



City of Huron
Agenda for the Planning Commission
Wednesday July 28, 2021 5:00p.m.

- I. Call to Order**
- II. Roll Call of Planning Commission**
- III. Adoption of the Minutes**
N/A
- IV. Audience Comments (3-minute time limit)** *Please step to the podium and state your name and address for the record.
- V. New Business**
 - Buckeye Sports-Lake Erie Parkway- New Construction; site plan amendment
 - Discuss combining Design Review Board and Planning Commission meetings
 - Masterplan Update
 - Conagra Site Update
- VI. Adjournment**



TO: Chairman Boyle and Members of the Planning Commission
FROM: Erik Engle, Planning & Zoning Manager
RE: Lake Erie Parkway- (Buckeye Sports) New Construction- Revised Site Plan
DATE: July 28, 2021

Subject Matter/Background

As you may recall, the applicant received approval from the PC & DRB for their proposed site and design plans for their new facility on June 23, 2021. The applicant contacted the city to advise of an amendment to the original parking plan.

The parking lot has been reconfigured while maintaining the required number of parking spaces. Essentially the updated proposal calls for the parking area to be shifted north along the west property line with the gravel storage area and fence located further inward. Staff is recommending approval of the revised site plan as submitted.

History

The applicant is submitting application on behalf of his client (Sunsport Properties, LLC/Buckeye Sports) who are in the process of purchasing the undeveloped parcel on Lake Erie Parkway currently owned by Rye Beach Investment Properties, LLC. Buckeye Sports is proposing to construct a showroom, repair area and office related to boat sales and repairs.

Current Zoning District: B-3- General Business

Parcel No.: 42-02065.000

Project Description:

The proposed project is a building for boat sales and repair facility for Buckeye Sports. The building will contain a 12,000 sf showroom for boats and associated products and a 7,500 sf repair area. There will also be 2,000 sf mezzanine for office/conference space. The site will have a designated area for outdoor boat display on the south façade facing Lake Erie Parkway. The rest of the exterior area will be for vehicle parking and maneuvering of product and boats into and out of the facility.

Staff Analysis: *The proposal meets all requirements related to design/performance standards laid out in the zoning ordinance. The proposed signage does not meet the zoning code as presented and will need to go before the BZA for final approval as presented. Staff recommends approval of the site plan as presented.*

Attachments:

- PC Application
Site Plan

City of Huron
 Planning and Zoning Department
 417 Main St. Huron, Ohio 44839
 P: 419-433-5000
 F: 419-433-5120



Planning Commission- Commercial Site Plan Application
 (Deadline for submission - 2 weeks prior to meeting date)

Property Owner

Name: Rye Beach Investment Properties, LLC
 Address: 9680 Sweet Valley Drive, Cleveland, Ohio 44125
 Phone: 216.524.2400
 Email: dcallahan@valley1.com

Applicant

Name: Mark Leszynski, architect
 Company/Business Name: MVL Construction Services, LLC
 Mailing Address: 16270 Lake Forest Drive, Strongsville, Ohio 44136
 Phone: 440-821-6284
 Email: mark@mvlconstructionservices.com

Location and Description of Project

Address: Lake Erie Parkway (not yet assigned) County Parcel #: 42-02065.000
 Existing Use: undeveloped Acreage/Area of Site: 5.531
 Proposed Use: Boat sales and repair Lot # (if applicable): _____
 Estimated Value of Project: _____

- New Construction Demolition
 Addition to Existing Structure Other: _____

Zoning District:	R-1	R-1A	R-2	R-3	B-1	B-2	B-3	I-1	I-2	P-1	M
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Flood Zone:	A	AE	AO	AH	X (shaded)	X	(Definitions 1135.02(14))
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Description of Proposed Project: The proposed project is a building for boat sales and repair for Buckeye Sports. The building will contain a 12,000 sf showroom for boats and associated products and a 7,500 sf repair area. There will also be a 2,000 sf mezzanine for office and conference room space. The site will have a space for outdoor boat display on the south facade facing Lake Erie Parkway. The rest of the exterior area will be for vehicle parking and maneuvering of product and boats into and out of the facility.

*The application fee of \$150.00 and a complete site plan with following information must be included with this application and provided in a PDF format:

- ___ Dimensions of the Lot/Property Lines
- ___ Size and Location of the Existing Structure (if applicable)
- ___ Size and Location of the Proposed Structure
- ___ Front, Rear, and Side Setbacks of Existing Structure (if applicable)
- ___ Front, Rear, and Side Setbacks of Proposed Structure
- ___ Height of the Proposed Structure
- ___ Location of Sidewalks, Driveways, Drive Aisles, Parking Areas (with markings), Fire Lanes
- ___ Location of all utility connections and infrastructure
- ___ Plan for any curb cut/apron connection to public street

*A complete drainage plan must be included for projects that result in grading, paving, site modification, or new construction.

_____ I hereby certify that I am the owner of record of the named property or that the proposed work is authorized by the owner of record and/or I have been authorize to make this application as an authorized agent, and we agree to conform to all applicable laws, regulations, and ordinances. All information contained within this application and supplemental materials is true and accurate to the best of my knowledge and belief.

PLEASE NOTE: Upon approval from the Planning Commission and/or Design Review Board, your project may require Engineering Plan review and Storm Water/Erosion Control Plan review, associated fees will apply. Additionally, Zoning and/or Building Permits may be required, associated permit fees will apply. Contractors on your project must be registered with the City.

Applicant Signature: *M. V. Lopez* Date: 7-14-2021

Owner Signature: *Bull* Date: 7-14-2021

For Departmental Use Only:

Date of Submission: 7/16/21 Application Fee: PC Meeting Date: 7/28/21

Comments: Revision to previously approved site plan.