

**City of Huron  
Planning Commission  
October 28, 2020 5:00P.M.**

The meeting was called to order at 5:00p.m. in the Council Chambers at Huron City Hall, 417 Main Street by Chairman Gary Boyle. Members in attendance: Jim Hartley and Bob Howell. Members absent: Mark Claus and Mark Cencer. Staff in attendance: City Manager Matt Lasko, City Engineer/Zoning Inspector Doug Green, Zoning Admin. Assistant Christine Gibboney.

**Approval of Minutes (8-26-20, 9-9-20, 9-23-20)**

**Motion by Mr. Howell to approve the minutes of 8-26-20, 9-9-20, and 9-23-20, as printed and received. All in favor, minutes approved.**

**New Business**

**511 River Road (Whispering Walleye) Lot Split**

**Project Description from Summary:**

*The applicant is requesting approval of a proposed lot split to their existing parcel. The parcel is currently being used as a multi-unit transient rental property. The rental units and associated boat docks are located in the rear of this irregularly shaped parcel. The applicant would like to split off the front portion of the parcel which is currently unused for the purposes of selling the new parcel to a recreational kayak rental business that would utilize the existing building on the front parcel and would also utilize the existing docks as launches for their customers.*

*The proposed lot split was discussed at the most recent BZA meeting as the lot split, while leaving a 15' wide strip of land to maintain frontage for the rear parcel would create two parcels that are non-conforming by virtue of their frontage. The front parcel would have 25' of frontage and the rear parcel would have 15' of frontage (to avoid creating a landlocked parcel). The required minimum frontage within an I-1 district is 30'. The proposed lot split was approved by the BZA giving a minimum frontage variance to both parcels.*

Mr. Boyle reviewed the application for the proposed commercial lot split. Mr. Green noted one of the property owners was in attendance and reviewed the application details, noting that the lot split was approved by the BZA. He noted he had spoken to the potential buyer who anticipates façade changes to the existing building which will come back before this board for approval. Owner, Joe Dike, explained the business opportunity this will afford with Lake Erie Adventures. Mr. Boyle asked if there were any questions from members.

**Motion by Mr. Hartley to approve the application as presented. Motion seconded by Howell. Roll call on the motion:**

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

**Nays: None (0)**

**Abstain: (0)**

**There being a majority in favor, motion passes, and commercial lot split approved as presented.**

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## **Harbor North Marina – Lot Combination**

### **Project Description from Summary:**

*The applicant is requesting approval of a proposed lot combination to clean up their existing parcels. The current Harbor North property, which includes a marina, boat storage building and a small marine retail shop is comprised of 4 irregular parcels. The proposed lot combination would clean up the parcels by combining them into a single parcel.*

Mr. Boyle reviewed the application for the proposed commercial lot combination. Mr. Green explained the owner is anticipating the purchase of the property and is seeking to combine the property into one (1) parcel. Mr. Boyle asked if there were any questions from members.

**Motion by Mr. Howell to approve the commercial lot combination as presented.  
Motion seconded by Mr. Hartley. Roll call on the motion:**

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

**Nays: None (0)**

**Abstain: (0)**

**There being a majority in favor, motion passes, and commercial lot combination approved as presented.**

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## **30 Main Street (Old Fish House)- Exterior Cooler Installation**

### **Project Description from Summary:**

*The applicant is requesting plan approval for the addition of an exterior cooler.*

*The applicant has recently received building permit approval for a renovation to the interior of their building that will include the addition of a small commercial kitchen allowing for food service for their customers.*

*Part of this renovation will include the addition of an exterior cooler on the rear of the existing building. The cooler will project approximately 5'-4" from the Northeast corner of the building facing the river. The proposed cooler meets all setback requirements for the B-3 district.*

Mr. Boyle reviewed the application for the proposed exterior cooler and recognized Mr. Dike and Mr. Frederick in attendance. Mr. Frederick reviewed the proposed interior renovation details and reviewed the location of the exterior walk in cooler which will be tucked under the exterior staircase. Mr. Boyle asked if there were any questions from members.

**Motion by Mr. Hartley to approve the exterior cooler installation as presented.  
Motion seconded by Mr. Howell. Roll call on the motion:**

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

**Nays: None (0)**

**Abstain: (0)**

**There being a majority in favor, motion passes, and exterior cooler installation approved as presented.**

**Other Matters**

Mr. Green and members discussed the November and December meeting dates being on Holiday weeks and it was decided to move these meetings up one week to 11/18/20 and 12/16/20 respectively.

Mr. Green mentioned Council discussions relative to Transient Rentals and potential amendments to the code being discussed that include limits on the number of rentals and potential overlay districts. Mr. Green explained that Council would like the Planning Commission to review and discuss the matter. Members briefly discussed the matter. Mr. Howell expressed concerns with setting limits on the number of rentals.

With no further business, motion by Mr. Howell to adjourn, seconded by Mr. Hartley. All in favor, meeting adjourned at 5:13p.m.



Christine M. Gibboney  
Zoning Administrative Assistant

Adopted: 11-18-20