



City of Huron
Agenda for the Design Review Board
Wednesday April 3rd, 2019 (Following Planning Commission Meeting)

- I. Call to Order**
- II. Roll Call**
- III. Adoption of the Minutes:**
- IV. Old Business:**
- V. New Business:**
 - a. Design Elements Application – Mucci Farms, 1101 Rye Beach Rd.**
- 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**



TO: Chairman Boyle, and members of the Design Review Board
FROM: Doug Green, City Zoning Inspector
RE: Mucci Farms, 1101 Rye Beach Rd – Design Elements Application
DATE: April 3rd, 2019

Subject Matter/Background: The applicant is applying for Design Review approval of commercial greenhouse facility located at 1101 Rye Beach Rd.

Current Zoning District: R-1 One Family Residential

Parcel No.: 42-67003.000

Project Description: The proposed facility consists of the following design elements:

- An existing metal sided warehouse and service/office building. (Facing Rye Beach Rd.)
- Three (1 existing, 2 proposed) 27 acre greenhouse units.
- An existing employee bunkhouse/dormitory facility located in the N.E corner of the site
- A raised Landscaping berm at the S.E. corner of the parcel.
- Tree plantings along both the lot frontages along Rye Beach Rd and Bogart Rd.
- All remaining undeveloped areas of the site to be seeded lawn.
- No additional exterior lighting is being proposed at this time. Existing service building has several wall pack type fixtures that are properly shielded.
- No exterior signage of any type has been included in this application. Applicant does intend to place signage at one or both entrances off of Rye Beach Rd in the future but will submit plans/details for DRB approval at a later date.

Staff Analysis: Staff has no objections to the application as submitted with the only two exceptions that all parking and drive areas other than access lanes between and behind the greenhouses be paved and that a sidewalk be installed per City Code along the frontage of Rye Beach Rd. The applicant has agreed to these two exceptions and will include them in their final site plans that will be submitted to the engineering department for approval prior to construction. The applicant has been informed that any changes to the proposed plan before the board or any proposed exterior signage will have to be submitted to the board for approval. Staff recommends approval of the applicant's plans contingent upon final ratification of the zoning district change by City Council.











