

City of Huron
Planning Commission – Special Meeting
September 9, 2020

The meeting was called to order at 5:30p.m. in the Council Chambers at Huron City Hall, 417 Main Street by Chairman Gary Boyle. Members in attendance: Jim Hartley and Mark Claus, Bob Howell and Mark Cencer. Staff in attendance: City Engineer/Zoning Inspector Doug Green, Interim City Manager Mike Spafford, Zoning Admin. Assistant Christine Gibboney. Council members in attendance: Mayor Sam Artino.

There were no minutes available for approval and no Audience Comments.

Public Hearing:

Amendment to section 1125.02 (B-2 District) – to include Residential Use.

Project Description from Summary:

Proposed amendment to B-2 to include residential use as an allowable use, similar to the way B-1 reads, by allowing residential usage as regulated in the least restricted adjoining residential district.

There are two areas within the city that are currently designated as B-2: The area immediately surrounding the Boat Basin along Main St. and a small area along the East side of Main St South of Bogart Rd consisting of 5 parcels containing a cemetery, a car wash, a drive-through, a veterinarian's office and a residence (existing non-conforming).

If the Planning Commission makes recommendation to amend 1125.02 to include residential uses, draft legislation will be prepared by the Legal Department for Council consideration and adoption following the required Public Hearing.

Mr. Boyle called the Public Hearing to order at 5:30p.m.; confirming that the public hearing was advertised as required. The Administrative Assistant confirmed the legal advertisement was published. Mr. Green referenced the zoning map that had been provided to reflect the existing B-2 districts within the city. He also advised that the commission could decide on whether a residence use in a B-2 should be principal or conditional use, adding that if they preferred to make it a conditional use, then an applicant would have to go to the BZA for a conditional use permit when desiring residential use. Members discussed process and pros/cons relative to conditional use. Location of B-2 areas were reviewed by members. Mr. Green explained that the example of language changes being proposed are in the B-1 ordinance which had been provided as an example. Mr. Green read the language in the example.

Motion by Mr. Howell to recommend to City Council to approve the amendment to Section 1125.02 (B-2 District) as presented. Motion seconded by Mr. Cencer. Roll call on the motion:

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

Nays: none (0)

There being a majority in favor, motion passes, and recommendation of approval to be made to City Council.

Mr. Boyle noted the recommendation will now go to City Council who will have to hold a Public Hearing. Mr. Boyle commented that he would like to have discussion regarding an amendment to the code to give City Council authority not to have to wait for the Planning

Commission recommendation to set their Public Hearings. Brief discussion ensued regarding the current language in the code.

With no further business, motion by Mr. Cencer to adjourn, seconded by Mr. Hartley All in favor, meeting adjourned at 5:41p.m.



Christine M. Gibboney
Zoning Administrative Assistant

Adopted: 10/28/20