



City of Huron  
Agenda for the Planning Commission/DRB  
Wednesday, September 20, 2023 5:00pm.

I. **Call to Order**

II. **Roll Call**

III. **Adoption of the Minutes (N/A)**

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

V. **New Business**

**Public Hearing/Recommendation:** Re-Zoning Application submitted by Lemmy's Restaurant – (3 parcels) from R-1A to B-3.

VI. **Staff Report**

Discuss schedule of special call work sessions to finalize updated legislation.

VII. **Adjournment**



**TO:** Chairman Boyle and Members of the Planning Commission  
**FROM:** Erik Engle, Planning Director  
**RE:** Lemmy's - Re-zoning Application Public Hearing & Recommendation  
**DATE :** September 20, 2023

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**Parcel Nos.: 43-00306.000, 43-00305.000, 43-00307.000 (Lemmy's Restaurant)**

**Owner/Applicant: Jan Bucholz**

**Request From:** R-1A Single Family Residential (pursuant to 1121.05(g) of the Codified Zoning Ordinance)

**Request To:** B-3 General Business; to accommodate existing uses and any future uses of the site moving forward

**Subject Matter/Background**

The new owner of the property had reached out to the city regarding their anticipated plans for renovations and expansion of the restaurant. A review of the current zoning of all three parcels was found to be R-1A. The owner advised of their desire to acquire a liquor license, addition of an outdoor seating area, and future remodeling and expansion of the restaurant.

Staff worked with the owner to determine the appropriate zoning designation to allow for current use and future anticipated improvements and expansions.

The applicant is requesting consideration for a rezoning from the current R-1A (Single Family) to B-3 (General Business) Zone to allow for any future expansion of existing structures/uses.

**2020 Master/Action Plan**

The 2020 Master Plan does indicate concepts for the Western Communities. The document indicates initiatives for retail parcels located at the mobile home park, develop parcels as hospitality, restaurants, and mid-scale retail to take advantage of existing infrastructure and highway access/visibility. The 2020 Master Plan further seeks to outline ways to support Cedar Point's attractions, which includes Sawmill Creek Resort. Lemmy's has historically served this pivotal intersection fulfilling the kind of uses outlined in the master plan.

## **Land Use and Zoning**

Normally, a hard look at the existing and future land use would give a clearer indication as to how appropriate a rezoning proposal would be, but since the city does not have a comprehensive plan that looks at key factors like future land use or zoning related to any future annexations, a specific correlation to plans cannot be made.

As mentioned, the existing parcels are currently zoned R-1A, single family residential, but have and are currently operating under non-conforming commercial uses. Surrounding Zoning is as follows:

South (COH) – B-3 General Business

North (COH) – R-1A Single Family Residential

East (City of Huron) – B-3 General Business

West (Huron Township) – C-1/C-2 Highway/General Commercial

The existing land uses are as follows:

South (COH) – Gas station, defunct fast-food restaurant, retail

North (COH) – Single family houses

East (City of Huron) – Mobile home park

West (Huron Township) – Vacant commercial lot, restaurant, retail

With the recent annexation of Sawmill Resort and subsequent rezoning to a B-3, further existing land uses at the Sawmill Creek Resort include a golf course, hotel, conference center, and retail.

Closely aligned with existing commercial uses centered at the intersection of Cleveland Road and Rye Beach, the proposed B-3 rezoning covers all existing uses on Lemmy's property and will accommodate any future uses, liquor license allowance, and overall expansions the restaurant group may want to undertake without experiencing any nonconformity roadblocks they will experience with the existing R-1A zoning.

