

**City of Huron
Planning Commission/DRB
March 15, 2023 5:00 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 Chair, Mark Claus. Members in attendance: Jim Hartley, and Mark Cencer. Members absent: Gary Boyle & Bob Howell. Staff in attendance: Planning Director Erik Engle, and Administrative Assistant Christine Gibboney. Also in attendance: Matt Lasko, Stuart Hamilton, Mayor Tapp, Councilman Dike, and Councilman Artino. Developers in attendance: Brian Gruber of Ridge Stone Builders.

Approval of Minutes (1-18-23 and 2-15-23)

Commission Members decided to wait until the next meeting to approve of draft minutes.

Audience Comments

Councilman Dike welcomed the developers to the meeting and commenting on the importance of the development of ConAgra noting he would like to see something special proposed for the site. He commented on the importance of lake access for the community, referenced having roof top decks, and exterior design of an old fishing village look/unique design aesthetics.

New Business

Current Zoning District: B-2 PPN.: 42-02081.004 366 N. Main Street

Project Description:

The applicant is asking consideration for two (2) commercial wall signs. He has operated an office within this condo/business complex for many years as American Eagle Mortgage (Exhibit A). The applicant has submitted the application and elevations for new wall signage which will be Union Capital Mortgage. As proposed the wall signage meets sign code regulations of Chapter 1129 for size and number of signs.

Mr. Engle reviewed the applicant for two commercial wall signs for Union Capital Mortgage, 366 N. Main Street, noting the applicant reduced the size of the proposed replacement signage in order to comply with the code. He referenced the three-color design of the wall signs and noted recommendation for approval. Brief discussion on the current sign size and the fact that the proposed wall signage has been reduced in size to comply.

Motion by Mr. Hartley to approve the two commercial wall signs as proposed. Motion seconded by Mr. Cencer. Roll call on the motion:

Yeas: Cencer, Claus, Hartley (3)

Nays:

Abstain: (0)

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

Current Zoning District MU-GD

PPN.: 42-61270.001

***ConAgra Conceptual
Presentation #2***

Mr. Lasko advised the Commission of the funding of capital to be invested in to the roadway, utilities and seawall on the site, explaining that the city is looking for consensus from Commission Members as to the proposed footprint of the site plan. He explained that the city is hoping to receive support from this body as to the layout, location of public spaces, residential and commercial in order to allow for the city to get started moving forward on planning for the infrastructure projects. Mr. Lasko asked if the access around the perimeter is supported by the body.

Mr. Engle reiterated that an informal recommendation for the concept being proposed is being sought, detailed plans and elevations to be reviewed during the preliminary/final reviews.

Mr. Hartley raised concerns with the pond area, inquiring if the pond is a requirement. Mr. Lasko replied it is not a requirement from the city, but could serve as a stormwater requirement. Mr. Claus mentioned the 4' cap on the property. Mr. Lasko reiterated the site's restrictive covenant and the consultant that the city works with who believes the pond would be permitted but restrictive with regard to the 4' cap.

Mr. Claus invited developers to share the revised concept plans:

Mr. Gruber referenced the outer loop and perimeter area of the plans, noting the preservation of public area all around the perimeter and proposed public gathering spaces and sitting areas. He referenced the inner loop, noting they had shifted things around by eliminating a unit and the lots are more square now. He referenced the restaurant area, pointing out the lower patio area and an upper deck. Mr. Gruber referenced the floor plans of the outer loop units noting that they have a first-floor master and patio and a second story deck and on the inner loop, the units have been revised to a three-story unit with views of the pond. Mr. Engle commented that a walk path on the inner loop could connect with the path. Discussion on inner loop curb cuts ensued; roads in rear up for discussion, but the developer commented he was not sure that would work here.

As for more commercial/retail spaces, developer noted they are struggling with more retail/commercial working here, and noted the high-end restaurant to be the signature piece of the project. He noted that they don't want the site to compete with Main Street and also referenced that additional retail/commercial will need to have dumpster areas and questioned how that will affect the high-end residential properties.

Mr. Claus referenced the number of units needed on the site to make the project successful and a brief discussion about the abutting railroad property as a possible additional property ensued.

Discussion turned to interior lots and curb cuts. Commission Members referenced curb cuts at every driveway and concern for how this will look. Commission Members were invited to take a site visit to the development in Perrysburg to see how the curb cuts look. Mr. Claus suggested perhaps a staggered footprint of the townhomes to have variation in depths and maybe some units with open roof decks. Developers to verify the number of units that can be constructed if staggered.

Discussion on the proposed marina, number of docks and ownership of docks ensued. Developers believe all unit owners will want to have a dock. Mr. Cencer noted that he believes 40-50 docks would fit in the space.

