

**City of Huron  
Planning Commission/DRB  
October 18, 2023 5:00 P.M.**

The meeting was called to order at 5:00pm. in the Council Chambers at Huron City Hall, 417 Main Street by Vice Chairman, Bob Howell. Members in attendance: Mark Claus, and Jim Hartley. Members absent: Gary Boyle and Mark Cencer. Staff in attendance: Planning Director Erik Engle, Zoning Inspector Jeff Fantozzi, and Administrative Assistant Christine Gibboney.

**Approval of Minutes (8-16-23 & 9-20-23)**

**Motion by Mr. Hartley to approve the minutes of 8-16-23 as printed and received. Motion seconded by Mr. Claus. All in favor, motion passed and minutes approved.**

**Motion by Mr. Hartley to approve the minutes of 9-20-23 as printed and received. Motion seconded by Mr. Claus. All in favor, motion passed and minutes approved.**

**Audience Comments - None**

**New Business**

**Parcel No.: 42-02043.001, Address: 2401 Sawmill Parkway, Suite 10 & 11      Zoning I-1**

**Subject Matter/Background- Commercial Signage**

*N2Y, formerly located in Huron Corporate Park, has relocated to Sawmill Parkway. They are proposing one (1) circular, dimensional non-illuminated wall sign, 5' in circumference (19.63sf) and two (2) circular digital print vinyl door graphic signs, 16" circumference (2.8sf) for their new facility.*

Mr. Engle reviewed the application for commercial signage noting the relocation of N2Y from Corporate Park to Sawmill Parkway. Mr. Engle noted as proposed the signage is compliant with the code. Monica Fletcher from Brady Signs was in attendance on behalf of their client. There was no further discussion or questions.

**Motion by Mr. Hartley to approve the signage as proposed. Motion seconded by Mr. Claus. Roll call on the motion:**

**Yeas: Claus, Hartley, Howell (3)**

**Nays: (0)**

**Abstain: (0)**

**With a majority vote in the affirmative, motion passes and plans approved as submitted.**

**Parcel No.: 42-00960.000, Address: 418 Cleveland Road East -Shopping Plaza      Zoning I-1**

**Subject Matter/Background- Commercial Signage**

*A new business, Huron Nails & Spa, going into the Shopping Plaza, is proposing a 40sf wall sign above the entrance to their unit. The sign colors are red & white, and will be LED illuminated.*

Mr. Engle reviewed the application for commercial signage for a new business going into Drug Mart Plaza. He noted the signage complies with the code, referenced the simple design of red/white lettering, LED illumination. Dean Schramm of Schramm Signs was in attendance on behalf of their client, he explained this is a new box frame which mimics the signage of the next-door tenant. There was no further discussion or questions.

**Motion by Mr. Claus to approve the signage as proposed. Motion seconded by Mr. Hartley. Roll call on the motion:**

**Yeas: Claus, Hartley, Howell (3)**

**Nays: (0)**

**Abstain: (0)**

**With a majority vote in the affirmative, motion passes and plans approved as submitted.**

**Parcel No.: 42-01644.000 Address: 511 S. Main Street (515 S. Main) Zoning B-3**

**Subject Matter/Background- Design Exterior Changes- B-3**

*This parcel contains two structures, a business on the corner, and a residential home that has been used as a 2-unit long term rental. As understood by staff, one of the units will be renovated to be used for a new restaurant business and the other unit will remain residential. Currently, the applicant is proposing improvements to the exterior façade of the structure to include new siding and roofing.*

Mr. Engle referenced that the parcel contains two structures, an existing business on the corner and a home that was used for two residential long-term rentals. He referenced the staff report, noting staff was advised once of the units will now be used for business- a new restaurant. Mr. Engle advised that the owner is siding the building and re-roofing and interior renovations are planned. He noted the owner advised the siding color will be Pacific Blue, (currently yellow) trim will be white. Roof material sample color was not provided (currently red), but owner stated that he would bring material samples to this meeting for members to review. Mr. Engle made note that the prospective business tenant of the unit was provided information regarding the need for PC/DRB approval for any signage and outdoor seating that she had mentioned she was looking at. Mr. Engle also noted that the owner and tenant have been advised of parking regulations that will apply and will need to be vetted going forward. Mr. Engle noted at this time, only the exterior design plans are being reviewed and staff is recommending approval as submitted. Property owner, Joe Dike addressed the board referencing the proposed shade of blue for the siding, which he stated was slightly darker than the color on the business next door. Mr. Dike stated that the entire building will be used for the new business. There was no further discussion or questions.