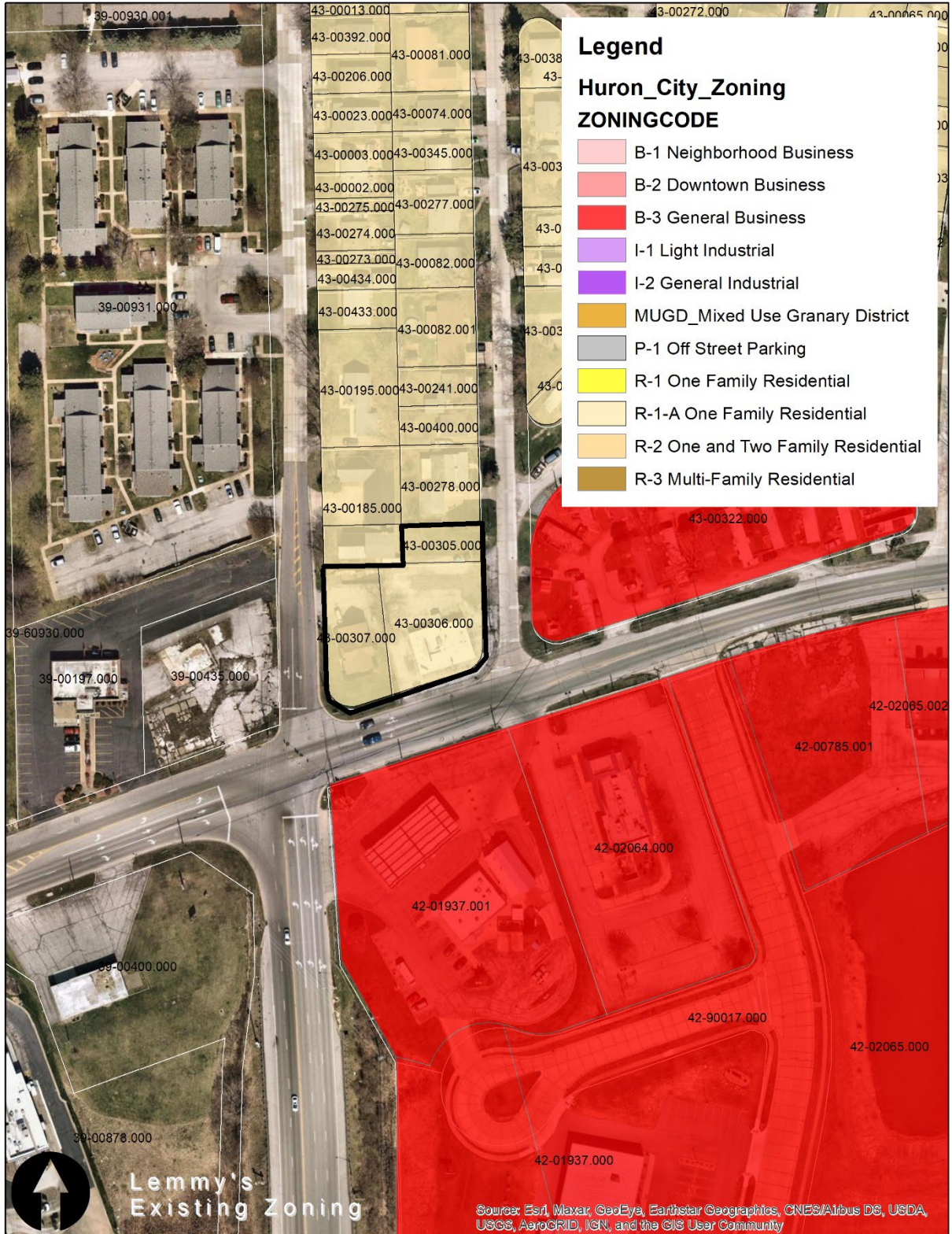
### **Staff Analysis/ Recommendation:**

The new owner met with staff to discuss their plans for future remodeling and expansion. The site is comprised of three (3) parcels; all of which are zoned R-1A. The current use a restaurant does not conform to the R-1A Zoning and is considered pre-existing/nonconforming. The remodeling and expansion, addition of a liquor license, and an outdoor dining area comprise the improvements that they have made or intend to make. The owner has already filed the applications and surveys to have the parcels combined into one (1) parcel. As of this writing, the county has not yet recorded the combination of the parcels, but it is anticipated this will be completed soon.

Staff supports a recommendation to be made to City Council to approval of the rezoning application as submitted for the three parcels from R-1A to B-3 .

