

**City of Huron
Planning Commission/DRB
February 28, 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, Tim Sowecke, Sam Artino, and Mark Cencer. Staff in attendance: Planning Director Erik Engle, and Administrative Assistant Christine Gibboney.

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

New Business

PPN42-01972.011

2300 University Drive

Zoning District: I-1

Firelands Scientific- Site & Design Plans for expansion

Project Description- Expansion Temporary Greenhouse Structures

Applicant is proposing a 15,600sf Temporary Cultivation addition, comprised of 4 new greenhouses adjacent to their existing greenhouse facility. The improvement will also include a 2,688sf area for the integration of new lab equipment. Both areas will be fenced with 8' black acrylic fencing. All exterior fence lighting will mimic the existing. One White Oak tree will be relocated, refer to site plan. All other existing landscaping retained, and all disturbed soil to be top dressed with #57 river rock.

Mr. Boyle introduced the case. Mr. Engle reviewed the site plan for the lab and new (4) temporary greenhouses. He explained that the Phase 2 plans that were approved by the PC in the past are still on hold at this point. Mr. Engle reviewed the exterior materials and noted the fencing proposed around the new structures. Mr. Boyle inquired if there were any covenants/restrictions relative to the temporary buildings and how long would the temporary structures be in use. Mr. Engle advised that as far as he knows, there are no restrictions for temporary structures in the covenant and believes the greenhouses may be more semi-permanent in nature at this point.

Applicant/Owner Comments: Greg Cozzens- Firelands Scientific

Mr. Cozzens explained that they have a master plan for the facility and are growing into that plan as fast as the State allows, trying to align with the new market opportunities. He explained they are trying to start as quickly as possible to be able to start with the first phase of growth, but at this time moving at the pace of the State. Mr. Artino asked if this is the reason for the temporary buildings? Mr. Cozzens said yes, this will enable additional production capacity and space for the team. Mr. Sowecke inquired about the size, Mr. Cozzens noted the proposed greenhouse facility is 15,600sf. Mr. Boyle asked about landscaping around the shipping containers. Mr. Cozzens noted that proposed fencing will surround the containers and there will be gravel surrounding the area but limited landscaping proposed as there is a conflict relative to their product from a contamination perspective with landscaping around the buildings. Mr. Engle noted the site will not warrant more landscaping from a code perspective and referenced the tree relocation noted in the site plan.

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, Sowecke, Boyle, Artino, Hartley (5)

Nays: (0)
Abstain: (0)

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

PPN 42-00811.000 730 River Road Zoning District: I-2
RHI Magnesita (formally Seven Lakeway Refractories)
Commercial Signage & Exterior Color Change

Project Description- Replacement Signage & Exterior Color Change

The applicant is seeking approval for the replacement of existing wall signage and exterior colors due to a change in the ownership and company logo. You may recall, in April of 2023, a request for signage changes was approved when ownership of the company had changed. The company has again had an ownership change prompting a change of name/logo and company colors. The applicant is proposing one (1) wall sign and an exterior color change:

- *Wall Sign: 5' x 6' (30sq ft) single-sided panel sign with digitally printed graphics.*
- *Exterior Color Change from the current red to a palette of blue and gray.*

Mr. Boyle introduced the case. Mr. Engle referenced that the company was recently purchased by RHI Magnesita and logos and colors have changed. Mr. Engle reviewed the color palette proposed for the signage and exterior.

Applicant/Owner Comments

Frank Mikes referenced the new ownership reviewed the example elevations of the proposed exterior color change and new signage.

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

Yeas: Cencer, Sowecke, Boyle, Artino, Hartley (5)
Nays: (0)
Abstain: (0)

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

PPN 42-01644.000 511 Main Zoning District: B-3
Beagle Bay Knot Works- Community Mural

Project Description- Community Mural- Design Plan Review

Public Art Mural to be located on the north side (Route 6) of the structure located at 507 Main Street. The applicant applied and was awarded grant funding through the Lake Erie Shores and Islands Grant program. The mural measures 4' x 7' and will be custom painted on marine plywood, installed on posts a few feet (TBD) from the building. The proposed location on this corner was identified by the Main Street Steering Committee as a "Gateway Parcel" and supports several objectives identified in the Corridor Study.

