

**City of Huron
Planning Commission/DRB
May 17, 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: Mark Claus and Mark Cencer. Members absent: Bob Howell and Jim Hartley. Staff in attendance: Planning Director Erik Engle, Zoning Inspector Jeff Fantozzi, and Administrative Assistant Christine Gibboney. Also in attendance: City Manager Matt Lasko, Service Director Stuart Hamilton, Representatives from Ridge Stone Builders, Mayor Monty Tapp and Councilman William Biddlecombe.

Approval of Minutes (12-14-22, 1-18-23 and 2-15-23, 3-15-23)

Note: The only set of minutes that could be approved with the members present were the minutes of 1-18-23. Remaining minutes to be considered when full body is in attendance.

**Motion by Mr. Claus to approve the minutes of 1-18-23 as printed and received.
Motion seconded by Mr. Cencer. All in favor, motion passed and minutes approved.**

Audience Comments

None

New Business

PPN 42-01972.002

**912 University Drive
(Glenn Peterman)**

Accessory Building

Project Description

The applicant is seeking site and design approval for the construction of a 6525sf accessory pole building to be used as storage on his parcel located at 912 University Drive in Huron Corporate Park.

Zoning Requirements – All performance standards have been met.

Site Improvement Requirements –

Sidewalk Requirements (Chapter 1117.09) – A portion of the site does not contain contiguous sidewalk through the adjacent ROW around the gravel drive.

Landscape Requirements (Chapter 1131.05) – 20 ft buffer yard with 1 landscape island, preferably directly across the new proposed pole barn.

Parking/Driveway Requirements (Chapter 1133.13) – The majority of the drive and parking area is currently an unapproved surface (gravel), which is currently not an acceptable material pursuant to the zoning code. The owner should make plans to address this and pave the drive and apron with either asphalt or concrete accordingly.

Mr. Boyle introduced the application for a 6,525sf accessory pole building. Mr. Engle reviewed the proposed site plan, noting that the performance standards for zoning requirements are in compliance and referenced the conditions that staff recommended on the staff report to bring the parcel into compliance with regard to sidewalks, landscaping and parking/driveway areas. Mr. Boyle referenced the numerous vehicles parked on the gravel surface on the parcel.

Mike Peterman, speaking on behalf of the owner, explained that the accessory building is being proposed to house the vehicles that Mr. Boyle had referenced.

Mr. Cencer noted the proposed building design matches the existing structure. Mr. Claus referenced the conditions that staff recommended to bring the parcel into compliance with regard to pavement, sidewalks and landscaping. Mr. Engle reviewed each of the conditions:

Sidewalk Requirements (Chapter 1117.09) – A portion of the site does not contain contiguous sidewalk through the adjacent ROW around the gravel drive.

Landscape Requirements (Chapter 1131.05) – 20 ft buffer yard with 1 landscape island, preferably directly across the new proposed pole barn.

Parking/Driveway Requirements (Chapter 1133.13) – The majority of the drive and parking area is currently an unapproved surface (gravel), which is currently not an acceptable material pursuant to the zoning code. The owner should make plans to address this and pave the drive and apron with either asphalt or concrete accordingly.

Members advised that the applicant could submit the plans for the conditional items to Zoning for review and approval.

Motion by Mr. Claus to approve the proposed site and design plan for an accessory building with the following conditions added:

Sidewalk Requirements (Chapter 1117.09) – A portion of the site does not contain contiguous sidewalk through the adjacent ROW around the gravel drive. Sidewalk sections to be added.

Landscape Requirements (Chapter 1131.05) – 20 ft buffer yard with 1 landscape island, preferably directly across the new proposed pole barn to be added.

Parking/Driveway Requirements (Chapter 1133.13) – The majority of the drive and parking area is currently an unapproved surface (gravel), which is currently not an acceptable material pursuant to the zoning code. The paving of the drive and apron with either asphalt or concrete.

Motion seconded by Mr. Cencer. Roll call on the motion:

Yeas: Claus, Boyle, Cencer (3)

Nays: (0)

Abstain: (0)

With a majority vote in the affirmative, motion passes and the site and design plans approved with above noted conditions.