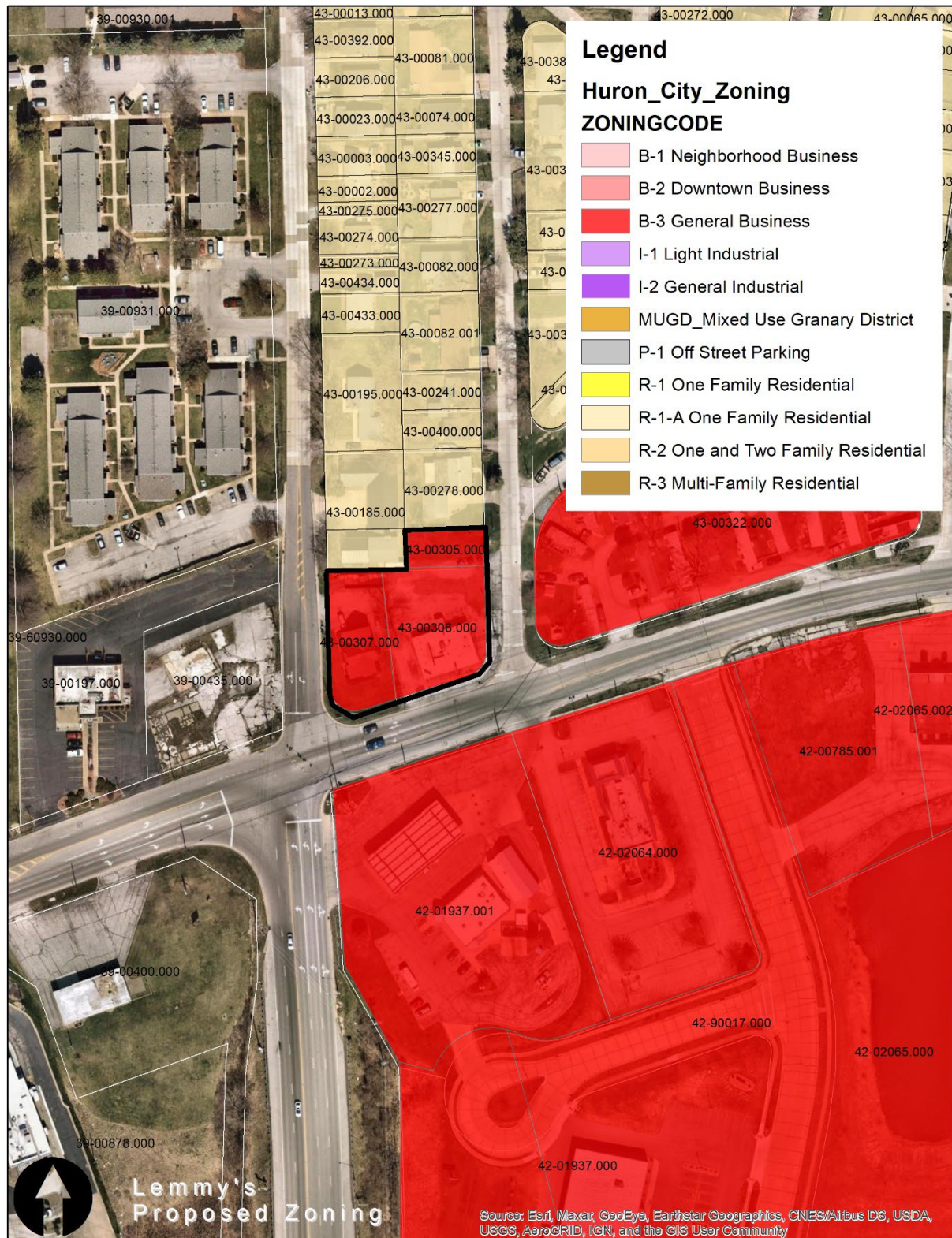
Attachments:  
Rezoning Application

Existing Zoning Map



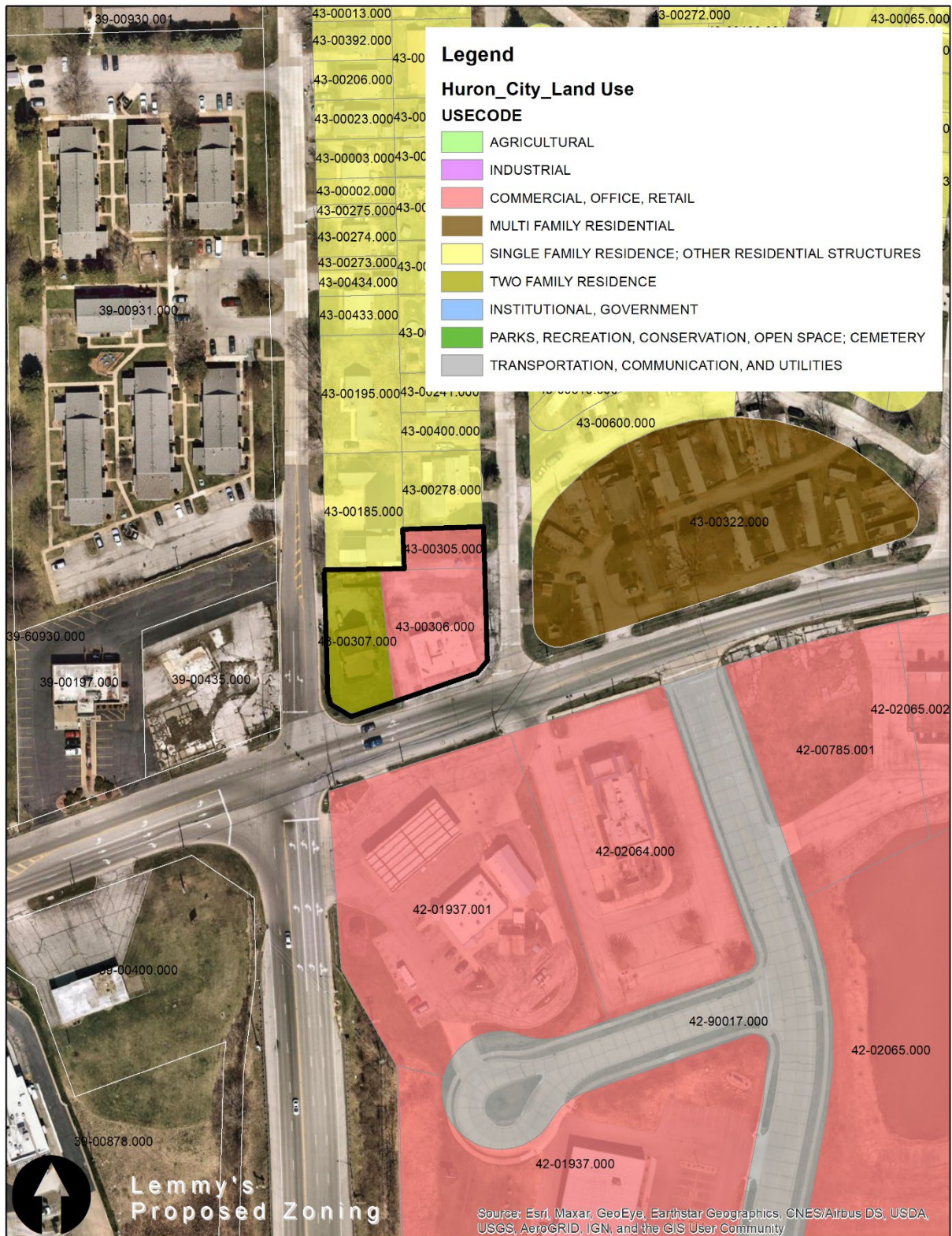


## Proposed Zoning Map





## Land Use



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

Date : 7/18/27

Property Owner: JAN WESKE BUCHHEZ  
Address: 615 MARINER VILLAGE  
City, State, Zip: HURON, OH 44839  
Email Address: TEULIZ31@GMAIL.COM  
Address of Property to be Rezoned: 2027 CLEVELAND BLVD - 2029 CLEVELAND BLVD  
Parcel Number: \_\_\_\_\_

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

TAMARA L ZULCH  
243 E MARKET ST #3 SANDUSKY, OH 44870

Current Zoning District of Subject Property:

R-1 ☐ R-2 ☐ R-3 ☐ B-1 ☐ B-2 ☐ B-3 ☐

I-1 ☐ I-2 ☐ Other: R-1A

Explain the reason that re-districting/re-zoning is being

requested: EXPANSION AND RECONFIGURATION OF EXISTING STRUCTURE

ADDITIONAL OUTDOOR DINING AND LIQUOR SALES

Proposed Zoning District of Subject Property:

R-1 ☐ R-2 ☐ R-3 ☐ B-1 ☐ B-2 ☐ B-3 ☒

I-1 ☐ I-2 ☐ Other: \_\_\_\_\_

Was a re-zoning request ever submitted for this property? No ☒ Yes ☐ Date: \_\_\_\_\_

