CITY OF HURON
A *great lake* PLACE

City of Huron
Agenda for the Planning Commission
Wednesday April 3rd, 2019 – 5:30PM

   I. **Call to Order**

  II. **Roll Call of Planning Commission**

 III. **Adoption of the Minutes:**

 IV. **New Business:**
   a. PUBLIC HEAING - 1101 Rye Beach Rd. (Mucci Farms) Application to re-district property.

  V. **Old Business:**

 VI. **Audience Comments (3-minute time limit)**   *Please step to the podium and state your name and address for the record.

VII. **Staff Report**

VIII. **Adjournment**

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TO:	Chairman Boyle and Members of the Planning Commission
FROM:	Doug Green, City Zoning Inspector
RE:	Mucci Farms, 1101 Rye Beach Rd. – Application for re-zoning
DATE:	April 3rd, 2019

Subject Matter/Background: The applicant is applying to re-district their parcel from the current R-1, Single Family Residential, to a classification of B-3, General Business per section 1125.03, and to include the parcel in the planned industrial project overlay zone as defined in section 1126.09 of the codified ordinances to suit their existing use of the parcel as a commercial greenhouse operation.

Current Zoning District: R-1 One Family Residential

Parcel No.: 42-67003.000

Project Description: The applicant is applying re-district their parcel.

- Parcel history: This parcel was officially purchased by Mimi Land Company LLC (Mucci Farms) in March of 2018 from its previous owner, the State of Ohio. At this time development of the project began and the existing greenhouse, dormitory, warehouse area and various site improvements were constructed while the parcel was within Huron Township. The parcel was annexed into the city of Huron in 2018. Huron City Council, the Huron Township Board of Trustees and the Erie County Board of Commissioners all passed supporting legislation.

- Zoning classification: When any parcel of land is first annexed into the City, it is automatically assigned an R-1 classification. The use as a commercial greenhouse as a principal permitted usage is identified in the zoning code under the B-3 General Business district. (1125.03(a)(2)). A parcel that is annexed into the city is customarily re-zoned to an appropriate district classification but only after the annexation has been finalized.

- Future development: A preliminary site plan showing the applicants proposed future development is included in this packet for descriptive purposes. It is worth noting that this is a preliminary plan only as some of the aspects of the plan may change such as location and quantities of landscaping and size and location of parking areas before the plans are finalized. A finalized development plan will need to be submitted for plan approval by this body prior to permitting of any additional improvements.

Staff Analysis:
This item before you for requests of the re-zoning of the subject parcel from R-1 to B-3 and include it in the planned industrial project overlay zone. Staff recommends the Commission's approval to rezone the parcel as requested. Your approval of the zoning request will allow for the consideration of regulatory variables, most notably the control of light trespass, to initiate as part of a final site plan approval. The opinion of this body relative to this re-zoning will be submitted to City Council for final ratification at a public hearing.

CITY OF HURON
ZONING DEPARTMENT
413 Main Street
Huron, Ohio 44839
419-433-3544
419-433-4318 fax
www.cityofhuron.org

CITY OF HURON
APPLICATION TO RE-DISTRICT PROPERTY
(Type or Print)

Application No.: _____   Date Received: 2-5-19

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Location: 1101 Rye Beach Road, Huron Ohio, 44839.

Legal Description of Subject Property:
Parcel. 42-67203,000.

Property Owner: MIMI Land Company LLC.
Address: 1876 Seacliff Drive, Kingsville Ont. N9Y 2N1

Applicant: (Name & Address - if different from the property owner)

_____

_____

_____

Current Zoning District of Subject Property:
R-1 ☑ R-2 ☐ R-3 ☐ B-1 ☐ B-2 ☐ B-3 ☐

I-1 ☐   I-2 ☐ Other: _____

Proposed Zoning District of Subject Property:
R-1 ☐ R-2 ☐ R-3 ☐ B-1 ☐ B-2 ☐ B-3/ ☑
                                            /PUD

I-1 ☐   I-2 ☐ Other: _____

Fee $150.⁰⁰ Rec'd ck.#000031

Erie County GIS

Notes

DETAILS

OFFICE AREA = 3,750 s.f.
1 PARKING/200s.f. = 14

PHASE 1 & 2 GREENHOUSES = 49.34 ACRES
2 WORKERS/ACRE = 100 WORKERS
100 WORKERS/1.5 = 67 PARKING

TOTAL PARKING SPACE REQUIRED FOR PHASE 1 & 2 = 81
TOTAL PARKING SPACE PROVIDED FOR PHASE 1 & 2 = 84
PARKING SPACE = 200 s.f./VEHICLE
LOADING SPACE = 14' x 50'

NOTES:

