

**City of Huron
Planning Commission
September 23, 2020 5:30P.M.**

The meeting was called to order at 5:30p.m. in the Council Chambers at Huron City Hall, 417 Main Street by Chairman Gary Boyle. Members in attendance: Jim Hartley, Bob Howell and Mark Cencer. Members absent: Mark Claus. Staff in attendance: City Engineer/Zoning Inspector Doug Green, Zoning Admin. Assistant Christine Gibboney.

There were no minutes available for approval and no Audience Comments.

New Business

429 Huron Street (St. Peter's Church) Extension of fencing.

Project Description from Summary:

The proposed fence would be a 30' extension of the existing 4' high white vinyl playground fencing along the East side of the building along Huron St. The purpose of the extension is to protect an outdoor learning area that will be utilized by school classes for outdoor lessons and to aid in social distancing efforts. The fencing will also aid in limiting distractions during lessons from passing pedestrians and motorists.

The church has also put in place a second outdoor learning area along its Cleveland Road frontage (South Side) but this area has been screened with temporary fencing panels that will be removed during colder months.

Mr. Boyle reviewed the application for the proposed extension of fencing surrounding a new outside learning area. Mr. Green explained the fencing as proposed meets all code requirements. Mr. Boyle advised he was a member of the church. Mr. Cencer noted that he would abstain since his firm prepared the project drawings.

Motion by Mr. Howell to approve the extension of fencing as presented. Motion seconded by Mr. Hartley. Roll call on the motion:

Yeas: Hartley, Howell, Boyle (3)

Nays: None (0)

Abstain: Cencer (1)

There being a majority in favor, motion passes, and fence plan approved.

50 Cleveland Road East (Lighthouse Realty) Lot Split

Project Description from Summary:

The applicant currently owns a 1.28ac property that is comprised of two existing parcels. The larger of the two existing parcels contain the Lighthouse Real Estate Offices and a large amount of undeveloped space. The smaller of the two existing parcels contains the 'Pied Piper' ice cream shop and 'Al's barber shop'.

The proposed lot split would allow the ice cream shop and barber shop, and their associated parking area to be on one parcel (currently the existing parcel cuts through the middle of the parking area). The split will also contain the real estate office on its own parcel and create two new parcels (parcels #2 and #4 on attached plat) which could be sold and/or developed in the future.

Section 1125.03 requires that parcels within a B-3 zoning district must have at least 30' of frontage, all of the proposed parcels meet this requirement.

The proposed plat also includes a 20' access easement through parcels 1 and 2 to provide drive access to the real estate office in addition to its existing shared driveway with Huron Cement to the East.

Mr. Boyle recognized Mr. Chris Wechter of Lighthouse Realty in attendance and reviewed the application for the proposed lot split. Mr. Boyle referenced the staff report, noting the proposed lot split meets all requirements of the code. He asked if members had any questions; members had no questions.

Motion by Mr. Cencer to approve the application for the lot split as presented. Motion seconded by Mr. Hartley. Roll call on the motion:

Yeas: Cencer, Hartley, Howell, Boyle (3)

Nays: None (0)

Abstain: None (0)

There being a majority in favor, motion passes, and lot split plan approved.

Other Matters

Members discussed the topic of changing the time of regular meetings to 5:00p.m. Members agreed to change the time to 5:00p.m. noting that accommodation for certain circumstances that require a later time would be afforded. Mr. Green explained that there would be times that he may be 10 15 minutes late due to childcare arrangements; the board acknowledged this would not be a problem.

With no further business, motion by Mr. Cencer to adjourn, seconded by Mr. Hartley All in favor, meeting adjourned at 5:37p.m.


Christine M. Gibboney
Zoning Administrative Assistant

Adopted: 10/28/20