

**City of Huron
Planning Commission/DRB
January 26, 2022 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 Acting Chairman Bob Howell. Members in attendance: Mark Cencer and Mark Claus, and Jim Hartley. Members absent: Gary Boyle. Staff in attendance: Erik Engle Planning & Zoning Manager and Christine Gibboney Administrative Assistant.

Approval of Minutes (11-17-21 & 12-15-21)

Motion by Mr. Hartley to approved the minutes of 11-17-21 as printed and received.

Motion seconded by Mr. Claus. Roll call on the motion:

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

Nays: None (0)

Abstain: (0)

With the majority in favor, motion passes and minutes approved.

Motion by Mr. Claus to approved the minutes of 12-15-21 as printed and received.

Motion seconded by Mr. Cencer. Roll call on the motion:

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

Nays: None (0)

Abstain: (0)

With the majority in favor, motion passes and minutes approved.

New Business

902 Taylor Ave. Zoning District: B-3. Parcel No.: 42-00510.000

Subject Matter/Background from summary:

The applicant is proposing the demolition and rebuild of an existing building which will house a boat repair operation as well as a 3,120sf addition to the existing northwest building on the site. An item of note: the applicant did require a variance as the building they propose to rebuild was a pre-existing non-confirming structure, in that is less than 50 feet in distance from a residential district. The BZA heard the case on 1-10-22 and granted the 20' variance required.

Mr. Engle explained the property is the former Gordon Lumber business and the new owner intends to operate a boat repair business at the location. He referenced the zoning (B-3), noting a boat repair business is an allowed use in the district. He reviewed the applicant's proposal to demolish the existing 10,912sf and rebuild on the same footprint, and to add a 3, 120sf addition to another building on the site. Mr. Engle referenced the variance that was required for the preexisting/nonconforming property related to the 50' setback distance to a residential district and noted the 20' variance was granted by the BZA and added that the proposed site plan is compliant with Section 1125.03. Mr. Engle then reviewed the current building exteriors and the proposed design application: light beige metal siding, polar white metal roofing, white doors. Mr. Engle referenced the existing trees on the site and reviewed the proposed landscape plan which includes: 33 arborvitae trees and buffer to be added on the south side of the parking lot. He noted the applicant is not adding additional lighting as the existing will remain and there is no signage being proposed at this time. He advised approval of site and design plans are recommended. Lastly, Mr. Engle referenced the updated landscape plan distributed at the meeting, noting the plan reflects the enclosed dumpster area.

Mr. John Reyes, architect for Star Builders. He reviewed the proposed site and design plan details and reviewed materials. In response to questions by members, Mr. Reyes noted no

lighting changes proposed, the existing north side wall pack lighting over the man doors will be replaced as existing. A discussion regarding existing fencing ensued, Mr. Reyes noted there were no plans to replace the fencing at this time. A discussion regarding the parking of boats outside ensued. Mr. Reyes referenced the room available in the existing buildings and advised they don't know that there would be a need for outside parking of boats. A discussion regarding code compliance relative to storage ensued, as Mr. Engle noted the code does not restrict this. Members asked if the owner is planning on winter boat storage as well. the owner advised that at this time, they are proposing boat repair only. Mr. Engle referenced that in the future if the business included boat storage, the code would address that it would be an accessory use in that storage goes hand in hand with repair and the code would not restrict this. Members then inquired about the code relative to storage. Mr. Engle reference the code specific to Mini Storage/Self Storage noting that this is a separate issue and does not apply to this case. Mr. Claus referenced the code is silent on storage in this case and noted his concern relates to the property becoming a bone yard for old boats and commented that in such a scenario it would become a property maintenance violation and be enforceable under the code. Mr. Howell asked the owner for consideration of privacy fencing if there will be boats outside and members advised of the concern for neighbors relative to this suggestion. Mr. Howell also suggested the owner consider adding additional trees to screen the property, although not required to do so. Mr. A brief discussion about lighting ensued and the applicant was advised to be conscience about lighting not directed at residential areas. Members advised that the applicant submit the lighting plan to staff.

Motion by Mr. Hartley to approve the site and design plans with the condition that a lighting plan be submitted to the Planning & Zoning Dept. for approval. Motion seconded by Mr. Cencer. Roll call on the motion:

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

Nays: None (0)

Abstain: (0)

There being a majority in favor, motion passes, and site and design plan applications conditionally approved as noted.

State Boat Ramp- Current Zoning District: B-3 Parcel No.: 42-61270.000

Subject Matter/Background from summary:

Working with ODNR in 2021, the City of Huron received a grant in the amount of \$500,000 to fund a new open-air fish-cleaning facility located at the municipal boat ramp site. The shelter will be 24'x40' (960sf) in size with a hip roof. The height is approximately 13'-0". The facility will feature two interior cleaning receptacles/grinders and a 6'-0" protective fence attached around the perimeter of each bay to enclose the structure when not in use.

Mr. Engle reviewed the details of the proposed 960sf open air fish cleaning facility at the boat ramp site, noting the City Engineer has been working on this project which is funded by a \$500,000 grant from ODNR and anticipates to go out to bid by the end of the month. Mr. Engle advised the zoning and use are compliant with the code. He referenced the landscaping and explained that three trees will need to be removed and will be replaced, no signage is proposed, and other than interior lighting of the facility, no exterior lighting is proposed. A lengthy discussion regarding the elements of the facility; specifically, grinders and maintenance ensued. Mr. Claus noted that the Parks and Recreation Department would be handling the maintenance of the facility.

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

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

Nays: None (0)

Abstain: (0)

There being a majority in favor, motion passes, and site and design plan applications conditionally approved as noted.

Staff Report

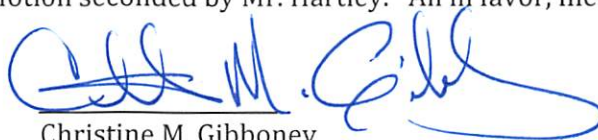
Mr. Engle advised members of the following:

- Katie Maloney, Zoning Inspector/Code Enforcement is now a FT employee and will be contributing to meeting preparation; attending and participating in future meetings.
- Reported that a few long-term derelict properties are at the legal level and have upcoming court dates. City has a new Prosecutor who Katie is working with to pursue legal avenues for compliance. In response to a question by members as to the trailer park, Mr. Engle noted this is on the city's radar. Mr. Engle also reported that additional code amendments are being reviewed for various sections of property maintenance issues.
- Signage Code Amendments- being reviewed with Legal at this time. Not sure at this point if this will be specific minor re-writes or the full-blown revisions that are needed. Once drafted, this body will be provided language.
- BZA case data being compiled to aid in the proposed changes to the code.
- Annual Report has been drafted for Administration. A copy will be provided to this body.
- Grant applications: Transportation/MPO, ODOT- sidewalks along Cleveland Road E extending from Gateway east to Huron Green, Safe Routes to Schools- working with the City Engineer.

Mr. Howell inquired about the bridge lighting and rails, and status of ConAgra.

- Mr. Engle noted the color proposed for the railing is black, barrier walls remain the same color. Mr. Claus provided overview of lighting replacement on the bridge.
- Mr. Engle reported the rezoning of the ConAgra parcel and the amendments to the Mixed Use-GD code have gone through their second of three readings at the council level.

Motion by Mr. Cencer to adjourn. Motion seconded by Mr. Hartley. All in favor, meeting adjourned at 5:42p.m.



Christine M. Gibboney
Zoning Administrative Assistant

Adopted: 2/23/22