

**City of Huron
Planning Commission/DRB
August 16, 2023 5:00 P.M.**

The meeting was called to order at 5:00pm. in the Council Chambers at Huron City Hall, 417 Main Street by Vice Chair, Bob Howell. Members in attendance: Mark Claus, Mark Cencer, and Jim Hartley. Members absent: Gary Boyle. Staff in attendance: Planning Director Erik Engle, Zoning Inspector Jeff Fantozzi, and Administrative Assistant Christine Gibboney.

Approval of Minutes (6-21-23 & 7-19-23)

Motion by Mr. Cencer to approve the minutes of 6-21-23 and 7-19-23 as printed and received. Motion seconded by Mr. Hartley. All in favor, motion passed and minutes approved.

Audience Comments - None

New Business

Public Hearing- Sawmill Creek LLC- Re-Zoning Application

Project Description

The applicant is requesting consideration for a rezoning from the current R-1 (Single Family) to B-3 (General Business) Zone to allow for any future expansion of existing structures/uses:

39-01076.029, 39-01076.004, 39-01076.000, 39-01076.005, 39-00553.000, 39-00827.000, 39-00859.000, 39-00864.000, 39-00864.000, 39-00864.001, 39-01076.017, 39-01076.001, 39-01076.003, 42-00859.001, 42-00864.001

Mr. Howell opened the public hearing and introduced the case. Mr. Engle noted the rezoning is comprised of 15 parcels which were annexed into the city from the Township. He explained pursuant to 1121.05 the annexed parcels come into the City as R-1 to then be rezoned appropriately. He explained that to comply with existing and future use, the parcels are to be rezoned to B-3. Mr. Engle referenced the Master Plan, existing use, future use and noting all align with the proposed rezoning to B-3. Discussion ensued regarding surrounding parcels within the Township and what they are zoned. Surrounding uses reviewed. Mr. Engle referenced the maps and parcels identified to be rezoned and noted that staff recommends approval, as proposed, to City Council.

Audience Comments: Richard Voigt, 530 Mariner Village, President of Mariners Village HOA. Mr. Voigt noted that there are two other HOA's as well, advising that they have no issues with the rezoning of the parcels, but did wish to note that there is a deed restriction for the parcel with the Gazebo area- that it cannot be used for anything but this use/recreational use Mr. Cencer confirmed that a rezoning would not affect deed restrictions. Mr. Engle agreed.

Owner/Rep: Majeed Makhlof, of Berns, Ockner & Greenberger, Legal Counsel for Cedar Fair. Mr. Makhlof thanked Mr. Engle for the explanation of the rezoning application and confirmed that the rezoning will not affect the use of the private deed restrictions.

Motion by Mr. Claus to recommend to City Council to approve the rezoning application as submitted. Motion seconded by Mr. Hartley. Roll call on the motion:

Yeas: Claus, Cencer, Howell, Hartley (4)

Nays: (0)

Abstain: (0)

With a majority vote in the affirmative, motion passes and rezoning application recommended to City Council for approval as submitted (R-1 to B-3).

PPN 42-00811.000

730 River Road- New Warehouse

Project Description

The applicant is proposing construction of a new 10,800sf building to the existing manufacturing site, and improvement of existing stone driveway and expanding same with asphalt pavement.

Mr. Engle reviewed the application for a 10, 800sf building located within an I-2 District. Mr. Engle noted the site plan meets all code requirements as does the design review for landscaping plans. He reviewed, lighting, landscaping plans and stormwater plans. Mr. Engle noted the total number of spaces proposed is 25 parking spaces, 12 are required by code. He referenced the staff report, explaining that he is recommending approval with the following conditions:

- 1) . All aprons and connecting drive lanes to be paved with asphalt pursuant to Chapter 1133.16, specifically the front entrance to the main parking lot fronting River Road; maximum width 24'-0".
- 2) Incorporate perimeter parking lot landscaping/curbing along the northwest corner parking lot fronting River Road pursuant to the requirements set forth in Chapter 1131.05.

Applicant: Frank Mikes, Seven Lakeway Refractories

Mr. Mikes inquired about curbs, noting he would assume guard rail or cement curbs along the road and pave that section in parking lot? Mr. Engle responded yes, and a brief discussion relative to curbing of landscape island areas ensued. Members reviewed the proposed exterior colors. Mr. Mikes noted the exterior colors will be complimentary to existing using gray/red.

Motion by Mr. Cencer to approve the site plan and design plan with the specified conditions noted. Motion seconded by Mr. Hartley. Roll call on the motion:

Yeas: Claus, Cencer, Howell, Hartley (4)

Nays: (0)

Abstain: (0)

With a majority vote in the affirmative, motion passes and site and design plans approved with specified conditions.