**Motion by Mr. Hartley to approve the design plan as proposed. Motion seconded by Mr. Claus.**

**Roll call on the motion:**

**Yeas: Claus, Hartley, Howell (3)**

**Nays: (0)**

**Abstain: (0)**

**With a majority vote in the affirmative, motion passes and plans approved as submitted.**

**Parcel No.: 42-01376.002 Address: North Main Street**

**Subject Matter/Background- Site & Design Plan Application – Townhomes Zoning B-3 & R-3**

*The applicant is proposing fourteen (14), 4-story, market-rate Townhome Condominiums on a corner lot, currently a parking lot, along North Main Street. As proposed, the project required variances (Height, Lot Area Per Family, Front Yard Depth and Rear Yard Depth which were approved by the BZA on 12-12-22.*

Mr. Engle reviewed the site and design plan application, noting the parcel is currently a parking lot, zoned B-3/R-3. He referenced the summary noting the applicant is proposing 14 Townhouse Condos with off-street parking for residents and guests. He noted the applicant has received variances through the BZA for the development and recapped the variances granted: height, lot area, front yard depth and rear yard depth. He referenced the site plans, noting the parking, landscaping, and lighting plans meet regulations and/or are compliant with code requirements. Mr. Engle provided detail on the lighting plan- down lights, low emissions noting staff feels the plan is appropriate. The Landscape plan includes a rear yard buffer and reviewed the plantings: junipers, arborvitae, blue spruce to name a few, noting the plan is compliant with the code. Mr. Engle noted the design and scale of the townhomes are compatible with the type of development set in the 2020 Master Plan. He reviewed the exterior design materials and

orientation of the structures. Mr. Engle noted staff finds the design and orientation to be appropriate for the downtown neighborhood. He noted that he has recommended two conditions be added if approved:

- 1) Cross-access easement and an agreement with the City must be filed to allow circulation between sites at the southern end of the site; the cross-access easement must be recorded before any permits are issued. (1133.14 Non-Residential Joint Use Driveways and Cross-Access Easements)
- 2) Include directional signage for the one-way driveway/parking area.

**Applicant/Owner/Audience Comments**

Josh Fox- Fox Architectural Design provided the board samples of the exterior materials and presented same. He noted the rear of the structures will be of similar design and product, but not as complex as the front.

Melissa Fries, 216 Williams- inquired about setbacks, trash receptacles, access, referencing her concerns relative to the volume of vehicles that are normally parking in this location and where these vehicles will now go. Mr. Fox referred to the site plans, pointing out the setbacks, trash receptacles and noting that this is private property as far as parking goes. Mr. Howell added that the development is on private property and it would be the city that will have to investigate public parking availability. She commented that she currently has no off-street parking on Williams Street, are there plans to change this. Mr. Engle replied that there are no changes to Williams Street discussed. Members advised the audience to stay to hear the presentation on the Main Street Corridor Study.

Mike Ryan, 218 Williams, inquired about setbacks to his rear yard. Mr. Fox reviewed the site plan, setbacks, and landscape plans. Parking plan was also reviewed with Mr. Ryan. Audience members began calling out additional questions about the site plan, such as garage locations, whether there will be an HOA.

Property Owner, Mike Ruta, introduced himself noting he is also the owner of the hotel across the street and explained that an HOA will be established for these townhomes, no Airbnb/transient rentals are being proposed, long term-12-month leases will be allowed. In response to a question by Mr. Claus, Mr. Ruta noted these terms will be in the deed restrictions. Timeline of construction question posed- Spring to confirm builder, 12-16 months to build, estimating summer of 2025 to be completed.

Christopher Hallet, 120 Williams & 150 South Street. Mr. Hallet reiterated the concerns over parking, noting that there is much overflow traffic on Williams Street and inquired about proposed additional parking areas. Mr. Howell confirmed that public parking discussions are on-going and the city is aware of the need for additional parking. Mr. Claus advised audience members that the Main Street Corridor Study presentation follows on the agenda and recommended staying to hear that presentation. Audience members reiterated their concerns for lack of parking once townhomes are built, and the parking issues encountered on Williams and Wall Street now. Audience member stated people are camping out on the parking areas, generators are running through the night. Other audience members confirmed that the issues of lack of parking are a current problem and will only get worse. Mr. Engle advised residents to contact the police department at the time a parking violation is occurring.