Is the applicant represented by legal counsel? Yes ☐ No ☒

If Yes, Counsel's Name and Address: \_\_\_\_\_

Contact Number and Email: \_\_\_\_\_



The following must be attached to this application:

1. A survey and legal description of the property.
2. A map of the subject property (maximum size 11" x 17")
3. A map of the subject property in relation to the adjoining properties. (max size 11" x 17")
4. A complete list of the names and current addresses of all property owners within 150' of the exterior boundaries of the subject property.
5. A \$250.00 non-refundable application fee, made payable to the City of Huron. (Section 1321.12 (c))

Applicant Signature: \_\_\_\_\_

Property Owner Signature: \_\_\_\_\_

(required)

DO NOT WRITE BELOW THIS LINE

\*\*\*\*\*

Date Completed Application Received: \_\_\_\_\_

Zoning Department Representative: \_\_\_\_\_

Date Submitted to City Council: \_\_\_\_\_

Date Submitted to Planning Commission: \_\_\_\_\_

7/18/23

5/1/2023

7/25/23

QMG

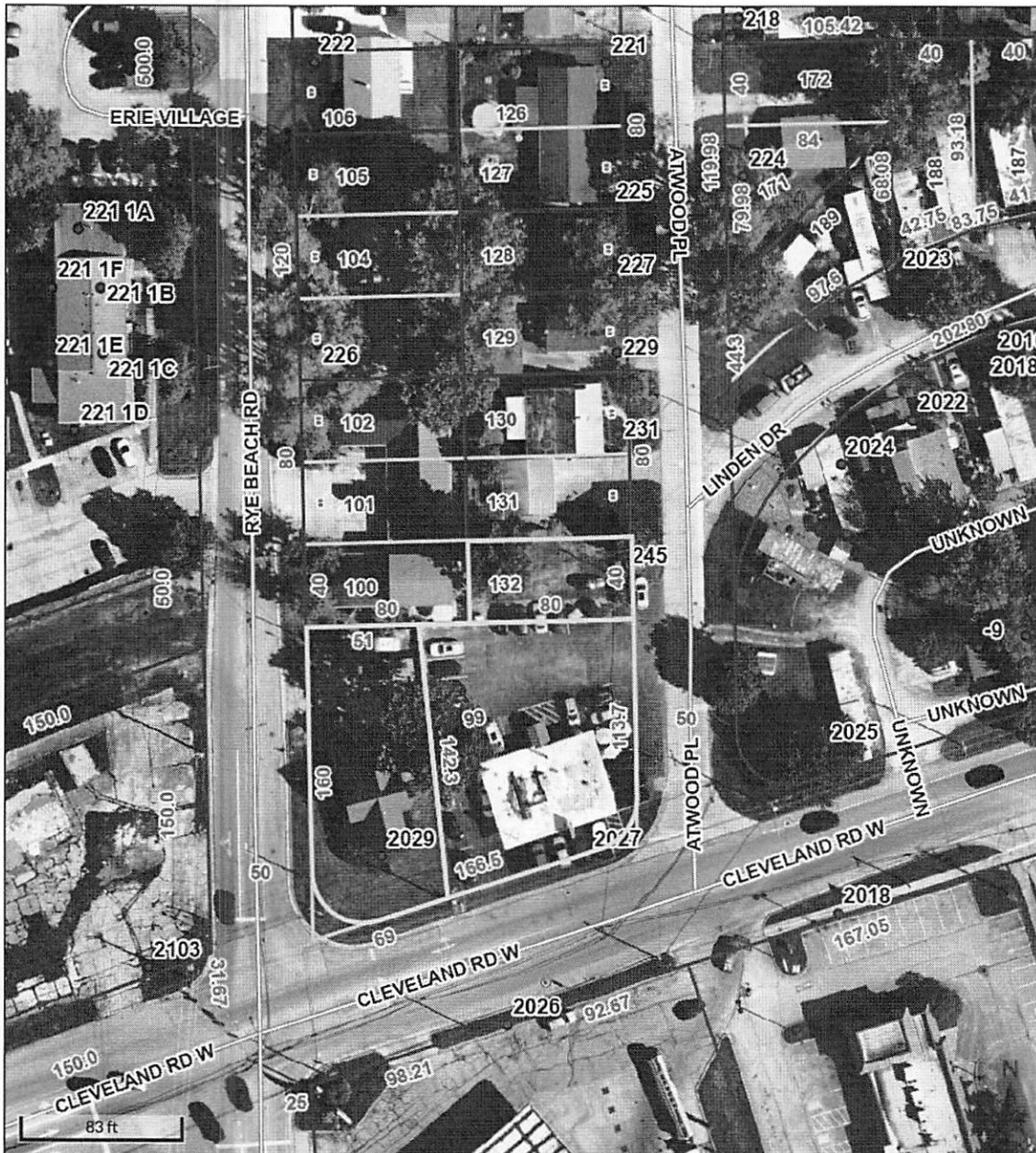
Jill Jarkyn

EMAIL w/ INFO

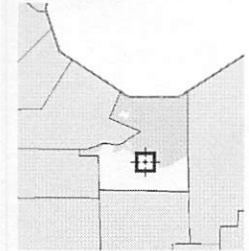


Richard H. Jeffrey  
ERIE COUNTY AUDITOR | ERIE COUNTY, OHIO

ALL PARCELS ARE ZONED R-1A



Overview



Legend

- Parcels
- Parcel Dimensions
- Parcel Dimensions (Original)
- Lot Lines
- Lot Line Labels
- Streets
- Addresses
  - 0
  - 1
  - <all other values>

Date created: 3/16/2023  
Last Data Uploaded: 3/16/2023 7:40:07 AM

Developed by Schneider  
GEOSPATIAL

43-00306.000  
43-00305.000  
43-00307.000

Bucholz Combined Acreage  
0.5597 Acre

Being situated in the State of Ohio, County of Erie, City of Huron, Lots 99 & 132 Rye Beach Land Co. Subdivision (PV 8 PG 4-5) and being more definitely described as follows:

Beginning at a PK Nail, set, on the East right-of-way line of Rye Beach Road (60 Ft), marking the Southwest corner of Lot 99 in said Rye Beach Subdivision;

- (1) Thence North  $01^{\circ}35'23''$  West along the East right-of-way line of Rye Beach Road, the same being the West line of lot 99, a distance of 155.27 feet to a 1/2" iron pin & cap, set, marking the Northwest corner of Lot 99;
