

**City of Huron
Planning Commission/DRB
April 27, 2022, 5:00P.M.**

The meeting was called to order at 5:02p.m. in the Council Chambers at Huron City Hall, 417 Main Street by Acting Chairman Gary Boyle. Members in attendance: Jim Hartley and Mark Cencer. Members absent: Bob Howell and Mark Claus. Staff in attendance: Planning Director Erik Engle, and Administrative Assistant Christine Gibboney.

Approval of Minutes (2-23-22 and 3-23-22)

Members discussed the fact that two of them were not in attendance in the meetings awaiting approval, therefore, there was not a quorum present to make a motion or vote on the minutes. Minutes to be considered at a future meeting.

New Business

**MGS Harbor Point, 400 Huron Street. PPN 42-01944.000
Zoning District: B-3**

***Subject Matter/Background from Summary:** Applicant previously submitted and received approval of a site plan and design plan for their proposed Harbor Master Building on 12-15-2021. The proposed building footprint has been modified, second floor removed, reducing the square footage from 2300sf to 2133sf. The exterior finishes remain the same as previously reviewed and approved and exterior lighting is reflected in this plan (refer to electrical plan).*

Mr. Boyle introduced the application for a revision to the site plan for the Harbor Master Building on the MGS Harbor Point property. He recognized architect, Dan Frederick, in attendance, commenting for disclosure that he has known Mr. Frederick for some time and that they have worked together on projects at the township level but not within the city.

Architect, Dan Frederick, addressed the board on behalf of his client, MGS Harbor Point, explaining that due to construction costs, the client had asked that the design be simplified. He explained the first floor will have the same floorplan containing the store and office spaces, the original second floor has been removed, the exterior materials are the same as originally proposed. Mr. Frederick confirmed that there is no signage being proposed at this time, but his client is aware that they would need approval from this board when they do decide on signage.

Motion by Mr. Cencer to approve the revised site plan for the Harbor Master Building as submitted. Motion seconded by Mr. Hartley. Roll Call on the motion:

Yeas: Cencer, Boyle, Hartley (3)

Nays: (0)

Abstain: (0)

With the majority in favor, motion passes and revised site plan approved as submitted.

Buckeye Sports Center, 309 Lake Erie Parkway

Zoning District: B-3

PPN 42-02065.000

Subject Matter/Background

The applicant is proposing two (2) wall signs, each measuring 20' x 7'-6" and one (1) double sided ground sign 16'10" in height and total area of 88 sf including cabinet with an electronic message board for their new business, Buckeye Sports Center, on Lake Erie Parkway. As proposed these signs required variances due to size, setback and electronic message board component pursuant to non-compliance with Sections 1129.04-Appendix A and 1129.10 Route 2 Corridor. The Board of Zoning Appeals approved the required variances on April 11, 2022 by granting the following variances:

- *(2) - 100' wall sign area variances*
- *Pole/Ground sign square footage variance of 1'-9" (8sf).*
- *Pole/Ground sign setback variance of 30'.*
- *Variance to allow for the electronic message board with the condition that the static message only changes every 30 seconds.*
- *Variance allowing a 20% increase over the 30% regulation in the size of the electronic message board portion of the ground sign.*

Mr. Boyle introduced the application for Buckeye Sports Center signage, referencing the staff report and approval by the Building and Zoning Appeals Board.

Mr. Tom Yankovich of Ellet Sign and Katie Brockwell of Buckeye Sports were in attendance. Mr. Yankovich reviewed the proposed wall and ground sign designs and measurements and provided more detail on the electronic message board section of the ground sign. Mr. Boyle referenced that the signs have been approved by the BZA. Mr. Engle added that from a design standpoint, staff has no issues.

Motion by Mr. Hartley to approve the design plan for the commercial signage as submitted. Motion seconded by Mr. Cencer. Roll Call on the motion:

Yeas: Cencer, Boyle, Hartley (3)

Nays: (0)

Abstain: (0)

With the majority in favor, motion passes and wall and ground signage design approved as submitted.

