an outdoor dining patio. The second level will feature three guest rooms to be used only by staff and private customers. The location of the structure is on the eastern most side of the site. The site plan also proposes to demolish the existing storage building in favor of a new 1014 sf storage building to be located closer to the entrance. This allows for more parking and better maneuverability through the site.

Mr. Engle reviewed the site plan and design applications for the proposed 2,300sf Harbor Master Building and the 1014sf storage building. He referenced the landscape features in the site plan, noting there is not much space on the parcel and added that there is no formal signage being requested at this time.

Dan Frederick, Architect- Reviewed the details of the proposed demo and relocation of the storage building, noting they would like to get this building up as soon as possible. He noted the exterior finishes will be compatible with the USGS building. Mr. Frederick referenced the landscape buffer, adding that the turnaround will be heavily landscaped and landscaping along the large blue building. In response to a question by Mr. Claus, Mr. Frederick confirmed the parking lot will be adjacent to Huron Street and will still be used for boat storage in the winter months. Mr. Frederick explained the Harbor Master exterior will be mostly white shingle and the roofing metal. Mr. Claus asked about the rack storage building. Mr. Frederick noted that repair/remodeling of that building would be later in the plan.

Mr. Howell commented that applicant will need to submit a landscape and lighting plan and include a materials list. Mr. Claus referenced signage on the USGS portion and asked if any other signage would be desired on the marina side. It was noted that if signage is desired, an application would need to be submitted.

Mr. Frederick inquired about the ability to commence with the building of the storage building and the Harbor Master building. Members advised that this could proceed and discussed that approval of the site plan with the condition that landscape, lighting, material lists and signage be submitted for DRB approval. Discussion ensued about the detail needed in the landscape and lighting plans.

Motion by Mr. Cencer to approve the site plan as submitted subject to the submission of lighting, landscape, materials list for review by the DRB. Motion seconded by Mr. Claus. Roll call on the motion:

Yeas: Claus, Cencer, Howell (3)

Nays: (0)

Abstain: (0)

There being a majority in favor, motion passes, and the site plan approved subject to the submission of lighting and landscaping plans, materials list for DRB review and approval.

Public Hearing: Re-Zoning Application- ConAgra Property from I-2 to MU-GD

Parcel No.: 42-61270.001, Current Zoning District: I-2 General Industrial

Subject Matter/Background Summary:

The City is requesting consideration for a rezoning of the former ConAgra property from the current I-2 (General Industrial) to MU-GD (Mixed Use- Granary District) Zone.

In preparation for the anticipated development of the former ConAgra property, the city is requesting the rezoning of the parcel from the current I-2 zoning to MU-GD to accommodate the uses as envisioned in the city's Master Plan and the recently awarded development agreement for the property. As the zoning stands now, the I-2 is incompatible with what the vision of this particular site is, especially regarding the residential use component, which is strictly prohibited in the I-2 Zone. A separate mixed-use district was recommended in the Vision 2020 Masterplan for this site and was written accordingly.

Motion by Mr. Cencer to enter into a Public Hearing on the rezoning application of the ConAgra property. Motion seconded by Mr. Claus. All in favor, motion passes and public hearing called to order at 5:26pm.

Mr. Engle referenced the city's Master Plan and recent selection of a developer for the site. He noted the current zoning of the parcel being I-2 and the recommended rezoning to MU-GD, adding that the MU-GD section caters to what the city wants to see on the site. He noted the I-2 zoning prohibits residential use. Mr. Engle referred to the summary, reviewing the zoning of the areas surrounding the site. He referenced the discussion/inquiries relative to the MU-GD code that were voiced by members at the last meeting:

- Setbacks: - staff sees no reason the stated setbacks would be an issue. Members reviewed and agreed.
- Transient Rentals: Mr. Engle explained that he had reviewed and conferred with legal who agreed that transient rental use would not be allowed in the MU-GD. Mr. Engle noted the discrepancy between residential use and zoning and how the current code is written. Members discussed what would need to be amended to allow for transient rental use, discussing whether amending the residential districts, transient rental chapter, or the Mixed-Use District itself. It was referenced that currently zoning districts that do allow the transient rental use are specified as such by referring back to the R-1 section. The MU district code does not make mention of this reference. Mr. Lasko referenced conversations with the developer, who he explained is not adamant about having transient rental use, but have respectively requested not to have the option taken away so early in the process. Mr. Lasko suggested this could be done by a deed restriction as well. Members discussed conditional use that would have to be approved by the Planning Commission as another option. Members discussed the timeline of having a code amendment finalized.
- Members reviewed and discussed Appendix A- Permitted Uses chart in Chapter 1127 and discussed the following potential amendments:
 - 1) Residential and Lodging: (C) & (D) reference "Commercial Building"

- 2) Addition of (H) for Transient Rental Use- Conditional
- 3) Under Retail: (I) Outdoor Displays or sales -change to Conditional.

Mr. Cencer noted for the record that his firm has a contract for the inspection on the ConAgra site, but noted he did not believe this is a conflict with regard to the rezoning.

Motion by Mr. Claus making a recommendation to approve of the rezoning of the ConAgra parcel from the current I-2 (General Industrial) to MU-GD (Mixed Use-Granary District) as submitted. Motion seconded by Mr. Cencer. Roll call on the motion:

Yeas: Claus, Cencer, Howell (3)
Nays: (0)
Abstain: (0)

There being a majority in favor, motion passes on the recommendation to approve the rezoning of the ConAgra parcel as submitted.

Motion by Mr. Cencer to close the public hearing and return to the regular meeting. Motion seconded by Mr. Claus. All in favor. Regular meeting resumed at 5:46p.m.

Mr. Claus reviewed the discussion and amendments to be included in the motion for the MU_GD District. Mr. Engle advised of another amendment recommendation under Community and Civic Facilities/Other, (A)-not sure if it is legal to not permit Places of Worship/Church. Mr. Engle noted he would discuss with legal to confirm. Members discussed that if legal advises this needs to be changed, it can be done at the Council level.

Motion by Mr. Claus to recommend the following changes to MU-GD 1127.09- Appendix A:

Residential and Lodging: (C) & (D) to clarify by adding "Commercial Building"
Residential and Lodging: Addition of (H) - Transient Rental Use- Conditional Use
Under Retail: (I) Outdoor Displays or sales -change to Conditional Use.

Motion seconded by Mr. Cencer. Roll call on the motion:

Yeas: Claus, Cencer, Howell (3)
Nays: (0)
Abstain: (0)

There being a majority in favor, motion passes on the recommendations to amend the MU-GD Appendix A as noted.

Motion by Mr. Cencer to adjourn. Motion seconded by Mr. Claus. All in favor, meeting adjourned at 5:51p.m.


Christine M. Gibboney
Zoning Administrative Assistant



Adopted: 1-26-22