

**City of Huron
Planning Commission/DRB
June 18, 2025**

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: Sam Artino, Mark Cencer, Jim Hartley and Tim Sowecke.

Staff in attendance: Planning & Zoning Manager, Christine Gibboney; and Planning & Zoning Secretary Carolyn Boger.

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

Adoption of the Minutes (5-21-25)

Motion by Mr. Sowecke to approve the minutes of 5-21-25 as printed and received. Motion seconded by Mr. Hartley. All in favor, motion passes and minutes approved.

Audience Comments: None

New Business

Address: 218 Cleveland Rd E

Zoning District: I-1 Light Industrial

Parcel No.: 42-00282.000

Existing Land Use: Restaurant

**Owner: Round III- Al Berardi
Cleveland Road E
Huron OH 44839**

PROJECT DESCRIPTION-SITE AND DESIGN REVIEW

Applicant is proposing an accessory structure in the rear yard of the restaurant to house the trash receptacle.

Mr. Boyle introduced the case for a proposed 71sq. ft. resin shed to house the trash cart used to transfer trash to their dumpster. Ms. Gibboney added that since the code does not specifically speak to sheds for this use, it was brought before the board, had it been the traditional four-sided trash enclosure zoning staff would have approved it. Al Berardi, property owner, noted that he is just trying to clean up the property. There was no further discussion on the case.

Motion by Mr. Hartley to approve the request for the accessory structure at 218 Cleveland Rd E as submitted. Motion seconded by Mr. Cencer. Roll call on the motion:

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

Nays: (0)

Abstain: (0)

With a majority vote in the affirmative, motion passes and application is approved.

Address: 204 Rye Beach Road

PPN 43-00177.000 Zoning District: R-1A

Existing Land Use: Residential

Owner/Applicant: Robert Ribnicky, Owner

Applicant- Sunergy Solar LLC

PROJECT DESCRIPTION-SITE AND DESIGN REVIEW

Applicant is proposing to install a 4.920KW DC roof mounted solar panel system. The system consists of twelve (12) panels.

Mr. Boyle introduced the case for the solar structure. Ms. Gibboney added the application is in compliance with the code; the letter from Ohio Edison was received and the setbacks comply it was brought to the board for approval as the city code requires it. Ms. Gibboney also added that this is not the first time this property has been approved by this board for a solar panel system, there are more panels on this application than the first time around and they are using a different company. The owner and the applicant were not in attendance. With no further discussion on the case.

**Motion by Mr. Sowecke to approve the request for solar structures at 204 Rye Beach Road.
Motion seconded by Mr. Cencer. Roll call on the motion:**

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

Nays: (0)

Abstain: (0)

With a majority vote in the affirmative, motion passes and case is approved.

Address: 720 River Road Zoning District: I-2- General Industrial
Parcel No.: 42-01728.000 Existing Land Use: Fabrication & Machining
Owner/Applicant: Latanick Realty LLC- Rick Poorman

PROJECT DESCRIPTION-Site & Design Plan Review- Cold Storage Facility

Applicant is proposing a new 7,200 sq.ft. cold storage structure to house finished and in-process projects. The exterior will be tan with white trim, to match the existing structures on site.

Mr. Boyle introduced the case for the cold storage facility. Ms. Gibboney added that the application is in compliance with the code section; rear yard setback is compliant, and the height is compliant. The applicant also met with the building department for any additional requirements for fire safety, etc. regarding the distance between the buildings and the building official detailed that it comes down to the type of building and what it is being used for. In this instance the building official had recommended that they keep at least 15' between the buildings. The applicant (Mr. Poorman) added that he decided to keep a little more than the recommended 15' between the buildings. Mr. Boyle asked for additional comments from the owner. Mr. Poorman stated that the proposed new facility is intended as a staging area as they are out of room with the facilities that they currently have. There was no further discussion on the case.

**Motion by Mr Cencer to approve the site and design plan at 720 River Road as submitted.
Motion seconded by Mr. Hartley. Roll call on the motion:**

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

Nays: (0)

Abstain: (0)

With a majority vote in the affirmative, motion passes and application is approved.

