

City of Huron
Design Review Board- Regular Meeting
August 26, 2020 6:07p.m.

A regular meeting of the Design Review Subcommittee was called to order at 6:07p.m. in the Council Chambers at Huron City Hall, 417 Main Street by Chairman, Gary Boyle. Members in attendance: Jim Hartley and Bob Howell. Staff in attendance: City Engineer/Zoning Administrator Doug Green, Zoning Admin. Assistant Christine Gibboney.

Adoption of Minutes- (4-30-20 & 7-22-20)

Motion by Mr. Hartley to approve the minutes of April 30, 2020 as printed and received. Motion seconded by Mr. Boyle. Mr. Howell abstained. All in favor, motion passed and minutes approved.

Motion by Mr. Hartley to approve the minutes of July 22, 2020 as printed and received. Motion seconded by Mr. Boyle. Mr. Howell abstained. All in favor, motion passed and minutes approved.

Audience Comments -None.

Old Business- None.

New Business

2401 Sawmill Parkway (Stride Mobility & Safe Harbor Insurance)

Project summary from staff report:

The proposed new building is to be located on the 2.25ac parcel located adjacent to and directly North of the existing multi-tenant commercial building located at 2401 Sawmill Parkway. The new parcel that contains the proposed building was recently split and is currently being recorded.

The proposed building will have two public entrances on its North elevation (facing SR2) for the two tenants. The exterior of the proposed building will contain a mixture of various materials including stone veneer accents, horizontal metal siding with accent siding around entries and building corners, aluminum copings and aluminum storefront windows and entrances. The roof is a flat roof type which will not be visible from ground level as the façade extends above it on three sides. The Southern elevation (rear) of the building will contain steel man doors and overhead doors for deliveries and employee entrances and several high windows.

The exterior parking/drive areas will consist of asphalt approaches and pavement with concrete curb along the East side of the site to contain any runoff on the site. The building will be surrounded with concrete sidewalks with integral concrete curbs. There is a dumpster located in the rear parking area that will have to be screened with a wood or masonry fence. There is no proposed site (pole) lighting, only shielded wall-packs on the exterior walls and recessed down-lights above the public entries.

Landscaping: Section 1131 requires the following minimum landscaping materials based on the size of the parcel and parking area:

- 11 shade trees. (None Proposed)*
- 4 landscape islands/beds 100sf ea. with 6-8 shrubs & 1-2 ornamental or evergreen trees. (2 islands proposed at front of building, 125sf ea. Containing 5 shrubs ea.)*
- 3 parking lot landscaping islands, 6' wide x length of parking stall, containing shade trees and/or shrubs. (2 islands proposed, containing 1 evergreen tree and 5 shrubs ea.)*

No exterior signage has been submitted at this time. Signage shown on the attached plans is for presentation purposes only at this time. The owner will submit a separate signage application at a later date.

Mr. Boyle reviewed the design application submitted by Stride Mobility or their proposed 13,616sf commercial office and retail facility. Mr. Green referenced his staff report and noted that the dumpster will be enclosed with a full masonry wall and a gate. He reviewed the minimum code requirements for landscaping elements which have not been met and referenced the material board and renderings of exterior design for review. Mr. Green noted that there is no signage application include as this will be submitted at a latter date.

Mr. Todd Hart of Hoty Builders addressed the Board, referencing a requirement concerning a fire hydrant, after a brief discussion by members and Mr. Green, it was noted this would be something discussed during the building review phase. Mr. Hart referenced the number of shade trees required in the code and noted the location of the building in proximity to the ODOT fence along the highway and the retention area, stating that they would prefer not to plant trees in that location. Members reviewed the site plan and areas surrounding the proposed facility. Mr. Green recapped the code requirements for landscaping.

Mr. Howell recommended that Hoty come back with a landscaping plan reflecting the minimum requirements of the code. Mr. Hart inquired as to what minimums were. Mr. Green advised the information was in an email previously provided to him. Mr. Hart inquired if the board would forgo the requirement for shade trees referencing the location along the highway. Members advised this was not a negotiation, as these are requirements of the code. Mr. Boyle commented that the board can address the building aesthetics tonight which would allow the process of permitting and construction to begin with the condition that a landscaping plan be brought back to the board at a special meeting of September 9th.

Mark Schnieders, owner of Stride Mobility, asked the board to consider trees on the side of the building as they would want as much visibility as possible on the highway side of the building.

Motion by Mr. Howell to approve the design elements as proposed for the exterior colors and materials as submitted. Motion seconded by Mr. Hartley. Members voted as follows:

Yeas: Boyle, Howell, Hartley (3)

Nays: None (0)

Motion passes, application for design elements of the facility approved as submitted.

Wexford Subdivision- Entrance Signage Replacement Mr. Boyle reviewed the design application submitted by Wexford on the Green HOA for their proposed replacement signage and noted that he would abstain from voting as he is a resident of this neighborhood association. Mr. Green referenced the license agreement with the city for this signage within the right of way and noted the proposed replacement signage is smaller than the current sign.

Matt Seifert, representing the Wexford on the Green HOA reviewed the design elements and explained that for this year they would just grass around it, but in the spring they would add landscaping. He added that solar lighting was also being considered.

Motion by Mr. Howell to approve the design application as submitted. Motion seconded by Mr. Hartley. Members voted as follows:

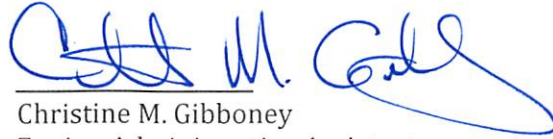
Yeas: Howell, Hartley (2)

Nays: None (0)

Abstain: Boyle (1)

There being a majority in favor, motion passes, application approved as submitted.

With no further business, Motion by Mr. Hartley to adjourn, motion seconded by Mr. Howell the meeting was adjourned at 6:33p.m.



Christine M. Gibboney
Zoning Administrative Assistant

Adopted: 10/28/20