

**City of Huron
Planning Commission
November 18, 2020 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: Jim Hartley, Mark Claus, Mark Cencer. Members absent: Gary Boyle. Staff in attendance: City Engineer/Zoning Official Doug Green, Zoning Admin. Assistant Christine Gibboney.

Approval of Minutes (10-28-20)

**Motion by Mr. Hartley to approve the minutes of 10-28-20, as printed and received.
Motion seconded by Mr. Cencer. All in favor, minutes approved.**

New Business

511 River Road (Lake Erie Adventure Co) Building renovation & expansion

Project Description from Summary:

The applicant was granted approval for an impending lot split at this parcel to separate their parcel and the existing building it contains from the 'Whispering Walleye' rental business in the rear at the last regular meeting on 10/28/20.

The applicant has now completed plans for a renovation to the existing building on the site to suit the needs of their recreational kayak rental business. The renovations will include a 9'x32' addition to the rear of the building to allow for two restrooms and a storage area. The building will also have a 12'x32' covered porch addition on the front to serve as a customer entrance. The existing building will also get new siding and a new façade at the front entrance including the conversion of one of the two existing overhead doors into a commercial storefront and the addition of signage both on the building and at the entrance off of River rd. The proposed addition meets all setback and height requirements per section 1125.04 for the I-1 zoning district.

Mr. Green referenced the previous application for the lot-split of the property and reviewed the proposed details of the renovation and addition to the rear of the building as reflected in the application. He referenced the rustic theme and the addition of a timber frame canopy to the building. Mr. Green noted that the existing driveway, which will be shared by Lake Erie Adventure Co and Whispering Walleye, is gravel. He noted the small parking area on the Lake Erie Adventure Co. lot is also gravel. Mr. Green referenced that the owners of Lake Erie Adventure Co. are seeking consideration to defer the required paving of these areas due to the expenses being incurred for the improvements they will be making to the facilities. Mr. Green asked the board for discussion on the request. Members and Mr. Green discussed the location of the access driveway and the small parking lot.

Mr. Joshua Fox, architect on the project, referenced conversations with his clients and expressed to Mr. Green of deferring the required paving project for 1-2 years. Mr. Claus inquired about the shared driveway with regard to the regulation to pave. Mr. Green suggested that perhaps the board would wish to address the shared driveway in the future when additional improvements are made to the property and consider only the small parking lot area that is on the Lake Erie Adventure Company portion. Members discussed the existing concrete pad at the entrance and the small gravel parking lot area. Members discussed the proposed use of the property and the rustic appearance of the entire property was noted. In response to questions by members, Mr. Fox noted that Lake Erie Adventure Co. would be investing \$150,000- 200,000 into the addition, and the request to defer paving the parking lot now is for economic reasons. He suggested another possibility may be that

they can smooth out the gravel and add asphalt grindings. Members discuss this option and others. Members discussed how to stipulate a deferral period and how to track same. Members then reviewed the site plans. With no further discussion, Mr. Howell asked for a motion.

Motion by Mr. Cencer to approve the site plans as submitted with the caveat that the applicant returns in 2 years to address paving as discussed. Motion seconded by Mr. Claus. Roll call on the motion:

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

Nays: None (0)

Abstain: (0)

There being a majority in favor, motion passes, and site plan approved as presented with stipulation of review in 2 years relative to paving.

Harbor North Marina – Site Improvements and New Building

Project Description from Summary:

The applicant recently purchased the Harbor North marina facility and has proposed some improvements to the site including parking lot modifications, demolition of an existing building, construction of a new marina store/office and renovation of an existing building to house the USGS.

- *Site Improvements: Improvements include the removal of existing boats being stored on site, removal of existing degraded asphalt pavement, removal of existing tool/repair shop building, installation of new asphalt drive aisles and parking (proposed parking meets requirements of section 1133), installation of new storm sewer piping (final engineered plans/calcs will have to be submitted for engineering approval) and installation of two dumpster enclosures.*
- *Renovation of existing building: The existing 4,700sf two-story marina office and apartment building will remain but receive major interior and exterior renovations including new entrances, overhead door and new siding & roofing. This building will become a leased office/operation building for the USGS which currently has offices in Sandusky and docks its boat near Con-Agra.*
- *Construction of new building: A new 1,528sf marina office/store and repair shop will be constructed attached to the front (West) face of the existing marina building facing Huron St.*

Mr. Green recognized Mr. Bruce Roberts from Harbor North Marina in attendance and referenced the previous lot combination. He explained the new owners are from Maryland and reviewed the proposed improvements reflected in the application which include demolition, clean up of property, renovations of existing building which will become the home of USGS, and construction of a new building for a marina office/store. He referenced USGS will also be docking their boat on the site. Mr. Green referenced the revised plans that were submitted by the applicant and distributed to members, noting they reflect compliance with setbacks and dumpster placement and screening requirements. He noted that at this time, the new owner is seeking only Planning Commission approval only, in the future, they will be finalizing the site plan, exterior renderings, and design and landscaping plans for review by the DRB. He noted the site plans are also being reviewed by Engineering and for Storm Water compliance. Mr. Green noted that today, the Planning

Commission is reviewing the layout and parking only. Mr. Green noted that he has spoken to the applicant about the landscape requirements.