PPN 42-01009.000

607 Main Street- Mural

Project Description

The applicant is proposing a 20 x 30 mural to be painted on the outside wall of RS Cycle which faces Standard Street. The mural is to be painted by local artist, Darcy Berardi. Applicant is also seeking to add a small 11" x 14" plaque with the name of the mural, "Wild Hope" and a dedication to the community from the Chris & Owen Kedas Memorial Foundation. The

applicant is proposing to remove the existing strip of grass in front of the wall and add river rock and pavers, and a bench. Applicant has noted that they intend to add small bushes and flowers as well and the area will be maintained by the Foundation.

Mr. Engle reviewed the application for a proposed 20 x 30 mural to be painted on the building facing Standard Street (RS Cycles) by a local artist, Darcy Berardi. He noted the applicant has proposed a small 11x 14 plaques referencing the dedication to the community from the Chris & Owen Kedas Memorial Foundation. He noted the applicant is also proposing to remove the existing grass strip and add river rock, pavers, bench, and flowers.

Mr. Engle explained while the code is quite vague and inconsistent about any reference to "murals," the Planning Commission/DRB would review these applications consistent with design review aesthetics for any commercial structure. The mural would not be an advertisement for any business, so the prohibition referenced in Section 1129.06 would not apply to a community mural. The reference to "conditionally permitted murals" yielded no other reference in the code. He added that murals and public art have been proposed and supported relative to streetscape enhancements in discussions of the Main Street Corridor. The city has had other inquiries regarding the additions of murals, specifically, photo opportunity Huron murals. Mr. Engle noted that he is recommending approval as submitted.

Applicant: Property Owner, Jenny Hagy, 407 Winona Ave. Ms. Hagy noted she was in full support of the project and noted her support for more of these types of community projects. She referenced the Chris & Owen Kedas Memorial Foundation has other ideas for future projects within the community. She noted that the colors depicted may vary slightly and stated that she would work with Grow Huron on any landscaping enhancements. Mr. Claus inquired about the bench in the site plan and suggested that the applicant contact Parks & Recreation for information and/or to match benches in the parks. He inquired about lighting, Ms. Hagy noted that no lighting is being proposed at this time. Mr. Howell noted that if this was something they wished to add, to submit application for review.

Motion by Mr. Hartley to approve the site plan and design plan as submitted. Motion seconded by Mr. Cencer. Roll call on the motion:

Yeas: Claus, Cencer, Howell, Hartley (4)

Nays: (0)

Abstain: (0)

With a majority vote in the affirmative, motion passes and site and design plans approved as submitted.

PPN 42-00926.003

50 Cleveland Road E- Signage

Project Description

The business, formerly Lighthouse Real Estate, is now Simply Better Realty. Two replacement signage panels reflecting the new name/logo have been installed within the existing ground sign frame. The applicant was unaware that approval and permitting was needed for sign panel replacement within the existing ground sign frame. Upon being advised that these do require approval through the Planning Commission and permitting, the applicant promptly submitted the necessary application.

Mr. Engle explained Simply Better Realty (formerly Lighthouse Realty) recently replaced the face plat of the ground sign with their new name/logo. Mr. Engle noted that the sign meets all code requirements, colors complimentary, and existing ground lighting being used. He noted that he is recommending approval as submitted.

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

Yeas: Claus, Cencer, Howell, Hartley (4)

Nays: (0)

Abstain: (0)

With a majority vote in the affirmative, motion passes and design plans approved as submitted.

PPN 43-00306.000

2027 Cleveland Road W- Fencing/Outdoor Seating

Project Description

It was brought to the city's attention that a new fenced-in area was constructed on the Lemmy's restaurant parcel. Staff reached out to the owner's representative to inquire as to the project and they confirmed that they had constructed a temporary fenced area for outside dining and were apparently unaware that this required approval and permits. The applicant confirmed that they are working on applications and plans for additional improvements including a remodel, addition, and exterior improvements to be considered in a future meeting. The applicant promptly submitted the required PC/DRB application to seek approval, post-construction for the fenced outside dining area.

Mr. Engle reviewed the application for the outdoor dining area, noting the new owners of the restaurant were unaware they needed approval before constructing the area. He advised that the owners have been working on the lot combinations and the rezoning of the parcels. He explained that the outdoor seating area is fenced in with a 6' Cedar Fence and is compliant with the code, and while that displaced two parking spaces, they gained one, so they are compliant with parking regulations. He noted that he is recommending approval as constructed.

