

**City of Huron  
Planning Commission/DRB  
June 21, 2023 5:00 P.M.**

The meeting was called to order at 5:00pm. in the Council Chambers at Huron City Hall, 417 Main Street by Chair Gary Boyle. Members in attendance: Jim Hartley, Mark Claus and Mark Cencer. Members absent: Bob Howell. Staff in attendance: Planning Director Erik Engle.

\*Minutes prepared from limited audio of meeting

**Approval of Minutes (12-14-22, 2-15-23, 3-15-23, and 4-19-23)**

**Motion by Mr. Hartley to approve the minutes of 12-14-22 as printed and received.  
Motion seconded by Mr. Cencer. All in favor, motion passed and minutes approved.**

**Motion by Mr. Cencer to approve the minutes of 2-15-23 as printed and received.  
Motion seconded by Mr. Claus. All in favor, motion passed and minutes approved.**

**Motion by Mr. Hartley to approve the minutes of 3-15-23 as printed and received.  
Motion seconded by Mr. Cencer. All in favor, motion passed and minutes approved.**

**Motion by Mr. Cencer to approve the minutes of 4-19-23 as printed and received.  
Motion seconded by Mr. Claus. All in favor, motion passed and minutes approved.**

**Audience Comments**

None

**New Business**

**Zoning Code Amendment: Zoning Administration/SWPPP/Site Plan Review**

Mr. Engle explained staff has been undertaking zoning code updates, ease of navigation and establishing clear, concise processes as the main goal of these amendments. He reviewed the following restructuring recommendations proposed:

- Moving site plan requirements and procedures from 1313.02/1313.02 to a new section -- Chapter 1139.01 Planning Commission Review (Zoning Administration)
- Moving Wind Energy to a new section (1126.19) under the Special Provisions chapter
- Streamlining the language and relocating Stormwater Pollution Prevention Plan (SWPPP) requirements to Chapter 1315 (Stormwater Management); all planning and building sections will reference these special requirements for sites one acre in size or larger
- Reformatting Chapter 1313 to Building Plan Review and incorporating all the requirements for this.

Changes in content language include the following:

- Eliminate 30-day public hearing requirement for zoning ordinance amendments that are non-content based, but only speak to restructuring and formatting

- 1139.01 Fees - solidify a penalty fee of \$200.00 for zoning violations
- 1139.01 Fee Schedule - reroute reference to Administrative Code
- Minor edits relevant to shifting department dynamics
- Added process for posting physical signs related to both PC/DRB and BZA cases on property sites
- Added language for Conditional Use Permits

Members discussed the various updates proposed, no motion of recommendation was made.

### **Zoning Code Amendment: Chickens and Beekeeping**

Mr. Engle referenced that staff has received several inquiries from residents regarding the keeping of chickens on their residential property. Staff is privy to residents keeping chickens and bees on their property and have amended the following codes to reflect allowing such uses should Planning Commission approve of the recommendations. He noted the code essentially prohibits the use of chickens within 100 feet of any property line in the residential districts.

### **Proposed Code Amendments:**

- Amend the General Offences Code to include new sections under Chapter 505 (Animals and Fowl) on Chickens (505.18) and Beekeeping (505.19)
- Amend the Zoning Ordinance to reflect allowing hens and bees in the single-family residential zoning districts; and allowing beekeeping in all business and industrial zoning districts

Mr. Engle explained that staff is seeking Planning Commission input to allow for the potential use of keeping chickens and beekeeping in single/two-family residential districts (Chapter 1123/1125) with provisions set in the General Offenses Code (Chapter 505) as amended in Exhibit B.

Discussion ensued with members suggesting additional edits and research.

### **Staff Report**

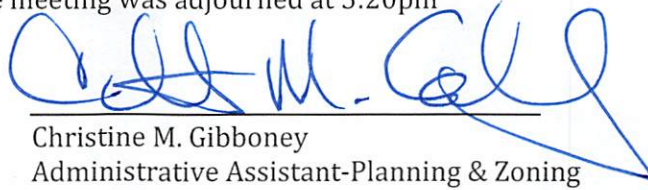
Mr. Engle provided an overview of the following projects and/or upcoming code amendments underway:

- **Fee Schedule –to be added as the new Title Eleven Fees -- TITLE ELEVEN Chapter 191 Fees to the Administrative Code**
- **Main Street Plan**
- **Two Rivers Planned Unit Development**
- **Other Miscellaneous Ordinances**
  - Trees/Sidewalk assessment legislation
  - Temporary stores
  - ROW
  - Condemnation/Demolition
- **Zoning Code Amendments**

Development Agreement (Next Meeting)  
Zoning Code Amendment (Next Meeting)  
Signage

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There being no further business, the meeting was adjourned at 5:20pm

  
Christine M. Gibboney  
Administrative Assistant-Planning & Zoning

Adopted: 8-16-23