**Motion by Mr. Claus to approve the site and design plans as proposed with the recommended conditions:**

- 1) Cross-access easement and an agreement with the City must be filed to allow circulation between sites at the southern end of the site; the cross-access easement must be recorded before any permits are issued. 2) Include directional signage for the one-way driveway/parking area.

**Motion seconded by Mr. Hartley. Roll call on the motion:**

**Yeas: Claus, Hartley, Howell (3)**

**Nays: (0)**

**Abstain: (0)**

**With a majority vote in the affirmative, motion passes and site and design plans approved with conditions as noted.**

**Main Street Corridor Study Presentation (attached and made part of the minutes)**

Mr. Engle reviewed the study, noting that the plan is in its final adoption phase. He noted the Steering Committee has had five meetings; studying specific areas to develop the downtown core and establishing how to get there. Mr. Engle referenced items of discussion: land use, grow the local economy, gateways, dynamic streetscape enhancements, noting that the city received \$350,000 in grant funding through ERPC to repave south Main Street, looking to make streetscapes cohesive and create and identity the character of the corridor.

**Committee/Public Comments**

- 9-person Steering Committee
- 729 responses from the community to the online survey
- 4 public events to engage the public

**Key Findings:**

- Underutilized areas, large building setbacks, overhead wires that hinder the pedestrian experience
- Need a cohesive design downtown
- Opportunity for stronger connections between North and South Main
- Desire for additional gathering spaces along the corridor

**Public Feedback**

- Outdoor Dining
- Public Art
- Street Trees & Landscaping
- Top Uses: Brewery, Dine-in Restaurants & Bars, Quick Service Snacks & Drinks

Mr. Engle referenced there was much discussion regarding having a one-sided greenway and essentially removing the divided highway through our downtown (Route 6); how this would function and what kind of spaces would be opened by doing this, basically the city would be rerouting the lanes and one side of Route 6 would be pedestrian access only. Preliminary conversations with ODOT have been held, and they have not said no, however, much more discussion would be needed. Mr. Engle noted the discussions of connecting the Electrical Trail to Cleveland Road to allow for biking and walking from one end of town to the other. Discussion ensued on what ODOT's response to this may be, grants that may be available, maintenance of greenspaces areas would be the responsibility of the city. Planning Commission advised to contact State Representatives as well when seeking funding.

Discussion ensued on the broad concepts of moving buildings; Mr. Engle noted no buildings were recommended to be moved, the plans are conceptual only; looking to capitalize what we have. Members confirmed that the plans are overlapping with existing homes, and confirmed that this is not actually reflecting that homes are being moved/relocation.

Audience members inquired the Mixed-Use infill reference; members noted these are the Townhomes approved tonight. Parking areas reviewed, discussion ensued on the Parks & Recreation property and how they would need to be relocated, Showboat property.

- Members suggested that the city should look into reclaiming water lots as this may be an opportunity.

**Motion by Mr. Hartley to recommend the approval of the Main Street Corridor Study to City Council as submitted. Motion seconded by Mr. Claus. Mr. Claus noted there will be more discussion to come at the Council level, however this is the starting point. Roll call on motion:**

**Yeas: Claus, Hartley, Howell (3)**

**Nays: (0)**

**Abstain: (0)**

**Staff Report**

Mr. Engle referenced the upcoming work session on November 8<sup>th</sup> at 5:30 for the review of amendments to the signage code.

Mr. Howell inquired about the sale of Shawnee School and the status of the ConAgra project. Mr. Claus stated that Mr. Lasko is in talks with the ConAgra developer; information will be coming soon as to status. Regarding Shawnee School, other than the public information on the sale, no other information is known.

With no further business or discussion, motion by Mr. Claus to adjourn, seconded by Mr. Hartley. All in favor, motion passes, and meeting adjourned at 6:36p.m.



Christine M Gibboney, Administrative Assistant

ADOPTED: Dec. 13, 2023