Applicant: Patrick Thornton, Sixmo Architects, Cleveland OH

Mr. Thornton noted they were brought on after the fact. He reviewed the design, noting that all appeared to be in compliant with the code. He noted that he will be working on future phases of improvements of the property and will submit applications for consideration. Members reviewed seating capacity of the outdoor area and the egress/ingress. Mr. Thornton referenced future phases of improvements/additions to the property. Mr. Hartley questioned the reference to "temporary fencing" on the staff report, noting the fencing appears to be permanent. Mr. Engle noted that as expansion takes place, the fenced area may change.

Motion by Mr. Cencer to approve the site plan and design plan as submitted. Motion seconded by Mr. Claus Roll call on the motion:

Yeas: Claus, Cencer, Howell, Hartley (4)

Nays: (0)

Abstain: (0)

With a majority vote in the affirmative, motion passes and site and design plans approved as submitted.

Motion to Set a Public Hearing- Rezoning Application – Lemmy’s Restaurant (3 Parcels) From R-1A to B-3 General Business.

Mr. Engle explained that the new owner has submitted the lot combination application and the process is underway at the County level to record the combination of the three parcels. Mr. Howell asked if the residential structure on the corner was going to be demolished. Mr. Engle replied that he has no information on this. Mr. Hartley commented on the B-3 front setback regulations and consideration to look at future amendments to these to reduce the setback. Mr. Engle noted this is on his radar as well.

Motion by Mr. Mr. Hatley to set a Public Hearing date of September 20, 2023 at 5:00pm for the Lemmy’s Restaurant rezoning application. Motion seconded by Mr. Cencer. All in favor, motion passes and Public Hearing date set.

Staff Report

Mr. Engle made mention of the following:

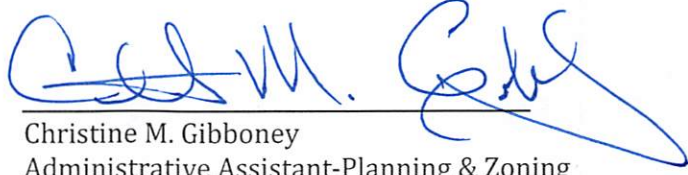
- Large number of code amendments that need to be finalized to get to City Council. He suggested special work session meetings to finalize all the proposed legislation. He suggested one (1) work session meeting per month from now until the end of the year. Members will be emailed with suggested dates.
- Main Street Corridor wrapping up.
- Reminded members of the invite to attend the City Council work session meeting on August 22 at 5:30 regarding the Berlin Road Park.

Mr. Howell inquired about:

- Fiber optic construction in the city. Mr. Engle confirmed that there are several competitive fiber optic companies working throughout the city at this point. Mr. Claus noted some are overhead installation, but others are individually boring for their installations. Mr. Claus noted that Mr. Hamilton, Service Director is the main contact for these installations.
- Paving in Chaska Beach. Mr. Claus stated it will bid soon, but ideally it would start in spring.
- ConAgra Development. Mr. Engle explained that there is a delay with getting the plat/plans in as Ridge Stone is switching gears with who they will be using to prepare the plans/plat. Mr. Claus explained that Ridge Stone had requested a quote from OHM to prepare these, but OHM delayed in getting the quote to Ridge Stone and the fee was high and later, OHM’s legal counsel advised that there would be a conflict of interest with OHM preparing these. Mr. Claus noted the delay is not the fault of Ridge Stone. Mr. Claus noted that Mr. Hamilton will send an update to members. Mr. Howell and Mr. Hartley noted they want to see great design elevations for this project. Mr. Hartley referenced the developments that members had referenced, suggesting that Ridge Stone visit these. Mr. Engle noted that as he receives updates, he would keep members informed.
- Warren Slag Property – Mr. Claus noted the city purchased approx. 45 acres – maybe used for Services which would include Parks & Recreation. Mr. Engle referenced discussions regarding options for this property and other places for Parks & Recreation to move to such as Fabens Park.

- Mr. Howell asked about the Parks & Rec Department and how quickly could they be moved out? Mr. Engle and Mr. Claus explained that the city would need to decide and plan for a move and maybe if there was interest in the current Parks & Recreation site, this would move more quickly. Mr. Howell stated that there has been interest. Mr. Claus noted the city needs to know that. Mr. Howell replied that the city is aware.

Motion by Mr. Hartley to adjourn. Motion seconded by Mr. Cencer. All in favor, meeting adjourned at 5:54pm



Christine M. Gibboney
Administrative Assistant-Planning & Zoning

Adopted: 10-18-23