

CITY OF HURON
BOARD OF BUILDING AND ZONING APPEALS
April 14, 2025, Regular Meeting – 5:30p.m.

Chairman Frank Kath, called the regular meeting to order at 5:31 p.m. on Monday, April 14, 2025, in the Council Chambers of the City Building, 417 Main Street Huron, Ohio. Members in attendance: JoAnne Boston, Tom Harris, Scott Slocum, and new member Chris Harlan. Also in attendance, Planning & Zoning Manager, Christine Gibboney and Planning & Zoning Secretary, Carolyn Boger.

Approval of Minutes (2-10-25 & 3-10-25)

Motion by Ms. Boston to approve to approve the minutes of 2-10-25 & 3-10-25 as submitted. Motion was seconded by Tom Harris. All in favor, Chris Harlan abstain, minutes approved.

Old Business

Draft Rules of the BZA

Motion by Mr. Slocum to approve the new draft rules of the BZA as submitted. Motion was seconded by Ms. Boston. All in favor, new rules approved.

Appointment of Secretary

Mr. Slocum nominated Mr. Harris for the open Secretary position, Mr. Harris accepted the nomination. Ms. Boston seconded the motion for Mr. Harris's nomination. All in favor, Mr. Harris is awarded the secretary position.

Mr. Kath reviewed the meeting protocol and how each application is treated as its own public hearing. The audience is sworn in, staff reports are read, the applicant pleads their case, any public comments are made, any board questions are asked, the meeting is closed, a board renders their decision to approve or deny the variance.

Mr. Kath & Ms. Boston reviewed the procedures for board members preliminary site visits to locations where variances are being considered.

Mr. Kath discussed the duties of the board. Mr. Harris contributed that the board only considers the variance not personal preferences or opinions. Mr. Kath also stated that the board must follow city ordinances and cannot go by HOA's standards.

Ms. Boston discussed the procedures for a meeting when only three board members are present, particularly how they express to applicants at those meetings they can decide to table their hearing. As a quorum is needed to grant a variance, which would be all three board members present in favor.

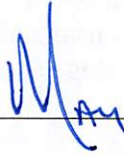
Other Matters

- Next meeting, May 12, 2025 – 2- 3 cases anticipated.
- Ms. Boston expressed her enthusiasm in the new board member, Chris Harlan's background with building and zoning authority. Mr. Harlan shared some of his experience.
- Ms. Gibboney introduced the new Planning & Zoning Secretary, Carolyn Boger.
- Ms. Boson suggested that the board invite Ms. Lisa Brady back to the next meeting to thank her for her years of service on the board. Or send her a letter if she is unable to attend.

With no further business, motion by Ms. Boston to adjourn. Motion seconded by Tom Harris. All in favor, meeting adjourned at 5:48p.m.


Board of Building and Zoning Appeals Secretary

ADOPTED:
/cmb

 May 12, 2025