

**City of Huron
Planning Commission
May 26, 2021 5:06P.M.**

The meeting was called to order at 5:06p.m. in the Council Chambers at Huron City Hall, 417 Main Street by Chairman Gary Boyle. Members in attendance: Bob Howell, Jim Hartley, Mark Claus, and Mark Cencer. Staff in attendance: Erik Engle Planning & Zoning Manager, and Christine Gibboney-Zoning Administrative Assistant. Assistant to the City Manager, Mike Spafford joined the meeting in progress.

Approval of Minutes (3-24-21 & 4-28-21)

Motion by Mr. Claus to approve the minutes of 3-24-21 and 4-28-21, as printed and received. Motion seconded by Mr. Hartley. All in favor, motion passes, minutes approved.

New Business

Master Plan Overview

Mr. Claus provided the Planning Commission an overview of the progress to date with regard to the update of the Vision 2020 Master Plan. He explained City Architecture hosted a three-hour work session with City Council and an additional council work session was held last evening. He referenced that goals and benchmarks had been established, a grading system created and fourteen (14) priority initiatives identified. Mr. Claus mentioned that City Architecture should have a deliverable product within a couple weeks for the city to then review and fill in details of costs and funding. He referenced the RFQ for ConAgra that has been issued, noting the deadline for submission is the end of June. He advised there has been much interest to date. A brief discussion ensued regarding the RFQ; Mr. Engle confirmed mixed use development proposed. Mr. Claus advised members the packet is on the website. Mr. Engle noted ConAgra and downtown were on the top of the list and commented that this body would be involved code updates to drive the development specific to the Master Plan.

Mr. Boyle noted the commission would be very willing to participate and provide input. Brief discussion ensued regarding providing Planning Commission members with information on the Master Plan updates. It was noted that a copy of the priority initiatives would be provided to members. Members asked that these be emailed.

A brief discussion about Quiet Zones ensued; Mr. Claus provided a history of action taken in the past, members mentioned possible grants available, and it was noted that the study is still available on the city website to review.

Planning Commission-Amendments to the Code

Mr. Howell initiated conversation about establishing architectural guidelines within the code. Mr. Engle referenced his experience with these and the need to address flexibility as well. He suggested a Unified Development Ordinance, which would incorporate design standards in the code itself. Discussion ensued noting the character of an area should drive the design. Discussion about guidelines being corridor specific ensued.

Mr. Howell referenced the issue with pre-existing non-conforming small lots in the city and the issue of volume in having to take most improvements to the BZA. He suggested changes to the code to establish some type of guidelines with regard to these small lots which would then help BZA. He suggested some type of specified zoning such as R-1S (small lots) to designate these and then have regulations on setbacks etc that would apply to these. He

suggested setback adjustments and provided some examples of recent cases. Mr. Engle referenced ways to address this type of issue with overlay districts.

Mr. Howell asked about a survey to identify all these properties. Mr. Engle and Mr. Spafford referenced using GIS to catalog existing parcels. Discussion on existing neighborhoods where undersized lots are prevalent ensued. It was noted that the Rye Beach is designated as R-1A zoning which does have reduced setbacks and that in years past there was discussion with some neighborhoods to consider zoning changes with regard to this issue, however, this was not supported by the homeowners' associations at that time. Mr. Engle suggested options of amending the R-1 designation, or re-zone to R-1A designation. Mr. Boyle commented that people should not have to go to the BZA constantly in order to make improvements on these existing small lots. Mr. Spafford and Mr. Engle confirmed the majority of parcels in the city are non-conforming and pre-date the zoning code.

Discussion on next steps ensued. Mr. Engle explained that the Zoning Code requires much work and suggested that staff look at both residential and commercial amendments to the code.

Mr. Hartley advised of grant funding available for municipalities that had urban renewal and Discussion then ensued regarding city parking, restoration of Main Street and historic look. Mr. Howell inquired about the acquisition of railroad property around the ConAgra site, and the addition of another industrial park on that side of town. Mr. Spafford and Mr. Engle advised these are subjects on the list.

Mr. Howell inquired about revenue from income tax, property tax and electric from businesses within the city. Mr. Spafford provided an overview, noting the largest customers would include Mucci Farms and Ardagh Metal Beverage when they are up and running. Mr. Spafford referenced potential expansion of Huron Public Power to service other customers. A speculative discussion of how much it would cost to buy the railroad property was initiated by Mr. Howell. Mr. Spafford advised it is unknown what the railroad would want and if/when they would want to sell. He noted the city has spoken with the railroad in the past. In response to a question by Howell with regard to a timeline for filling a second corporate park, Mr. Spafford noted it took 18 years for the current Corporate Park to be sold out.

With no further business, motion by Mr. Howell to adjourn, seconded by Mr. Cencer. All in favor, meeting adjourned at 5:48p.m.



Christine M. Gibboney
Zoning Administrative Assistant

Adopted: June 23, 2021