

**City of Huron
Planning Commission/DRB
June 26, 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, Mark Cencer, and Tim Sowecke. Staff in attendance: Administrative Assistant Christine Gibboney.

There were no minutes available for approval and no Audience Comments.

New Business

**525 Cleveland Rd W PPN 42-00407.000 B-3
Design Review- Signage- Wall sign- Maui Hawaiian Shave Ice & Panini Grill.**

Project Description- Design Review-Signage Wall Sign

The applicant is proposing a wall sign for a new business in the Port Huron Plaza. As proposed, the 12' x 2' wall sign panel will be inserted into the existing sign frame, it will not be illuminated.

Mr. Boyle introduced the case and reviewed the proposed signage replacement panel for a new business going into the Plaza. There were no questions from Commission members.

Applicant/Owner Comments: None

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

Yeas: Sowecke, Cencer, Boyle, Artino, Hartley (5)

Nays: (0)

Abstain: (0)

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

**2018 Cleveland Rd W PPN 42-02064.000 B-3
Long John Silver's: Site & Design Plan Review- New Commercial Structure**

Project Description-Site & Design Plan Review- New Restaurant

The applicant is seeking site and design plan approval of a new Long John Silver's restaurant at the former Burger King location. The plans include: demolition of the existing facility, milling of existing asphalt and replacement of new asphalt in the parking lot, parking, landscape, lighting, and signage plans.

Mr. Boyle introduced the case for the new restaurant to be constructed on the former Burger King site. Ms. Gibboney noted the applicant, Daniel Whitley, of Arnold Consulting Engineering Services is in attendance via Teams to answer any questions. Ms. Gibboney referenced the staff report, noting the plans meet the code requirements for 1125.03-B-3 uses, setbacks; 1131.04 Landscape- 6 shade trees, 2-3 islands with ornamental trees and

shrubs, and additional shrubs surrounding the structure and parking lot areas; noted 1137.07 will apply for screening requirements relative to their dumpster area and recommended this be a condition if approved; and 1133 Parking Regulations are met with 34 proposed spaces. Ms. Gibboney referenced the site plan for signage, noting the original plans exceeded the max signage area, the applicant has revised the wall signage and reviewed same with the Commission. Two wall signs are being proposed, one at the Front Entry and one at the Side Entry, both compliant sizes wise. Applicant has also proposed a Ground Sign, meeting the setbacks, height, and area pursuant to 1129.05 (d).

Applicant/Owner Comments: Mr. Whitely confirmed the dumpster will be screened with a masonry enclosure in a color to compliment the restaurant. He confirmed the area will be gated as well.

Mr. Cencer, referenced the landscape plan, noting that it does show plantings surrounding the dumpster area. Members commented they were very satisfied with the plans, and glad to see more landscaping and greenspace proposed.

Mr. Whitley noted they want to move quickly with getting applications submitted to commence with the project.

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

Yeas: Sowecke, Cencer, Boyle, Artino, Hartley (5)

Nays: (0)

Abstain: (0)

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

Mr. Boyle referenced that the Commission would be deviating from the agenda order.

712 Cleveland Road E PPN 42-65009.000 R-1
Huron Sports Academy Design Review- Signage- Temporary

Project Description-Design Review

Owner is proposing the placement of two (2) 3' x 8' vinyl banner signs to be placed on the parcel temporarily to inform the community of a new community school and to promote enrollment. The owner has advised the temporary signs would remain in place until August 2024. Colors on the proposed banner signs are red, grey, and black, on a white background.

Mr. Boyle introduced the case for proposed temporary signage at Huron Sports Academy. Ms. Gibboney advised the city had received calls regarding temporary signs erected on the parcel, noting the school was very cooperative when they realized they needed to apply. It was noted they reduced the number of temporary signs they are proposing to two. The temporary signs are to be in place until August and they have submitted their permanent signage application for a future meeting.

Applicant/Owner Comments: N/A

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

Yeas: Sowecke, 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.

502 Huron Street PPN 42-01732.000 B-3
Pied Piper- Site & Design- Temporary/Seasonal Restroom

Project Description-Site & Design Plan Review

Staff was contacted by the owner with an inquiry to allow for a port-a-potty to be placed on site during their seasonal operation of the Pied Piper. The owner explained they have noticed customers, specifically children, crossing the street to use restroom facilities at the gas station. The owner has safety concerns for these customers and is hoping to be able to provide restroom facilities on site.