Staff Report

Proposed Code Amendments

Chapter 1135- Flood Plain

Mr. Engle referenced that the city was contacted by ODNR with regard to required updates needed to the city's floodplain ordinance. He explained that the city frequently deals with inquiries /complaints with regard to runoff and flooding and to mitigate these issues he has included regulations for the requirement of Riparian Buffers to provide extra protection in floodplain areas, adding that these buffers would help with overall soil control and runoff. Mr. Engle noted he has proposed a 30' setback from designated floodways, and asked for members input and/or recommendations on the proposed amendments.

In response to a question by Mr. Cencer, Mr. Engle confirmed the 30' setback would be from any flood hazard area. Mr. Boyle cautioned of not tying the city's hands too tightly as there

may be areas where cut and fill may work. Mr. Cencer referenced the river being in the floodway and how this may affect ConAgra. Mr. Engle noted the city wants to maintain greenspace along the perimeter of the ConAgra property and the 30' setback would be met there. He added that generally speaking most existing houses are at the 30' setback, the exception would be the Rye Beach area. Members discussed other areas like Wheeler Drive in Huron Heights and the impact this may have. Mr. Engle noted these areas would be pre-existing nonconforming and as long as they would not be proposing massive expansion of anything, the city would not have an issue. Mr. Boyle added that he wouldn't want to see people's abilities negatively impacted. Discussion ensued as to past enforcement efforts; Mr. Engle noted he doesn't believe there has been strong floodplain management historically and referenced that having the buffers will provide a way to manage many of the issues. Members reviewed the proposed amendment language further.

Mr. Cencer mentioned Lakefront Park, which is in a special flood hazard area, and the placement of filler or armorstone, questioning if this would still be allowable under the regulations. Mr. Engle replied the lake area are different, and he believes it would be allowed. Mr. Boyle noted the city cannot override ODNR regulations and this should be checked. A brief discussion regarding city regulations vs ODNR ensued. Mr. Engle advised that ODNR has reviewed the draft as proposed, and they do not see an issue with the way it is written. Mr. Boyle expressed concern in that, ODNR doesn't have to administer the code, and conflicting language would cause an issue. Mr. Boyle noted he believes Council will be responsive to property owners based on whatever engineering needs to be done. Mr. Engle explained he wants to work with owners in these areas and still have flexibility. Mr. Boyle agreed, noting there can be flexibility and still protect the floodplain. Mr. Boyle suggested that perhaps members should word the motion to express support from the commission. Members discussed the format of the motion. Mr. Cencer stated he would make the motion, commenting this is great for the community and will allow the crafting of the ordinance and enforcement of it up to the city.

Motion by Mr. Cencer in support of the concept and updates to the floodplain regulations including the riparian buffers, as presented. Motion seconded by Mr. Hartley. Roll Call on the motion:

Yeas: Cencer, Boyle, Hartley (3)

Nays: (0)

Abstain: (0)

With the majority in favor, motion passes on the support of the concept and updates to the floodplain ordinance including the riparian buffers as submitted.

Tree Ordinance

Mr. Engle referenced proposed amendments being finalized to the tree ordinance relative to trees in the ROW to address property owner maintenance of same, and assessment procedures. He referenced the tree list also requires review/updating and noting the need to consider the power company trimming of trees under the power lines.

Sign Ordinance

Mr. Engle referenced that legal has pulled examples of code language in order to update the city's code with regard to signage, noting this is being reviewed for draft amendments. He noted an overhaul of the entire Planning & Zoning code is necessary.

Motion by Mr. Hartley to adjourn. Motion seconded by Mr. Cencer. All in favor, meeting adjourned at 5:24p.m.



Christine M. Gibboney
Zoning Administrative Assistant

Adopted: August 24, 2022