

**City of Huron
Planning Commission
July 22, 2020**

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 and Mark Claus and. Members absent: Bob Howell and Mark Cencer. Staff in attendance: City Engineer/Zoning Inspector Doug Green, Zoning Admin. Assistant Christine Gibboney.

There were no minutes available for approval.

Audience Comments- None.

Old Business-None.

New Business

1920 Cleveland Road West (Admirals Pointe), New Assisted Living Facility

Project description from summary:

The proposed new facility is to be located on the 5.6ac parcel located adjacent to and directly South of the existing Admiral's Pointe facility. The new facility will have its own dedicated entrances off of Lake Erie Parkway and will connect to the existing facility by a rear access drive for maintenance/emergency purposes only. The facility is planned to begin construction in the spring of 2021. The location and height of the facility meets all applicable code requirements per section 1125.03 (B-3 district).

The proposed entrances, parking and drive aisles meet all geometric requirements of section 1133. (Note: Section 1133.03 does not stipulate a minimum quantity of parking spaces for this particular use. When this is the case the code gives the commission discretion in reviewing parking amounts)

Exterior lighting is proposed to be post-type lighting on 18' posts placed around the perimeter of the parking areas and some wall mounted fixtures on the exterior of the building. A complete photometric plan showing the locations/types of light fixtures and the calculated light levels throughout the site has been provided as well as specifications of each type of light. Storm drainage will be contained within the limits of the site via catch basins and directed to a water quality basin located behind the proposed building which outlets into the City storm sewer system on Lake Erie Parkway. (note: The applicant will submit a full drainage analysis/calculation to the City Engineer for approval prior to the issuance of a building permit)

Water service for firefighting will be provided by two existing hydrants along Lake Erie Parkway and an additional on-site hydrant located behind the building that will allow for additional firefighting supply to the rear of this building and also the rear of the existing facility.

Mr. Boyle reviewed the application for the new assisted living facility, referencing the proposed number of parking spaces being roughly two times what is needed. Mr. Green noted that the code doesn't specifically include assisted living facilities, but referenced that residents of the assisted living facility would need parking as well. He explained that this facility would be separate from the existing and referenced that an internal review of the proposed plans by city staff was held and suggestion that were proposed were incorporated into the plans. Brief discussion regarding accessibility by safety services ensued and it was noted that both HPD and HFD had no concerns. Mr. Green reported that no signage has been proposed at this point, but would be an item that will come back to the committees. He noted that construction is slated to being in Spring of 2021. Mr. Scott Bickley

representative for the design team on the project arrived, a brief discussion regarding parking ensued.

Motion by Mr. Hartley to approve the site plan as presented. Motion seconded by Mr. Claus. Roll call on the motion:

Yeas: Claus, Boyle, Hartley (3)

Nays: none (0)

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

250 Cleveland Road East (Man Caves Storage), New Self-Storage Facility

Project Description from Summary

The applicant is proposing to construct a 40'x50' self-storage building that will be the final structure to be constructed at the existing 'Man Caves' self-storage development.

The structure will be located on the East side of the existing development adjacent to and behind the Ace Hardware unit of the Commerce Plaza shopping center and adjacent to the existing Plaza Mini-Storage development.

The proposed building meets all code requirements of section 1126.15 in terms of use, height and site density. The proposed building does not, however, meet the code requirements in terms of side setback on the East side (15' required, 10' as presented) and rear setback on the South side (30' required, 15' as presented). The applicant submitted a variance request for these two setbacks and the issue was heard by the Board of Zoning Appeals at their regular meeting of June 8th, 2020. The two requested variances were granted (5' side setback variance and 15' rear setback variance) by unanimous vote.

Site paving will include an extension of the existing concrete pavement from its current limits at the building directly West of the proposed building to the West wall of the proposed building. No paving is proposed along the North, East and South wall of the proposed building as all doors/access to the proposed building is on the West wall.

The building will contain only two units and each will have one exterior garage door and one man door on the West wall of the building.

Exterior lighting consists of two wall mounted light fixtures (one above each man door) that are of shielded down-light type.

Staff has reviewed the proposed layout with the Huron Fire Department and received no objections given the relatively small size of the building and access to all sides for emergency vehicles/personnel.

Mr. Boyle reviewed the application, noting the exterior design will match the existing facilities and it was noted that the owner will be putting up a 6' white vinyl fence abutting The Gym and on the east side, a chain link fence. Mr. Green referenced the original landscape plan for the Man Caves property and the trees that were originally proposed, but noted that he has had discussions with the plaza owner who had expressed concern with people accessing the back the of the plaza through Man Caves property and had inquired about a fence. Man Caves owner, Rick Mesenburg, has agreed to put up the fencing. Mr. Mesenburg was in attendance and confirmed his intention on the fencing installation and confirmed this is the final facility to be built on the property and would have the same exterior as the existing buildings.

Motion by Mr. Claus to approve the site plan as presented. Motion seconded by Mr. Hartley. Roll call on the motion:

Yeas: Claus, Boyle, Hartley (3)

Nays: none (0)

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

With no further business, motion by Mr. Claus to adjourn, seconded by Mr. Hartley. All in favor, meeting adjourned at 5:38p.m.



Christine M. Gibboney
Zoning Administrative Assistant

Adopted 8-26-20