1. THE ACCURACY OF THE UTILITIES SHOWN ON THESE DRAWINGS ARE NOT GUARANTEED BY THE OWNER OR N. J. PERALTA ENGINEERING LTD. OTHER UTILITIES MAY BE PRESENT OR THE UTILITIES SHOWN MAY DIFFER IN SIZE OR LOCATION SHOWN.
2. ALL ELEVATIONS SHOWN IN FEET.
3. ▭ DENOTES EXISTING SITE
4. ▭ 191.425 APPROXIMATE PROPOSED TOP ELEVATION
5. ▭ 193.205 DENOTES PROPOSED INVERTS
6. ▭ 191.425 APPROXIMATE PROPOSED SITE GRADE
7. ▭ 191.425 APPROXIMATE PROPOSED SWALE GRADES
8. ALL POND SIDE SLOPES NO STEEPER THAN 4 (H) TO 1(V) (M)
9. PLACE TOPSOIL ON ALL SLOPES AND DISTURBED AREAS AND SEED TO GRASS.
10. ALL NEW COVERED DRAINS AND SURFACE SWALES TO HAVE OUTLET EROSION PROTECTION.
11. EROSION PROTECTION TO CONSIST OF 18" THICK QUARRIED LIMESTONE OF RIP RAP ON NON-WOVEN FILTER CLOTH MINIMUM 8 SQ.FT. SIZE
12. PROVIDE RODENT GRATES ON ALL DRAIN OUTLETS
13. TOP ELEVATION OF PHASE 1 DETENTION POND BANK IS TO BE NO LESS THAN 144.300'
14. STORM EVENTS IN EXCESS OF THE 1:100 YEAR STORM MAY RESULT IN FLOODING.
15. STORM DRAINAGE AND DETENTION DESIGN BASED ON SITE LAYOUT ESTABLISHED BY OTHERS - ACCURACY OF SITE LAYOUT IS THE RESPONSIBILITY OF OTHERS.
16. THIS PLAN IS TO BE READ IN CONJUNCTION WITH STORMWATER MANAGEMENT REPORT DATED JUNE 14th, 2011
17. OTHER CONTRACTOR IS RESPONSIBLE TO PROVIDE ADEQUATE SEDIMENT CONTROL MEASURES DURING CONSTRUCTION.
18. CATCHBASINS TO BE PRECAST CONCRETE WITH CAST IRON OR HEAVY DUTY STEEL GRATE OR EQUIVALENT.

BENCHMARK:

1. MAG NAIL ON WEST SIDE OF POWER POLE ALONG EAST PROPERTY LINE, 813.1m SOUTH FROM NORTH PROPERTY LINE.
   ELEV. 609.000'
2. MAG NAIL ON WEST SIDE OF POWER POLE ALONG NORTH PROPERTY LINE, 7.2m WEST FROM EAST PROPERTY LINE
   ELEV. 602.000'
3. FND RSPK ON SOUTH SIDE OF POWER POLE ALONG NORTH PROPERTY LINE, 7.2m WEST FROM EAST PROPERTY LINE
   ELEV. 603.980'
4. FND RSPK ON SOUTH SIDE OF POWER POLE ALONG NORTH PROPERTY LINE, 7.2m WEST FROM EAST PROPERTY LINE
   ELEV. 607.770'
5. FND RSPK ON SOUTH SIDE OF POWER POLE ALONG NORTH PROPERTY LINE, 7.2m WEST FROM EAST PROPERTY LINE
   ELEV. 605.970'
6. FND RSPK ON SOUTH SIDE OF POWER POLE ALONG NORTH PROPERTY LINE, 7.2m WEST FROM EAST PROPERTY LINE
   ELEV. 605.540'
7. FND RSPK ON SOUTH SIDE OF POWER POLE ALONG NORTH PROPERTY LINE, 7.2m WEST FROM EAST PROPERTY LINE
   ELEV. 607.390'
8. FND RSPK ON SOUTH SIDE OF POWER POLE ALONG NORTH PROPERTY LINE, 7.2m WEST FROM EAST PROPERTY LINE
   ELEV. 608.690'

SITE STATISTICS

PROPERTY	107.93	Ac.
PHASE 1 GREENHOUSE	24.67	Ac.
PHASE 1 SERVICE BUILDING	3.158	Ac.
PHASE 1 WAREHOUSE	3.094	Ac.
TOTAL LOT COVERAGE %	28.65	%
PHASE 2 GREENHOUSE	24.67	Ac.
TOTAL LOT COVERAGE %	51.50	%
PHASE 3 GREENHOUSE	24.67	Ac.
PHASE 3 SERVICE BUILDING	0.281	Ac.
PHASE 3 OFFICE BUILDING	0.055	Ac.
TOTAL LOT COVERAGE %	74.65	%

REVISIONS		
REVIEW AND APPROVAL	H.L.L.	11 MAR. 2019
CLIENT REVIEW	H.C.M.	7 MAR. 2019
CLIENT REVISIONS	H.C.M.	25 FEB. 2019
PRELIMINARY REVIEW	H.L.L.	7 FEB. 2019
ISSUED FOR	BY	DATE

N. J. Peralta Engineering Ltd.

Consulting Engineers

Kingsville   Ontario

ENGINEERING STAMPS:

PRELIMINARY
NOT FOR CONSTRUCTION

ENGINEERING STAMPS:

MIMI FARMS INC.

PHASE 2 GREENHOUSE

RYE BEACH ROAD
HURON, OHIO

SHEET TITLE:

SITE PLAN

DESIGNED BY: H.C.M.	DATE: MAR. 7th, 2019
DRAWN BY: J.H.	SCALE: AS SHOWN
SHEET No.: 1	OF: 3

PROJECT No.: E19-017

SITE PLAN
Scale = 1"=120'