225 Williams
Existing Land Use:
Property Size:

Parcel No.: 42-00884.000
First Presbyterian Church
Property is comprised of 6 separate parcels

Zoning: R-2

PROJECT DESCRIPTION

The applicant, Christ Community Meal Soup Kitchen, operating out of the First Presbyterian Church, is seeking to add an outdoor walk-in cooler/freezer addition to the existing kitchen area of the facility. The walk-in cooler/freezer will only have access from the interior of the kitchen.

Mr. Boyle introduced the case for the walk-in cooler/freezer addition. Ms. Gibboney added that this applicant did already go to BZA because churches in an R-2 have to be 20' away from lot lines and the proposed addition did not meet this requirement, the BZA variance was granted. Ms. Gibboney also added that BZA raised concerns about the sound produced by the cooler addition and Breckenridge the cooler company, had told Ms. Gibboney that it produces a similar decibel to that of a standard kitchen refrigerator. Ms. Gibboney also added that the applicant intends to use arborvitae as a screening. The applicant added that they are running out of space with their current configuration. With no further discussion on the case:

Motion by Mr. Artino to approve the site and design plan at [225 Williams]. Motion seconded by Hartley. Roll call on the motion:

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

With a majority vote in the affirmative, motion passes and application is approved.

Public Hearings:

Rezoning Application – OJD Holdings LLC
Zoning District: I-2- General Industrial
Parcel No.: 42-01720.000, 42-01720.001, & 42-01719.000.
Existing Land Use: Vacant land, 3 separate parcel
Traffic Considerations : River Road/Cleveland Rd E
Owner: OJD Holdings LLC (Joe Dike)

Project Description-Rezoning of vacant parcels from I-2 to B-3

Applicant seeks approval for the rezoning of three vacant parcels of on River Road from the current I-2 General Industrial to B-3 General Business in anticipation of proposed principal uses prohibited by I-2 but allowed as principal uses within B-3. The applicant explained to staff a developer is interested in constructing a recreational/sports facility on one of the parcels.

Mr. Boyle opened the public hearing at 5:08pm and introduced the application for review of the rezoning application for 3 Parcels of vacant land on River Road from current I-2 General Industrial to B-3 General Business. Ms. Gibboney added that the property owner advised that he was seeking this rezoning as potential uses being explored are not allowed in the I-2 District. The owner, though not in attendance, had previously advised the zoning department that he anticipates a sale

of one of the parcels to a developer who is looking to construct a recreation/sports center facility. The board discussed the probable new residential development in that area and how rezoning the properties from I-2 to B-3 would be a more suitable use for the potential growth in the area due to the anticipated residential development.

Applicant/Owner Statements: Applicant/Owner was not in attendance.

Audience Comments: None

With no further discussion or comments on the hearing Mr. Boyle closed the Public Hearing at 5:10pm.

Motion by Mr. Sowecke to recommend approval of the rezoning application to City Council as presented. Motion seconded by Mr. Cencer. Roll call on the motion:

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

Nays: (0)

Abstain: (0)

With a majority vote in the affirmative, motion passes and recommendation to approve the rezoning to City Council.

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

Mr. Boyle opened the public hearing at 5:11pm and introduced the application for review of the General Development Concept Plan for the Huron Harbor development. Ms. Gibboney discussed the site plan revisions and additions since the last meeting, which included: bike parking, additional fire hydrant added, lighting plans, landscape plans complete with the greenspace calculations and including a breakdown of the different trees and shrubs. Mr. Boyle commented that the proposed lighting is consistent with what is currently being utilized in the city. Ms. Gibboney also commented that the signage proposed is just conceptual at this point and that more detailed plans for this and the restaurant will be submitted at a later date.

Ms. Gibboney remarked that the facade glazing portion of the mixed-use granary district chapter is difficult to apply in this instance to the four different proposed design elevations. Mr. Boyle interjected that this section of the chapter was likely from when the area in question (former ConAgra site) was proposed to be a commercial development and that the board has the ability to wave certain items from the code section if they so choose.

