

**City of Huron
Planning Commission
June 23, 2021 5:28 P.M.**

The meeting was called to order at 5:28p.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, and Mark Cencer. Staff in attendance: Erik Engle Planning & Zoning Manager.

Approval of Minutes (5-26-21)

Motion by Mr. Claus to approve the minutes of 5-26-21, as printed and received.

Motion seconded by Mr. Howell. All in favor, motion passes, minutes approved.

New Business

Buckeye Sports- Lake Erie Parkway

Project Description from Summary:

The proposed project is a building for boat sales and repair facility for Buckeye Sports. The building will contain a 12,000sf showroom for boats and associated products and a 7,500sf repair area. There will also be 2,000 sf mezzanine for office/conference space. The site will have a designated area for outdoor boat display on the south façade facing Lake Erie Parkway. The rest of the exterior area will be for vehicle parking and maneuvering of product and boats into and out of the facility.

Mr. Boyle reviewed the site plan application for Buckeye Sports, referencing the discussion in the DRB. Mr. Cencer inquired about the about the boat ramp in the retention pond; the applicant noted that this is similar to what they have done at their other location. Members discussed the depth of the retention pond and it was noted that this is something that engineering will look at. Mr. Engle commented that the city has met internally to preliminarily review the plans and further review will be conducted including looking at the berm being proposed in the pond.

Motion by Mr. Howell to approve the site plan application as submitted. Motion seconded by Mr. Hartley. Roll call on the motion:

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

Nays: None (0)

Abstain: (0)

There being a majority in favor, motion passes, and the site plan application approved as submitted.

Vacation Request Petition- Kirkwood Ave

Project Description from Summary:

A petition to vacate Kirkwood Ave was submitted by Mr. Stephen West to the Clerk of City Council on June 15, 2021. The petition is anticipated to be introduced by City Council at their regular meeting on June 22, 2021 at which time, they would refer the matter to the Planning Commission for review and recommendation. Kirkwood Drive is located on the south side of Cleveland Road West between Laurel Ave and Juniper. There is no existing roadway on Kirkwood. There are no public utilities within the existing ROW and a majority of the lots fronting Juniper and Kirkwood are within the floodplain, deeming them unbuildable. Overall,

staff believes the vacation of Kirkwood would not cause any adversity or detriment to the public good. The following parcels under review abutting Kirkwood Drive are as follows:

45-00181.000	WEST STEPHAN A & JULIE A	315 LAUREL
45-00181.001	WEST MEGAN C	319 LAUREL
45-00487.000	WEST STEPHEN A & JULIE A	KIRKWOOD
45-00488.000	WEST STEPHEN A & JULIE A	KIRKWOOD
45-00489.000	WEST STEPHEN A & JULIE A	KIRKWOOD

Mr. Boyle commented that he knows the West's and asked about the Hoffman property and if the city had any inquiries or comments from the other neighbors.

Mr. Engle referenced the process through the ORC to petition for vacation and noted that the city had hoped Mr. West would have gotten the signatures of all his neighbors, but only Mr. West and his daughter signed the petition. In response to a question from Mr. Boyle on Mr. West's intentions for the property, Mr. Engle said that Mr. West has expressed interest to expand on an accessory structure by combining all his lots. Discussion ensued regarding the present condition of Kirkwood; it was noted there are no city utilities within the right of way. In response to a question about Mr. Hoffman still having access to Kirkwood, Mr. Engle responded that everyone would still have access. Mr. Engle referenced the areas of Kirkwood that would be vacated, if approved (map attached and made part of the minutes)

Mr. Claus noted that City Council has set a Public Hearing on the vacation request for July 27, 2021.

Motion by Mr. Cencer to recommend to City Council that the vacation of Kirkwood be approved as submitted. Motion seconded by Mr. Hartley. Roll call on the motion:

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

Nays: None (0)

Abstain: (0)

There being a majority in favor, motion passes, and the recommendation in support of the vacation request to be forwarded to City Council.

Huron 2020 Vision Expansion- Priority Initiatives Follow Up

Mr. Claus explained City Council has met with City Architecture and a facilitator resulting in the creation of goals (5) and guiding principles. City Architecture created the chart with staff, and the priority initiatives were created and ranked. Mr. Engle noted that staff is working to tie in the budgetary components to the recommendations and noted that the plan will continue to evolve and change.

Various topics were noted and discussed including:

- North Main Street: volume of traffic on the north Main near the pier
- parking on North Main Street Mr. Claus referenced the Parks and Recreation office and discussions of other uses for the property and parking possibility, the Showboat property, and need for parking. property maintenance violations of property located in the area. Mr. Howell commented on ODNR dredging/fill projects. Mr. Boyle reference similar lake towns and the need for parking, the need to look at how surrounding municipalities are using Main Street Associations to raise funding to use for grants for businesses.

- ConAgra - 5 applications submitted, staff and the consultant will review. Mr. Engle noted that once staff reviews there will be meetings to follow to include Planning Commission members.
- Potential locations for a second Corporate Park which would require the acquisition of property.

Mr. Engle invited members to attend a joint work session of Council & Planning Commission on July 13 at 5pm for continued discussion of the Master Plan/Vision 2020 Expansion

With no further business, motion by Mr. Cencer to adjourn, seconded by Mr. Howell. All in favor, meeting adjourned at 6:09p.m.


Christine M. Gibboney
Zoning Administrative Assistant

Adopted: 8/25/21

Minutes prepared from audio