

**City of Huron
Planning Commission
March 24, 2021 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: Bob Howell, Jim Hartley, Mark Claus, Mark Cencer. Staff in attendance: Zoning Admin. Assistant Christine Gibboney.

Approval of Minutes (2-24-21)

**Motion by Mr. Claus to approve the minutes of 2-24-21, as printed and received.
Motion seconded by Mr. Hartley. All in favor, motion passes, minutes approved.**

New Business

South Shore Marine, Sawmill Parkway, Lot Split/Combo

Project Description from Summary:

South Shore Marine is purchasing approximately 1.6 acres from the neighboring parcel to combine into their existing site. The acreage will be split off from existing parcel (42-01952.003) and will be combined with the adjacent parcel (42-01952.000). The newly created parcels, as well as the newly created setbacks of any existing structures, are all in accordance with the City's Zoning Code. The lot split / combo is being done in anticipation of future development efforts by South Shore Marine.

Mr. Boyle reviewed the application for the proposed lot split/combo. Tom Mack, of South Shore Marine explained the split/combo meets frontage requirements and explained they are proposing to add acreage to their existing lot for a future building.

**Motion by Mr. Cencer to approve the application for the lot split/combo as submitted.
Motion seconded by Mr. Hartley. Roll call on the motion:**

Yeas: Hartley, Howell, Claus, Cencer, Boyle (5)

Nays: None (0)

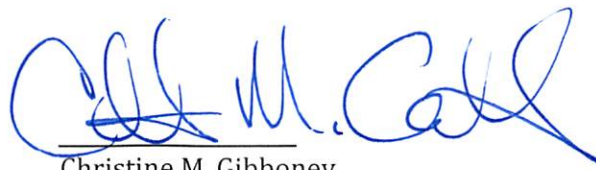
Abstain: (0)

There being a majority in favor, motion passes, and application for lot split/combo approved as submitted.

Other Matters

Mr. Howell commented that he would like the board to consider a committee to look into potential amendments to the code relative to pre-existing, non-conforming lots. He referenced the beach community challenges and the process of requiring variances through the Building and Zoning Appeals Board for several neighborhoods when making any improvements. He noted the increasing number of these requests in these types of neighborhoods. Following a brief discussion on the matter, members decided that this be a topic for the May meeting.

With no further business, motion by Mr. Howell to adjourn, seconded by Mr. Cencer. All in favor, meeting adjourned at 5:06p.m.



Christine M. Gibboney
Zoning Administrative Assistant

Adopted: April 28, 2021