

**City of Huron
Planning Commission/DRB
May 22, 2024, 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: Jim Hartley, Sam Artino, and Mark Cencer. Members absent: Tim Sowecke. Staff in attendance: Planning Director Erik Engle, and Administrative Assistant Christine Gibboney.

Approval of Minutes (1-24-24 & 2-28-24)

**Motion by Mr. Hartley to approve the minutes of 1-24-24 and 2-28-24 as submitted.
Motion seconded by Mr. Cencer. All in favor, motion passes and minutes approved.**

New Business

805 S. Main St. PPN 42-00381.000 B-3 Hy-Miler Gas Station

Project Description- Design Review-Signage Wall Sign

The applicant is proposing an additional wall sign above the exit of the car wash garage door. As proposed, the sign will be an illuminated, two-color, 2' x 6' panel.

Mr. Boyle introduced the case and reviewed the proposed exit signage. Mr. Engle noted the sign is consistent with the existing signage.

Applicant/Owner Comments: Eric McQueen, McQueen Signs was in attendance, he referenced this is an identification sign.

Motion by Mr. Cencer to approve the site and design plans as submitted. Motion seconded by Mr. Artino. Roll call on the motion:

Yeas: Cencer, Boyle, Artino, Hartley (4)

Nays: (0)

Abstain: (0)

With a majority vote in the affirmative, motion passes and site and design plans for signage approved as submitted.

325 Ohio St. PPN 42-65001.000 R-2 Firelands Montessori Academy

Project Description-Design Review- Replacement Ground Sign Panel

The applicant is seeking to replace an existing ground sign panel. The 36" x 72" single faced replacement sign will be inserted into the existing sign frame and the frame will be repainted black. Firelands Montessori Academy explained that the sign panel has been damaged for some time and requires replacement.

Mr. Boyle introduced the case and reviewed the proposed signage panel replacement. There were no questions or comments.

Applicant/Owner Comments: N/A

Motion by Mr. Cencer to approve the site and design plans as submitted. Motion seconded by Mr. Hartley. Roll call on the motion:

Yeas: Cencer, Boyle, Artino, Hartley (4)

Nays: (0)

Abstain: (0)

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

525 Cleveland Rd W. PPN 42-00407.000

B-3 Lakefront Tanning

Project Description-Design Review- Commercial Wall Sign Panel Insert and Window

The applicant is proposing a wall sign and window sign for a new business in the Port Huron Plaza. As proposed, the 24" x 144" wall sign panel will be inserted into the existing sign frame, it will not be illuminated, and a 62" x 48" vinyl decal of the logo design will be in the center window of the unit.

Mr. Boyle introduced the case and reviewed the proposed wall and window application. There were no questions or comments.

Applicant/Owner Comments: N/A

Motion by Mr. Hartley to approve the site and design plans as submitted. Motion seconded by Mr. Cencer. Roll call on the motion:

Yeas: Cencer, Boyle, Artino, Hartley (4)

Nays: (0)

Abstain: (0)

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

Proposed Zoning Code Amendments:

a) Residential Code

b) Downtown B-2

Mr. Engle provided an overview of proposed amendments to the code for Residential Districts and Business (Downtown B-2) Districts, referencing that discussion on these amendments has taken place for some time at both the BZA and Planning Commission levels. He explained that he ran an audit of the BZA cases to identify types of repeated cases and the decisions rendered. He reviewed the data from this analysis with members **(attached and made part of the minutes)** Mr. Engle noted that roughly 90% of cases relate to pre-existing/non-conforming homes/parcels and are mostly setback variances for homes and sheds. 81% of these variance requests were granted. Mr. Engle noted there are neighborhoods comprised of undersized lots such as Old Plat and Grand Forest Beach among others and the code amendments being proposed seek to address these by easing/relaxing setbacks.

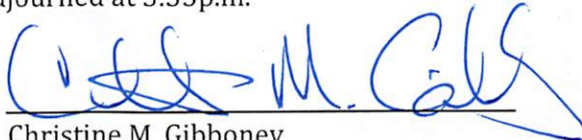
Mr. Boyle thanked Mr. Engle for preparing the analysis and noted he agreed with the concept. He asked if the data analysis could be emailed to all members. Mr. Engle noted he would email to all.

Mr. Engle then reviewed proposed amendments to the Business Districts, referencing scaling back restrictions to allow more flexibility, relaxing setbacks. Mr. Boyle asked for a current Zoning Map for all members, Mr. Engle noted he would email to members. Mr. Boyle noted that zero setbacks will be needed for what the city is looking for in the Downtown area. Mr. Hartley agreed. Mr. Engle referenced an Overlay District making setbacks zero. Mr. Boyle suggested setting a max setback. Mr. Engle advised that a mass rezoning may be something to consider. Brief discussion ensued about South Main Street as well. Mr. Artino stated that he would like to have input from the Fire Department regarding setbacks. Mr. Boyle noted that the Building Codes dictate regulations as well.

Other Matters

- Draft Rules of the Planning Commission: Members reviewed the prepared draft and suggested several minor changes. Staff to edit for final review at a future meeting.
- Next meeting date, June 26, 2024
- Mr. Engle reported that he would be leaving the city, with his last day being June 3, 2024. He reported the new Zoning Inspector, Alec Romick, will be starting on the same day. Members thanked Mr. Engle for his service and Mr. Boyle extended an offer to assist the department if needed.

With no further business, motion by Mr. Artino to adjourn, motion seconded by Mr. Cencer. All in favor, motion passes, meeting adjourned at 5:35p.m.


Christine M. Gibboney
Administrative Assistant-Planning & Zoning

Adopted: 9/5/24