

**City of Huron
Planning Commission/DRB
September 5, 2024, 5:00 P.M.**

The meeting was called to order at 5:00 pm. 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.

Adoption of Minutes (5-8-24,5-22-24, 6-26-24, 7-17-24)

Motion by Mr. Cencer to approve the minutes of 5-8-24 as presented. Motion seconded by Mr. Sowecke. Mr. Boyle and Mr. Hartley abstained, all others in favor, motion passes and minutes approved.

Motion by Mr. Center to approve the minutes of 5-22-24 as presented. Motion seconded by Mr. Hartley. Mr. Sowecke abstained, all others in favor, motion passes and minutes approved.

Motion by Mr. Sowecke to approve the minutes of 6-26-24 as presented. Motion seconded by Mr. Artino. All in favor, motion passes and minutes approved.

Motion by Mr. Artino to approve the minutes of 7-17-24 as presented. Motion seconded by Mr. Sowecke. Mr. Hartley abstained, all others in favor, motion passes and minutes approved.

New Business

120 Tiffin Ave PPN42-01826.000 Zoning: R-2 Roof Mounted Solar Panels

Project Description- Site & Design Plan Review

Pursuant to the recently created code, Section 1126.18 Solar Structures (d) (1), approval of the Design Review Board is required before the issuance of permits. The residence is a single-family home on Tiffin Ave. The Residential Zoning application is complete and the plan review by Zoning has found the application to be compliant with Section 1126.18.

The proposed roof mounted solar panel system contains 12 panels, roof array area=257.88sq. ft. to be installed on the pitched roof of a single-story residential structure.

- *The total roof area is 1144.90sq.ft., roof area covered by the array is 23%.*
- *The panel attachment detail reflects less than a 6" rise from the roof to the top side of the panel (18' max per the code).*
- *The code requires that the system shall not be located within 12" of the edge of the roof, as proposed the system meets this requirement.*
- *The home is not located within any known HOA.*

Mr. Boyle introduced the case and reviewed the application for roof mounted solar panels. He and Mr. Cencer noted the roof panels are located on the rear side of the roof and reviewed the corresponding requirements of Sections 1126.18, noting compliance with this section.

Applicant/Owner Comments: None

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

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

Nays: (0)

Abstain: (0)

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

1249-Wheeler Dr PPN42-00561.004 Zoning: R-3 Roof Mounted Solar Panels

Project Description-Site & Design Plan Review

Pursuant to the recently created code, Section 1126.18 Solar Structures (d) (1), approval of the Design Review Board is required before the issuance of permits. The residence is a single-family home on Wheeler Drive. The Residential Zoning application is complete and the plan review by Zoning has found the application to be compliant with Section 1126.18.

The proposed roof mounted solar panel system contains 12 total panels (Roof Array #1 consisting of 9 panels, Roof Array#2 consisting of 3 panels), roof array area=257.88sq. ft. to be installed on pitched roofs of a two- story residential structure.

- The total roof area is 2281.95sq.ft., roof area covered by the array is 11%.*
- The panel attachment detail reflects less than a 6" rise from the roof to the top side of the panel (18' max per the code).*
- The code requires that the system shall not be located within 12" of the edge of the roof, as proposed the system meets this requirement.*
- The home is not located within any known HOA.*

Mr. Boyle introduced the case and reviewed the application for roof mounted solar panels and the corresponding requirements of Sections 1126.18, noting compliance with this section.

Applicant/Owner Comments: None

Motion by Mr. Sowecke to approve the site and design plan as presented.

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

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

Nays: (0)

Abstain: (0)

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

730 River Road PPN42-00811.000 Zoning: I-2 Wall Signage & Exterior Change

Project Description- New Signage & Exterior Color Change

The applicant is seeking design approval for one (1) wall sign on the front of the main building and the repainting of exterior colors on buildings. You may recall, earlier this year a request for existing signage changes and changes to the exterior color of one of the existing buildings was approved when ownership of the company had changed affecting existing logos.

Mr. Boyle introduced the case and reviewed the application for new wall signage and exterior color changes.

Applicant/Owner Comments: Frank Mikes, RHI Magnesita. Mr. Mikes referenced the change in ownership, explaining they will be making the building exteriors match in keeping with the color scheme. He explained the owners were originally looking at larger size signs and additional signage, but presently submitting for approval of the one wall sign.

Motion by Mr. Cencer to approve the design plan as presented. Motion seconded by Mr. Hartley. Roll call on the motion:

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

Nays: (0)

Abstain: (0)

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

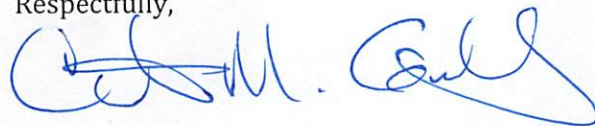
Ms. Gibboney reported that there are no applications at the present time for the next meeting, so unless one is submitted or if there are any other topics for discussion, the next meeting may be cancelled.

Members discussed solar projects in other municipalities and pointing out the importance of the prime agricultural land within the city.

Mr. Artino noted Council gave the City Manager direction with regard to developers for the ConAgra site.

With no further business, motion by Mr. Sowecke to adjourn. Motion seconded by Mr. Cencer. All in favor, motion passed, and meeting adjourned at 5:06p.m.

Respectfully,



Christine M. Gibboney
Administrative Assistant

Adopted: Nov. 20, 2021