

**City of Huron
Planning Commission
February 24, 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 Chairman Gary Boyle. Members in attendance: Bob Howell, Jim Hartley, Mark Claus, Mark Cencer. Staff in attendance: Assistant to the City Manager Mike Spafford, Zoning Admin. Assistant Christine Gibboney.

In attendance by phone, from JDI Group: Anne Grasser, Jason Bartley and Jim Buchanan representing their client, Ardagh Metal Beverage.

Approval of Minutes (11-18-20)

Motion by Mr. Hartley to approve the minutes of 11-18-20, as printed and received. Motion seconded by Mr. Cencer. Mr. Boyle abstained as he was not present at the meeting. All remaining members in favor, minutes approved.

New Business

1608 Sawmill Parkway- (Ardagh Metal Beverage) Phase 1- West End Additions

Project Description from Summary:

Site plan approval for an expansion to the existing warehouse to include: three additions on the west end of the existing warehouse are comprised of:

Northwest Addition – 26,346sf. including truck dock

Tank Room Addition – 2,199sf. (on the northwest side of the building)

Coil Unload Addition – 2,318sf. (on the southwest side of the building)

In addition, this phase would include the following utility improvements: 10" fire water loop re-route, storm sewer reroute, and pavement changes.

Mr. Boyle reviewed the application. Mr. Spafford referenced the phased approach to the substantial expansions proposed for the facility. He reviewed the proposed three additions to the west end of the facility which comprise the Phase 1 improvements and commented that subsequent phases are anticipated to immediately follow. He referenced some of the challenges the contractors are facing with regard to wetland areas that they are working through. Mr. Spafford noted the plans, as proposed for the entire project, meet use and setback compliance. He also advised the board that the applicant has requested consideration for the vacation of the right of way at the end of Sawmill Parkway; referenced the utilities within that area, and advised that Ardagh would be looking at creating a tractor trailer turnaround area at the end of Sawmill. A brief discussion of the type of turnaround ensued. Mr. Spafford and Mr. Boyle referenced that the vacation of the right of way would be something that would go through City Council at a later date.

Representatives from JDI Group were asked if they had any comments to add and Mr. Boyle asked members if they had any questions.

A brief discussion ensued about whether to consider approval of the site plan for Phase 1 only or to approve the entire site plan which encompasses all phases. Mr. Spafford noted that the complete site plan, as submitted, meets zoning code.

Motion by Mr. Howell to approve the plans (all 3 Phases) as submitted. Motion seconded by Mr. Hartley. Roll call on the motion:

Yeas: Hartley, Howell, Claus, Cencer, Boyle (5)

Nays: None (0)

Abstain: (0)

There being a majority in favor, motion passes, and complete site plan for all three phases of development approved as submitted. Mr. Boyle thanked Ardagh for the investment in the community.

Staff Report

Mr. Spafford reported that City Council approved an agreement with City Architecture to revamp the Vision 2020 Master Plan. He noted the Planning Commission will be involved with the process which is anticipated to take 2-3 months.

In response to a question by Mr. Howell regarding feedback on the improvements to Route 6 and the traffic flow, noting that he hasn't experienced any issues and supports the layout. Mr. Spafford advised the city continues to work with ODOT through the regulatory process as they are accepting of the road diet, but they do want to see hard data and the city will do more traffic counts.

He noted presently, the city has received approximately 2-1 support of the road diet and no reported traffic issues. Mr. Claus added that Council approved OHM Advisors to do a final traffic study confirmation so that by June a final decision can be made. Mr. Claus also commented that the bike lane stripping would be touched up as needed until the time that a final decision is made and referenced that the city is also looking at making the bike lanes stand out with color. A brief discussion regarding the school zone lights ensued.

With no further business, motion by Mr. Howell to adjourn, seconded by Mr. Cencer. All in favor, meeting adjourned at 5:11p.m.


Christine M. Gibboney
Zoning Administrative Assistant

Adopted: 3-24-21