Mr. Boyle introduced the case for a temporary structure for an ADA compliant port a potty at the Pied Piper. Mr. Boyle referenced the site plan submitted, noting he would have concern relative to a location within the parking lot as it is taking up a parking spot, and for safety issues with regard to traffic. He noted the grass area would make more sense. Ms. Gibboney provided background, explaining that the applicant came in with concerns for children crossing the street to use restroom facilities and is trying to add a facility on his site during the season. She noted the applicant wants to add some lattice or other screening around it to make it look better and would be open to whatever location the Commission would recommend.

Mr. Hartley inquired if the city ordinances speak to how long a port a potty can remain on a property. Members discussed the port a potty on the pier area and during events in the city, but no known language is in the code. Members suggested that the city may want to investigate establishing something to regulate these going forward.

Members discussed that they wanted to see the Port a Potty in the grass area and not within the parking lot; they also discussed that the applicant could submit a plan for the screening to Planning and Zoning Staff for approval.

Applicant/Owner Comments: N/A

Motion by Mr. Artino to approve the application for placement of an ADA compliant Port a Potty to be located on the grassy area of the site, with screening to be approved by the Planning and Zoning Department, to be allowed through October 1, 2024.

Motion seconded by Mr. Cencer. Roll call on the motion:

Yeas: Sowecke, Cencer, Boyle, Artino, Hartley (5)

Nays: (0)

Abstain: (0)

With a majority vote in the affirmative, motion passes and application approved for the placement of a port a potty on the site through October 1. 2024 as discussed.

Motion by Mr. Sowecke to recommend City Council investigate ordinances to address regulations related to portable toilet facilities. Motion seconded by Mr. Hartley. Roll call on the motion:

Yeas: Sowecke, Cencer, Boyle, Artino, Hartley (5)

Nays: (0)

Abstain: (0)

With a majority vote in the affirmative, motion passes.

Mr. Boyle recused himself from the next case, due to a conflict and left the meeting.
Mr. Hartley assumed the role of Acting Chair.

1708 Sawmill Pkwy PPN42-02023.00 I-2
Huron's Big Storage Units - Site & Design Plan Review- New Commercial

Project Description-Site & Design Plan Approval - Commercial Structure

The applicant is seeking site and design plan approval for new construction of a self-storage facility comprised of eight (8) buildings, with the anticipation of 100, 20' x 50' individual units. Parking, site drainage, landscaping, lighting, paved drives, are included in the plans.

Mr. Hartley introduced the case and reviewed the proposed plans for a new storage facility on Sawmill Parkway.

Ms. Gibboney provided background noting that legislation is in front of City Council currently addressing two conflicting sections of the code that apply (1125.015 -I-2 Zoning vs 1126.15 Self Storage) She explained during the final internal plan review of this application, these conflicts were discovered, and the applicants plans, while compliant with I-2, were not compliant to setbacks in the Self-Storage code. Staff advised Legal of the conflicting sections and they began working on proposed amendments while the applicant sought a variance through BZA to avoid further delays with plan approvals. The variance was granted, and City Council had the amendment on their second reading last evening. Ms. Gibboney referred to the Landscaping and Parking plans, reviewing the proposed plans for each. Mr. Hartley referenced the screening requirements of the dumpster area. Mr. Fox acknowledged the requirement, noting the small dumpster area on the site plan. Mr. Cencer inquired about the proposed interiors of the units, specifically the restrooms in the units, and the ADA plans showing showers. Mr. Fox noted there are no showers, however they include all ADA information. He noted there will be provisions for water closets, lavatories, and mop sinks and these are all optional. Members discussed and noted that these units cannot be used for residential purposes. Mr. Fox confirmed that the owner is aware of this, as he had this discussion with the owner.

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

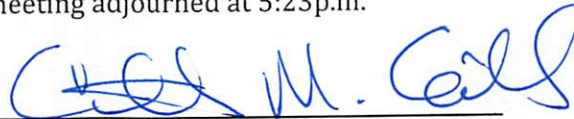
Yeas: Sowecke, Cencer, Artino, Hartley (4)

Nays: (0)

Abstain: Boyle (1)

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

With no further business, motion by Mr. Cencer to adjourn, motion seconded by Mr. Sowecke. All in favor, motion passes, meeting adjourned at 5:23p.m.



Christine M. Gibboney
Administrative Assistant-Planning & Zoning

Adopted: 9/5/24