

**City of Huron  
Planning Commission/DRB  
November 15, 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 Chairman Gary Boyle. Members in attendance: Mark Claus, Mark Cencer, and Jim Hartley. Members absent: Bob Howell. Staff in attendance: Planning Director Erik Engle, Zoning Inspector Jeff Fantozzi, and Administrative Assistant Christine Gibboney.

There were no minutes available for approval and no audience comments. It was noted that tonight's meeting would focus on the final code amendments under Old Business; the draft amendment for the Signage Code will be reviewed at the next meeting.

**Old Business**

Mr. Engle provided a review of the proposed amendments, now in their final form, based on previous discussions and edits by the Commission. Items of note/discussion/edits noted under the respective sections:

**Section 1139 Zoning Administration**

- Both BZA and Planning Commission notification area will now be 150' for consistency. One section still showing 100'- to be corrected.
- Codifying – Zoning Permits/Certificates are valid for 1 year from date of issuance- ability to renew the permit or may have to resubmit to the Planning Commission for approval at the discretion of the Planning Director.
- Violation-Penalty amended from 75% of the permit fee cost to a flat \$300. Discussion ensued to relocate this fee to the new proposed fee schedule location.
- BZA- removing/replacing language regarding the BZA decision being final after 5 days. Proposing that decision is effective immediately.
- BZA- Changed conditional uses and special exceptions into the Planning Commission process.
- BZA- Non-conforming uses; extension- Added language to reflect that the BZA shall have the power to permit the extension of a non-confirming building "if the structure in question is exactly within the same footprint as the previous nonconforming structure."
- BZA- use or area variances granted are good for a period of one (1) year/construction within 1 year; applicants would need to re-apply to the BZA if time expires.
- Conditional Use Permits will now go to the Planning Commission instead of the BZA.
- Conditional Use Permits shall become null and void if construction has not begun within one (1) year after approval from the Planning Commission.
- Procedure for Change- already amended by Administration: Rezoning applications no longer must go to City Council to be referred to the Planning Commission, they will go directly to the Planning Commission with a copy to the Clerk.

**Motion by Mr. Claus to approve the amendments to Section 1139 as discussed with recommendation to City Council. Motion seconded by Mr. Hartley. Roll call on the motion:**

**Yeas: Cencer, Claus, Boyle, Hartley (4)**

**Nays: (0)**

**Abstain: (0)**

**With a majority vote in the affirmative, motion passes and recommendation to City Council to approve the amendments.**

#### **Section 1313**

- Removal of Site Plan and Storm Water Pollution Prevention Plan (SWPPP) Review and relocation of same to Chapter 1315 Stormwater.
- Chapter 1313 – Building Plan Review

**Motion by Mr. Hartley to approve the amendments to Section 1313 as proposed with recommendation to City Council. Motion seconded by Mr. Cencer. Roll call on the motion:**

**Yeas: Cencer, Claus, Boyle, Hartley (4)**

**Nays: (0)**

**Abstain: (0)**

**With a majority vote in the affirmative, motion passes and recommendation to City Council to approve the amendments.**

#### **Section 505.18 Chicken Coop Regulations**

- New section, regulations for allowing chickens in R-1, R-1A, and R-2 districts.
- Permits required, Inspections, limitations of number of chickens
- Coop- considered an accessory structure, setbacks apply, size specifications apply.
- Yard must be fenced in if chickens are out of coop
- Permit revocation allowed if owner is in violation with any section of the code.

**Motion by Mr. Cencer to approve Section 505.18 as proposed with recommendation to City Council. Motion seconded by Mr. Claus. Roll call on the motion:**

**Yeas: Cencer, Claus, Boyle, Hartley (4)**

**Nays: (0)**

**Abstain: (0)**

**With a majority vote in the affirmative, motion passes and recommendation to City Council to approve the amendments.**

#### **Section 505.19 Apiary Regulations**

- New section, regulations for allowing bee keeping in all zoning districts.
- Permits required, Inspections, limitations of number of hives, setbacks specified
- Owners must abide by ORC Chapter 909- Apiaries.
- Permit revocation allowed if owner is in violation with any section of the code.

**Motion by Mr. Claus to approve Section 505.19 as proposed with recommendation to City Council. Motion seconded by Mr. Hartley. Roll call on the motion:**

**Yeas: Cencer, Claus, Boyle, Hartley (4)**

**Nays: (0)**

**Abstain: (0)**

**With a majority vote in the affirmative, motion passes and recommendation to City Council to approve the amendments.**

**Zoning Districts- 1123.01 to 1123.04, 1125.01 References to Bees & Chickens**

- Chickens allowed in R-1, R-1A, R-2. Prohibited in R-3
- Bees allowed in all districts- appears in B-1 code which is then referenced in subsequent zones as allowable use

Members recommended to add the sale of honey and eggs 1123.01 (b) Accessory Uses (1).

**Motion by Mr. Hartley to approve amendments to 1123.01- 123.04 & 1125.01 with the proposed additional reference of the sale of honey and eggs as discussed with recommendation to City Council. Motion seconded by Mr. Cencer. Roll call on the motion:**

**Yeas: Cencer, Claus, Boyle, Hartley (4)**

**Nays: (0)**

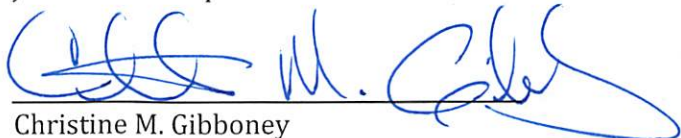
**Abstain: (0)**

**With a majority vote in the affirmative, motion passes and recommendation to City Council to approve the amendments with the additional language inclusion.**

**Staff Report**

Members and staff discussed December meetings: (Work session December 6/Regular Meeting December 20); it was noted that staff has no applications for the December 20<sup>th</sup> meeting and the deadline for submission is tomorrow. It was decided that with no applications for the regular meeting, the meeting date be rescheduled to December 6<sup>th</sup> at which time the Signage Code can be reviewed and finalized.

With no further business, motion by Mr. Cencer to adjourn, motion seconded by Mr. Hartley All in favor, motion passes, meeting adjourned at 5:42p.m.



Christine M. Gibboney

Administrative Assistant-Planning & Zoning

Adopted: Dec. 13, 2023