Current Zoning District MU-GD

PPN.: 42-61270.001

**ConAgra Conceptual
Presentation #4**

(Attached and made part of the minutes)

Mr. Boyle introduced the case for the ConAgra Conceptual Presentation #4, referenced the staff report, and the revised site plan which incorporates the discussion and recommendations from the last presentation. Mr. Boyle commented that he would like to see additional walkways for connectivity access added to the plan. Mr. Claus agreed,

referencing the recommendation that in the two northern corners (example between Unit #10 & 11) could a path be added to get pedestrians to the perimeter walkway. The developers noted this could be done. Mr. Boyle briefly reviewed the incorporated changes from the last meeting, noting the future commercial space has been identified. Mr. Cencer made reference to the north face of the parcel, explaining that the plan is that stone will be wrapped around the north face and the waves will run up the stone more so than on a vertical bulkhead, therefore, he recommended that the developers will want space and have the finished floor a little higher than the FEMA 100year. Developers acknowledged this recommendation.

Mr. Cencer referenced his original concern with population density on the site, but explained that after researching other developments, the proposed plan is not denser than others. Members noted the importance of density on the parcel and the commonality with waterfront communities being this dense in general. Mr. Claus noted he was pleased with the revisions to the site plan and detail. Brief mention of the potential to look into railroad property ensued. Mr. Cencer commented on the view from the east side of the property looking at the railroad owned property that Charmeuse Lime is leasing, wondering about any cleanup of the lime plant property. Mr. Lasko stated that he has had discussions with Norfolk Southern about this property and believes they would be open to further discussions but does not want to overpromise.

Mr. Claus noted that these conceptual presentations have been helpful for the benefit of input and changes referenced the importance of the site itself. He advised that full detailed plans will be reviewed in the Preliminary and Final Plan Reviews through this body.

Mr. Boyle referenced an email from one of the Commission members who is absent, expressing his reservations with the plan. Mr. Boyle asked for any comments/statements from the audience.

Mr. Lasko referenced the two sticking points that have been repeatedly mentioned through the reviews:

- 1) Desire to see increased retail/ commercial. Mr. Lasko advised of the need to be conservative initially with regard to the amount of retail/commercial in terms of how much of the acreage is being taken up, explaining that ultimately the city needs this to be successful to repay the debt. He added that he does believe there will be an opportunity for commercial/retail adjacent to the site.
- 2) Desire to receive a reduction in the unit count. Mr. Lasko noted the city is really concerned for any reduction in unit count knowing the amount of public infrastructure that is going to have to be repaid over the course of the 30-year TIF agreement.

Mr. Boyle commented that he understands and agrees with Mr. Lasko, adding that the site plan reflects the edits that have been recommended and also noted he has no issues with the density as proposed. Mr. Claus and Mr. Cencer also noted their agreement with the density.

Discussion on next steps/motion ensued. Mr. Engle advised staff is seeking approval for a formal submission and motion to set a public hearing. Discussion ensued as the next Planning Commission meeting date in June did not afford the developers enough time to finalize the detail in the plans required for review, it was determined with Developers in agreement, that the public hearing could be held in July.

Motion by Mr. Cencer to set a Public Hearing on July 19, 2023 at 5:00pm for Preliminary Plan Review of the ConAgra Development. Motion seconded by Mr. Claus. **Roll call on the motion:**

Yeas: Claus, Boyle, Cencer (3)


Nays: (0)

Abstain: (0)

With a majority vote in the affirmative, motion passes and Public Hearing for Preliminary Plan Review set for July 19, 2023 at 5:00pm.

Discussion about Preliminary and Final Plan Review meetings. Mr. Engle advised the normal process is to have two separate plan review meetings. Mr. Boyle referenced that the Commission could hold a special meeting for the Final Plan Review if desired to expedite the process.

Motion by Mr. Claus to adjourn. Motion seconded by Mr. Cencer. All in favor, meeting adjourned at 5:28pm



Christine M. Gibboney
Administrative Assistant-Planning & Zoning

Adopted:

July 19, 2023