- (2) Thence North  $88^{\circ}23'27''$  East along the North line of Lot 99, the same being the South line of Lot 100 owned by Kenneth & Marlene Gadd (DV 360 PG 632), a distance of 81.22 feet to a 1/2" iron pin & cap, set, marking the Southwest corner of Lot 132;
- (3) Thence North  $01^{\circ}01'08''$  West along the West line of Lot 132, the same being the East line of Lot 100, a distance of 40.00 feet to a point, marking the Northwest corner of Lot 132;
- (4) Thence North  $88^{\circ}23'27''$  East along the North line of Lot 132, the same being the South line of Lot 131 owned by Thelma Meredith (RN 202206144), passing through a 1/2" iron pin & cap, set at a distance of 1.35 feet, a distance of 80.00 feet to a 1/2" iron pin & cap, set on the West right-of-way line of Atwood Place (50 Ft), marking the Northeast corner of Lot 132;
- (5) Thence South  $01^{\circ}01'08''$  East along the West right-of-way line of Atwood Place, passing through a railroad spike, found at a distance of 40.00 feet, a distance of 148.51 feet to a PK Nail, set, marking the Southeast corner of Lot 99;
- (6) Thence South  $72^{\circ}06'52''$  West along the south line of Lot 99, a distance of 166.84 feet to the point of beginning, containing 0.5597 acre, more or less, of which 0.2068 acre is in PP # 43-00307.000 and 0.2795 acre is in PP # 43-00306.000 and 0.0734 acre is in PP # 43-00305.000, but being subject to all legal highways, easements and restrictions of record.

The above description was prepared from an actual survey by Daniel E. Hartung Jr., Professional Surveyor No. 5667 in June 2023. The bearings were based on ODOT VRS.

APPROVED as per Erie County Requirements  
And Sections 4733-37 thru 4733-37-07 of the Ohio  
Administrative Code only. No Field Verifications  
for Accuracy made.

Michael J. Farrell  
Engineer/Surveyor: Erie County Engineer's

Date: 6-21-2023

Daniel E. Hartung Jr. 6/21/23  
Daniel E. Hartung Jr., PE, PS