Mr. Boyle introduced the case. Mr. Engle reviewed the application for the community mural and referenced the applicant obtained grant funding for the project. Members discussed the location being one of the main gateways, they complimented the design and noted the mural was a welcomed improvement.

Motion by Mr. Artino to approve the design plan for the community mural as submitted. Motion seconded by Mr. Sowecke. Roll call on the motion:

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

Nays: (0)

Abstain: (0)

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

PPN 42-01253.000

513 Stedman

Zoning District R-3

Vacation of ROW (Tyler Street terminus)

Subject Matter/Background

A petition to vacate the southernmost terminus of Tyler Street was submitted by Mr. Kevin Alessio to the Clerk of City Council on December 6, 2023.

Mr. Boyle introduced the case for a vacation of a city right-of-way area on Tyler Street. Mr. Engle referenced the city was contacted by an adjacent owner who is interested in constructing patio homes on his parcel which is a corner lot on Stedman/Tyler. Mr. Engle noted there are no utilities running through the right-of-way and does not foresee any issues with regard to railroad access. He explained the Commission can make recommendation to City Council on the vacation of the right of way.

Motion by Mr. Sowecke to recommend the vacation of the right-of-way at the Tyler Street/Stedman Street terminus to City Council. Motion seconded by Mr. Cencer.

Roll call on the motion:

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

Nays: (0)

Abstain: (0)

With a majority vote in the affirmative, motion passes and recommendation to City Council to vacate the right-of-way as proposed.

Old Business

Chapter 1129- Sign Code Amendments

Mr. Engle recapped the key considerations relative to the proposed amendments:

- 1) Amendments have eliminated a content-based approach to review.
- 2) Content neutral analysis; strict scrutiny of signage based on content is unconstitutional.
- 3) Proposed format in the code is now simply Permanent or Temporary Signs and then broken down within sub-categories.

He advised that comments/edits from the last review by the Commission have been added to the proposed amendment.

Mr. Boyle noted that the Route 2 Corridor section remains in the code; the map has been revised to designate the limited area.

Mr. Sowecke inquired about political signage. Mr. Engle noted the illegality of defining the type of signage and explaining this would be considered a Temporary Sign in the new version. He noted there is no permitting process, there is criteria for size, but no other regulation. He did note, the city can pull any sign that is placed in a city right-of-way. Mr. Boyle reiterated the law as it relates to political signs.

Motion by Mr. Hartley to recommend the amendments to the Signage Code to City Council as presented. Motion seconded by Mr. Sowecke. Roll call on the motion:

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

Nays: (0)

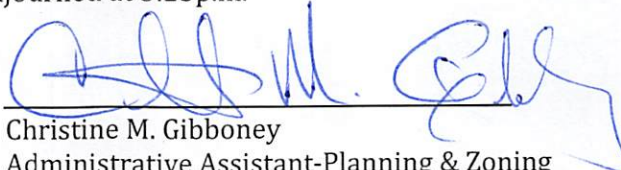
Abstain: (0)

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

Staff Report

- A Guide to Planning in Ohio – Second Edition- Distributed to members.
- Upcoming Code Amendments
 - B-2 Downtown District (focus); Design Guidelines for Downtown Overlay
 - Other Business Districts (B-1, B-3)
 - Single-Family Residential Code (R-1, R-1A)
- Comprehensive Land Use Plan – RFQ this year for 2025 bid
- Conagra – Bid Closed; internal interviews scheduled in coming weeks
- Waterfront Parks Plan - OHM
- S. Main Street Final Design Bid Documents – OHM
- Draft of PC/DRB Rules and Regulations can be distributed at the next meeting.
- Next Regular Meeting – March 20th, 2024 at 5:00PM

With no further business, motion by Mr. Cencer to adjourn, motion seconded by Mr. Hartley. All in favor, motion passes, meeting adjourned at 5:25p.m.


Christine M. Gibboney
Administrative Assistant-Planning & Zoning

Adopted: May 22, 2024