

**City of Huron
Planning Commission/DRB
May 21, 2025**

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: Sam Artino, Mark Cencer, Jim Hartley and Tim Sowecke. Staff in attendance: Interim City Manager, Stuart Hamilton; Planning & Zoning Manager, Christine Gibboney; and Zoning Inspector Alec Romick.

Also in attendance: Bo Knez, President & CEO of Triban Investment, LLC

Adoption of the Minutes (3-26-25)

Mr. Cencer advised of a couple typo corrections. **Motion by Mr. Cencer to approve the minutes of 3-26-25 as printed and corrected. Motion seconded by Mr. Artino. All in favor, motion passes and minutes approved.**

Audience Comments: None

New Business

Public Hearing: General Development Concept Plan -Huron Harbor (former ConAgra site)

Mr. Boyle opened the public hearing at 5:01pm and introduced the application for review of the General Development Concept Plan for the Huron Harbor development. He invited anyone who wished to speak on the matter to do so, adding if there were no comments, the hearing could be closed, and discussion could continue within the regular meeting.

Mr. Cencer noted that his employer has a contract with the City to do the shore protection work on this project, adding that they have no vested interest in what goes on other than that, so there is no conflict of interest, but he wanted to disclose this information. Mr. Boyle acknowledged the disclosure, agreeing it is always a good idea to provide the information.

Mr. Hamilton provided a recap of the history to date on this property:

- 2007 City came into possession of the property.
- 2012 implosion and clearing of the parcel. Site has been sitting, non-tax generating ever since and people refer to it as an eyesore.
- 2020 Vision Plan- parcel was identified as a priority for redevelopment by City Council.
- 2024 RFQ – City Council issued an RFQ for development partners. Submissions were reviewed; a couple of firms presented to City Council, City Council selected Triban Investment LLC/ K. Hovnanian. The city went into negotiations for the sale of the site, reached an agreement, and they are now carrying out their due diligence– which should take through to the fall of this year.
- The city will be responsible for the rebuild of the seawall on the north and east sides of the property. Density is key in this development for the city. The city created a TIF on the parcel which will send the real estate tax dollars to the city that will allow the city to pay the debt down noting that density is critical in order the for the city to pay down the debt on that bond issuance. He noted the density is not only critical for the city, it is also critical for

the developer to make this a profitable development. He noted this is a tough site, there are not a lot of options on it. Mr. Hamilton noted the city is excited to work with Triban/K. Hovnanian noting they are a strong partner, and they believe in the site. Mr. Hamilton acknowledged Mr. Bo Knez of Triban who will review the plan with the Commission.

- Mr. Boyle commented that as he recalled, in previous years/proposals, the city was going to be responsible for all the utilities, roads, everything, but now the TIF is just the perimeter north and east seawall, noting this makes more sense to him.

Mr. Knez reviewed the overall site plan noting/pointing out:

- Allocated space, as the city requested, for a restaurant area on the west end- negotiations are underway with a potential party and they seem very interested in the site.
- The pool/clubhouse/restrooms area was originally proposed in the middle of the development; they relocated it to the northwest location as they believe it to be a better location to provide a better view for both the residents and boaters coming down the river.
- Noted that Triban has abided by all the wishes the city had asked for and will continue with the landscaping and other plans to follow. He explained they want to make sure they are not spending extra dollars on something that is not in the city's vision. He referenced the parking requirements, noting the need for bike areas specified in the staff report, adding that these will be easily added to the plans. He explained that they want to make sure what the Commission is seeing in this plan is what the city wants and envisions. He referenced the history of the property, easements, reports, noting that they are doing their due diligence in review of these to determine what exactly they are digging into.
- Referenced the Off- Street Parking: garages, driveways, extra parking areas
- Referenced the retention pond located in the middle of the development, which will make for a nice view for the inner townhomes.
- Noted the increased density is critical for the recapture of the TIF for the seawall project.
- Confirmed that they are not asking for any funds for infrastructure work, the seawall being the only aspect that the city will be doing.
- K. Hovnanian is very excited about the project, Mr. Knez referenced their partnership with Hovnanian, noting various projects they are working on together.
- This will be over a \$50 million dollar project that will be an economic engine for the city.

Mr. Boyle closed the Public Hearing at 5:10pm. Discussion/Comments:

Mr. Boyle referenced earlier proposals and the concern over items the Commission had wanted to see – commercial use, perimeter path, pedestrian connections and stated he didn't think many of the members were averse to density. He commented he is not opposed to the density of 106 townhomes, adding that they want it to be an urban setting that reflects the fact that it is in the center of the city. Mr. Boyle suggested that the parking lot in the commercial area should have a sidewalk connection to the perimeter path, noting this is a minor detail that can be tweaked.

