

**City of Huron  
Planning Commission  
September 22, 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: Jim Hartley and Mark Claus. Members absent: Bob Howell & Mark Cencer. Staff in attendance: Erik Engle Planning & Zoning Manager and Christine Gibboney Zoning Administrative Assistant.

**Approval of Minutes (7-28-21 and 8-25-21)**

**Motion by Mr. Hartley to approve the minutes of July 28, 2021 as printed and received. Motion seconded by Mr. Claus. All in favor, motion passes and minutes approved.**

**Motion by Mr. Claus to approve the minutes of August 25, 2021 as printed and received. Motion seconded by Mr. Hartley. All in favor, motion passes and minutes approved.**

There were no audience comments made, the next item on the agenda was New Business.

**New Business**

**Horvath Roofing- 911 University Drive- Site Plan Application for New Warehouse & Storage Facility**

**Subject Matter/Background:** *Applicant is seeking approval from the Planning Commission and Design Review Board for the next phase of development on the property located at 911 University Drive South. The applicant is currently using the site to run a roofing business. The proposed structure under consideration is a 6,960-sf warehouse to be used for storage of vehicles and roofing tools/supplies.*

Mr. Boyle reviewed the application Mr. Engle noted the landscape plan has been submitted since the time the agenda packet was distributed and noted the plan is in compliance with the code. Mr. Engle referenced the summary and the items noted that need to be addressed:

- Existing signage to be relocated would have to comply with setback regulations.
- Dumpster would need to be screened on all sides
- Proposed building height shall not exceed 50ft.

Mr. Engle confirmed the second curb cut being proposed has been reviewed and there are no issues from staff.

Mr. John Horvath advised he could provide the dimension of the sign and asked about the other items to be addressed. Mr. Boyle explained the board could approve the site plan conditionally upon confirmation of the items. A brief discussion regarding the height of the building and the need for the dumpster on the plan to be screened. Mr. Horvath noted this is just a roll up that he has on site. Members discussed that per the code, this should still be screened.

**Motion by Mr. Hartley to approve the site plan subject to confirmation by zoning staff of the building height, dumpster screening, and signage setbacks. Motion seconded by Mr. Claus. Roll call on the motion:**

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

**Nays: None (0)**

**Abstain: (0)**

**There being a majority in favor, motion passes, and the site plan approved subject to the stated conditions.**

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**Firelands Scientific- 2300 University Drive East- Concept Plan Review- New Manufacturing & Cultivation Facility**

***Subject Matter/Background:*** *Conceptual review of plans for a new manufacturing and Cultivation Facility from Firelands Scientific. Submission of final plans for PC & DRB anticipated in near future.*

Mr. Boyle referenced the application from Firelands Scientific for a conceptual site plan review and asked if anyone from Firelands Scientific were in attendance.

Mr. Hank Rapport responded noting he and V.P. of Operations, Greg Cozzens, of Firelands Scientific were in attendance.

Mr. Rapport explained they are in preparation and early-stage design of an expansion of the current campus. He stated they wanted to take the time to show the Planning Commission their ideas and then they anticipate that they will present final details and plans at the next meeting. He explained they would like to get member's initial review of the two buildings being proposed:

- 1) New 28,000sf building to be erected in the north parcel between existing dispensary and the main campus. Staff is growing and existing parking lot is at capacity. A full-scale parking lot to be added, approx. 300+/- parking spots to be added. Mezzanine area to be included in the building and noted they have outgrown office spaces as well. The 2<sup>nd</sup> floor will be for office staff. This building will house processing, manufacturing, and distribution center.
  - 2) New 2-story building in the southeast corner of the parcel, in the rear behind the existing greenhouse. This would be another cultivation system, but not a greenhouse. Building is within the security zone with a 24 hour/day security.
  - 3) Plans to include upgraded drainage plans and storm water calculations.
  - 4) If the State of Ohio would allow it, they would like to add signage plans in the future.
- Mr. Rapport explained that he would like to work with the city on a group entry sign for all tenants of the parkway.

He explained as proposed, they will be eliminating processing in the main plant and moving it to the new north building and then opening up the new cultivation center and at the same time reworking the existing building where the offices and productions are now. He referenced the construction time is estimated at 1 year to 16 months. He asked if there were any questions from members.

In response to a question by Mr. Hartley regarding if the new building behind the greenhouse would be grow space, Mr. Rapport confirmed that the proposed building behind the existing greenhouse is for cultivation. This would be additional cultivation space. adding that there are no rules that cultivation has to be in a greenhouse. The new building will be a totally enclosed system using artificial light. He referenced the need for power and water utilities. He explained the State has approved expansion for the twelve large growers in Ohio to expand their facilities. He noted on the processing side, there is no cap on the size.

Mr. Claus inquired about security, specifically getting product from cultivation to processing as there is no fencing. Mr. Rapport noted they don't have to have that any longer because they are a 24-hour secured facility with guards 24 hours per day. He explained they have three separate licenses with procedures and transfers into the next secured process areas. He noted the State of Ohio requires processes from seed to sale and the State is constantly

monitoring. He noted the campus is secured at gateways so you can't just drive in. He referenced two new proposed gates, but explained they are still working on this, suggesting that they may need to come back to the Planning Commission one more time before the final submission as they are working on roadway traffic flow at this time. A brief discussion about the State expansion of maximums and application process ensued.

Mr. Rapport commented they wanted to get information to the city staff and planning commission to help direct their architects and engineers in the right direction and also so that all are aware of their anticipated growth. Mr. Claus thanked Mr. Rapport for the information in advance in order to keep the public informed. Mr. Rapport noted they wish to continue to be good neighbors, offer great jobs, and commented he believes they have delivered all that had been promised. He noted this growth will bring more opportunities to the area. He explained they just want to keep the city informed and advise of the new growth.

In response to question about how many dispensaries they ship to, Mr. Rapport replied approximately 53. He also noted that as part of the site plans, they are trying to stay within all setback regulations so as not to need to request any variances. A brief review of the property they own ensued. Members thanked Mr. Rapport for the information.

#### **Staff Report**

Mr. Engle reported that he is working with the law director to get the Planning Commission and the Design Review Board (DRB) combined. Mr. Boyle referenced the history of the DRB, noting that it had been created in order to apply for a grant for Main Street that required the committee. Mr. Engle noted the functions of the DRB would now be under the Planning Commission.

With no further business, motion by Mr. Hartley to adjourn. Motion seconded by Mr. Claus. All in favor, meeting adjourned at 5:24p.m.



Christine M. Gibboney  
Zoning Administrative Assistant

Adopted: Nov. 17, 2021