In response to a question by the Planning Commission, Mr. Roberts commented the new owner wants to begin very soon, as they have an April 1, 2021 commitment with USGS. Mr. Claus inquired about the marina slips and docks with regard to how many were being lost or gained. Mr. Green and Mr. Cencer noted anything to do with docks/marinas would be under ODNR for approval and would not be part of the Planning/DRB process. Mr. Roberts noted that the new owners are still finalizing details and he understands they do plan on making many changes while accommodating the USGS vessel and this may result in some docks being removed.

Mr. Chris Arbor from Bramhall Engineering noted there is discussion about improvements to the rack storage building as well.

Motion by Mr. Claus to approve the plans as submitted, subject to the review by the Design Review Board. Motion seconded by 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 plan approved as presented.

2400 Sawmill Parkway- New Pole Barn and Fencing

Project Description from Summary:

The applicant currently utilizes the property as a shop area for woodworking and outside lumber sales to customers. The applicant has plans for future development of the parcel which will likely include the partitioning of two front lots for commercial use and site plan improvements to the main parcel for the purposes of lumber sales. Plans for these improvements will require P.C. and DRB approval as a proposed development along with engineered drainage plans.

While the above plans are being finalized for eventual submission to the commission, the applicant would like to construct the following improvements in an effort to clean up the parcel and store materials:

- A 104' x 60' pole building: This building will be located along the Eastern property line across from the existing building and will be used to store materials/equipment until final development of the parcel is in place. This building will be similar in design to the existing building and will contain one overhead door and man door on the West elevation and one overhead door and man door on the Southern elevation along with some small windows to allow natural lighting. The building exterior will contain two shielded wall-pack type light fixtures. The height and location of the proposed building meets all requirements of the code for the I-1 district. The existing concrete driveway will also be improved by paving the section that is currently stone between the entrance apron and the existing & proposed building.*
- A 48' x 60' fenced enclosure: This fence in area will be located behind the existing building and will consist of 8' high wood fence panels (board on board type) and a lockable gate. This will allow for the screened secure storage of materials and equipment. The proposed fencing meets all code requirements.*

Mr. Green referenced the existing pole barn on the parcel, a driveway that is half concrete and half stone. He referenced current use of the site, and stated that the applicant has plans for future development of the parcel which will likely include the partitioning of two front lots for commercial use. He explained currently the owner wants to get the site cleaned up

while working on final design plans. Mr. Green reviewed the proposed plans for a new pole building, noting the owner will be paving the current stone driveway with concrete which will extend to both buildings, and will be fencing a section behind the existing building for outside storage. Mr. Green shared and reviewed full size plans with members referencing that currently the applicant is seeking approval only on the new pole barn and fence. He noted that but eventually there will be signage and landscaping requirements pursuant to the I-1 zoning district. Mr. Green asked if the board would want to wait for the full development plan to come before them before considering the landscaping plan as the future development may affect the landscaping. He noted however, the owner is willing to plant now if this is the desire of the board.

In response to a question about his timeline, Owner, Kevin Fahey noted that it would probably be after the first of the year before he would have the property surveyed in preparation for lot split and noted at this time, he is looking at the proposed pole barn to get the site cleaned up in anticipation for future plans. Members referenced the color of the proposed new pole barn, Mr. Howell noted this would be looked at under Design Review. Mr. Fahey noted he would like to get the new pole barn up this year. Members discussed options for landscaping, the proposed lot splits, and future meetings that the owner would be required to come back before the board for.

Mr. Howell advised that landscaping plans for the two apron strips and for the lots be prepared as required pursuant to the code when coming back to the board.

Motion by Mr. Hartley to approve the site plan as submitted with the caveat that the landscaping plan be submitted within six (6) months. Motion seconded by Mr. Cencer. Roll call on the motion:

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

Nays: None (0)

Abstain: (0)

There being a majority in favor, motion passes, and site plan approved as submitted with the caveat that applicant return with the landscaping plan within six (6) months.

With no further business, motion by Mr. Cencer to adjourn, seconded by Mr. Hartley. All in favor, meeting adjourned at 5:32p.m.


Christine M. Gibboney
Zoning Administrative Assistant

Adopted: 2/24/21