Ms. Gibboney referenced the staff report for results of the analysis for compliance with Chapter 1127- MU-GD, noting that as proposed, most items comply with the code with the exception of:

- 1) Min. Lot width of 40' (proposed townhomes range from 16' to 30')

- 2) Min. of 4 Bicycle Parking spaces are required, none are included at this time, but to be included in next presentation.

It was noted the code provides the Commission authority to modify provisions and requirements if the Commission finds/agrees. Mr. Boyle agreed, referencing the code gives the Commission the ability to modify items. Ms. Gibboney referenced the remaining aspects of the plans, landscape/lighting/greenspace, elevations will be reviewed at the next meeting. She referenced the internal departmental reviews and the request of the Huron Fire Department to add one additional fire hydrant. Mr. Boyle referenced the staff report regarding the riparian buffer requirement that can be waived by the city and the FEMA map/ AE Zone designation for some areas along the perimeter. Mr. Knez noted they do not believe the FEMA map is accurate and will be seeking an amendment.

Mr. Cencer referenced that his firm did a thorough water well waive run up study for the seawall which is close to FEMAs, but FEMAs was based on a vertical structure not a sloped structure and noted that he would be happy to share that study with Mr. Knez. Mr. Cencer shared some information on the seawall, rip rap, and storm water outputs. Mr. Cencer asked about driveway aprons being so tight, asking if they thought about doing doubles as some of the curb cuts may be right next to each other. Discussion about parking ensued, Mr. Knez mentioned street width could be altered if needed, Mr. Boyle noted there are extra parking spaces, and recommended a min. 24' roadway width, stating that the city could look at this. Mr. Boyle referenced the draft elevations that were included and if members wished to discuss these or wait for the final renditions at the next meeting, the consensus was to wait for finals. Mr. Boyle asked about any other questions on the General Concept plan from members.

Mr. Sowecke inquired about an area of the site plan – along the west side of the river that looks like a cul-de-sac. It was noted this is part of the public access sidewalk area.

Mr. Hartley commented the public access is limited to the sidewalk and the restaurant; asking if any other commercial component was considered. Mr. Hamilton noted that everyone the city talked to about the site was adamant that this is not the place to do commercial development, the square footage cost to put it in just wouldn't be affordable and that's why everyone settled on the restaurant component. Mr. Artino and Mr. Boyle added that even the previous developers said the same. Mr. Artino referenced the staff report and code compliance on the concept plan. Mr. Sowecke inquired about the timeline, Mr. Knez replied that a 2026 start would be great, noting there is much to do beforehand. Mr. Boyle asked if they are proposing phases. Mr. Knez confirmed they anticipate four phases, the first being on the west end by the restaurant, then the north corridor, with the interior being the fourth/final phase.

Mr. Sowecke asked if the entry road reflected in the plan is the existing road, Mr. Knez confirmed it is noting that they flanked this area with front facing town homes to give it a better appearance.

Ms. Gibboney advised staff would be seeking a motion on this site plan portion of the plan. Mr. Boyle noted it would be an internal approval as the recommendation will not go to Council until the final approval. He suggested a motion to accept the General Development Concept along with agreement in allowing for less than the required 40' wide lots. Mr. Boyle noted this is the first

step, the detailed review will follow when reviewing the landscape, lighting, greenspaces, and elevation plans.

Motion by Mr. Sowecke to accept the General Development Concept Plan as presented, allowing for less than the min. lot width of 40'. Motion seconded by Mr. Cencer. Roll call on the motion:

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

Nays: (0)

Abstain: (0)

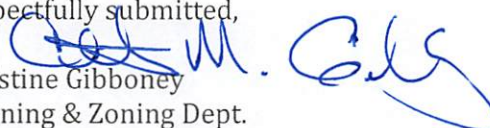
With a majority vote in the affirmative, motion passes, and General Development Concept Plan approved with allowance for less than the min, lot width of 40', as presented.

Other Matters

Next Meeting: July 16, 2025- Ms. Gibboney advised there may be 5-6 cases on the next agenda.

With no further business, motion by Mr. Cencer to adjourn. Motion seconded by Mr. Sowecke. All in favor, motion passed, and meeting adjourned at 5:27.

Respectfully submitted,


Christine Gibboney
Planning & Zoning Dept.

Adopted: June 18, 2025