Restaurant space and parking reviewed, as proposed the restaurant space would be 4500-5000sf and reviewed parking spaces available, referencing 35-40 spaces. Mr. Engle referenced the code relative to designated parking which is based on parking spaces per 200sf.

Mr. Hartley inquired about designs without the lake, noting this is a sticking point for him. Mr. Lasko explained on the original concept the middle area was a park space. He noted as the project evolved, a park in the center of the residential area seemed an awkward location and the perimeter of the site was much more desirable for public areas. The design for the middle then was revised to just a grassy area. Members inquired about possibly adding more units if developers were to change and/or remove pond area as they commented on the space that could be used.

Mr. Artino commented that there have been three public meetings that have referenced the public access being on the perimeter of the site and noted that he agrees with Mr. Lasko on not having a public park in the middle of the parcel and that the city needs to do whatever is most feasible. Mayor Tapp commented that he is in favor of staggering the inner loop units and also noted that the pond looks larger than it actually is.

Mayor Tapp noted he believes there will be no problem with selling these units as proposed as there is much interest. The developers noted that market has to dictate and they need some flexibility to adjust square footage. The developer commented that as far as the pond goes, there is nothing lost, the pond maybe with a fountain is better than having just grass.

Discussion ensued on rear load garages. Developers explained that the Midwest is different when it comes to these types of layouts and that he has found they do not work. He noted that units will then lose the back patios. Mr. Gruber noted this is not a feature that sells. Discussion ensued with opinions of rear load garages and roadways behind the units. Developers advised that if the city added rear roadways, there would be front and back roads in the development. Developers also noted that living area and views toward the back water features attract buyers.

Mr. Artino referenced the development of North Port, noting that in the original development driveways/roads were in the rear, the development went under and the subsequent plans for the remaining development switched from that design and have had success in selling. He also noted the pond is a selling point and that he would not want rear roads/driveways.

Mayor Tapp noted parking is a premium and stated that curb cuts are concerning. Mr. Claus advised that members should take a site visit to see the development that Ridge Stone suggested. Mr. Lasko noted that this parcel being a peninsula makes it difficult with regard to parking. Discussion ensued regarding the required number of units needed vs the asphalt parking needed.

Mr. Cencer suggested that ODNR may be open to talk about corner area near the restaurant site. Mr. Artino commented that his condo provides for parking pads but there is no parking allowed on the streets. The developer stated that they could consider sacrificing a unit in order to add parking, but they would have to watch the unit count if this is considered.

Mr. Claus inquired about multi-story apartments with parking underneath. The developer commented maybe at the south end, but he was not sure how that may mix. Discussion ensued on the price of the homes being across from apartments. Developers noted the outer loop homes are locked in for design. A review of floor plans ensued. Developers

noted that the inner loop has been revised to reflect the comments from the last meeting. The Developer noted the financing is in place and they are ready to proceed, noting they would like roads in as spring through fall are the best sales time. They confirmed there would be a sales office on site. Discussion on sidewalks and docks ensued. Mr. Cencer stated that there would be room for 46, 30' docks on the east side.

Mr. Claus commented on the good input provided and summarized the discussion: Outer loop units are fine as presented, inner loop has some tweaking to be done, south end can be looked at, and perhaps members should take a look at the development suggested relative to curb cut aesthetics.

Mr. Lasko agreed, commenting that full site plans and details will follow, and with some additional work on the interior loop as noted, it sounds like members are generally in agreement of the site plan. The city can start planning based on this while still working on the interior changes.

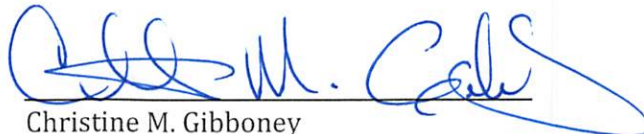
Discussion continued on curb cuts, staggering of inner loop units, importance of number of units, space, parking concerns with regard to restaurant and overflow.

In conclusion the following was determined/requested for further review:

- Perimeter plans as proposed are acceptable
- Inner loop area to be revised to reflect discussion this evening- stagger and possibly angle the units on the inner loop. Perhaps add roof decks
- Inner pond/greenspace area tweaks, add sidewalks, connectivity to perimeter path
- Special meeting can be accommodated for one last critical concept review or can be held at next regular monthly meeting.
- Detailed plans and elevation reviews would be performed in the Preliminary Plan Review followed by the Final Plan Review through this body.

Mr. Hartley left the meeting at 6:43pm.

Motion by Mr. Cencer to adjourn. Motion seconded by Mr. Claus. All in favor, meeting adjourned at 6:44pm.



Christine M. Gibboney
Administrative Assistant-Planning & Zoning

Adopted: 6/21/23