Mr. Knez of Triban Investment, LLC remarked that they are trying their best to adhere to the code and that they are willing to work with the glazing façade requirements if they need to. He also noted that there will be no RTUs or dumpsters by the pool as the code section speaks to both of these items.

The board and Mr. Knez then discussed the proposed retention pond on the site plan and the potential of removing it from the plan and changing the entire retention pond area to green space due to a 4' dig depth restriction on the property. Mr. Boyle noted he would entertain the idea, as a water feature (the lake) does surround the property. Mr. Knez added that the additional green space could be enticing to potential buyers if they are pet owners and that ponds could shy away

potential buyers due to safety concerns for their children. Mr. Artino added that it would also be difficult to irrigate a 4' deep pond.

The discussion then moved on and Mr. Knez described the relationship Triban Investment, LLC has with K Hovnanian Homes (the potential builder). And the market studies that K Hovnanian have done to determine the most popular façade design elements, colors, roof products, and window colors so they can sell their product (residences) which in turn helps support the TIF. Each unit is going to have a different facade or style so they are not all identical units. Most units will feature a stone feature 3-4' above grade, the products utilized will all be low to no maintenance including, azek (plastic trim board), Hardiboard (concrete composite siding), vinyl siding; shake & batten board, 30year asphalt shingles. As far as the colors, they will be nautical colors, that will be mixed and matched to try and give a more coastal look. They intend to utilize some metal roofing on bump outs and make some windows white and some black to give contrast. Mr. Knez reiterated that as this is such a large project that it should be left to the professionals who have done their research to determine the color schemes, but that if certain design elements were requested by the population, then they would take those requests back to the design review board before initializing.

With no further discussion or comments on the hearing Mr. Boyle closed the Public Hearing at 5:29pm.

Motion by Mr. Hartley to approve the General Development Concept Plan with the following modifications to the code/notes and recommend it to be forwarded to City Council:

- ***Modification granted to Section 1127.09 waiving the min. lot width requirement, approving the plans as submitted.***
- ***Modification granted to 1127.06(b) (1-3) Criteria for the Design of Buildings- Glazing regulations, approval of the designs as submitted.***
- ***Any dumpsters shall be enclosed pursuant to 1127.06 (B) (5)***
- ***Development signage to be considered at a future meeting.***
- ***Restaurant plan reviews (site, design and signage) to be considered at a future meeting.***
- ***Fencing will be required around the pool area.***
- ***Approval of an alternate landscape plan to allow for a landscaped area rather than the stormwater management pond in the center of the development.***

Motion seconded by Mr. Cencer.

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

Nays: (0)

Abstain: (0)

With a majority vote in the affirmative, motion passes, and recommendation to approve General Development Concept Plan to City Council.

Mr. Knez asked what he needed to do to prepare for the City Council meeting, noting that they would like to get started in the spring of 2026 on this project. Ms. Gibboney will get Mr. Knez a list of what he needs for the City Council meeting.

Other Matters

- Next Meeting: July 16, 2025
- ADU's (accessory dwelling units): Discussion was had regarding the work session at council meeting concerning ADU's. Ms. Gibboney noted that R-1 zoning would change entirely with

the potential inclusion of ADUs. Further discussion on ADUs was tabled and no motion was made at the council level to pursue the matter further.

- Discussion of possible state legislature regarding the regulation of transient rental properties potentially being taken away from local municipalities, this will continue to be monitored as the legislature progresses.
- Mr. Knez of Triban Investment, LLC inquired about the City's feeling regarding built to rent properties and gave the example of Redwood properties. Mr. Boyle stated that given the right location and with further details provided there could be potential for this as there is a need for rental housing. Mr. Knez discussed the potential benefits for the community provided by the possible rental community. The board expressed interest in the idea.

With no further business, motion by Mr. Sowecke to adjourn. Motion seconded by Mr. Cencer. All in favor, motion passed, and meeting adjourned at 5:45pm.

Respectfully submitted,

Carolyn Boger & Christine Gibboney
Planning & Zoning Dept.

Adopted: August 20, 2025