

**City of Huron
Planning Commission/DRB
August 20, 2025**

The meeting was called to order at 5:00pm. in the Council Chambers at Huron City Hall, 417 Main Street by Vice Chairman Jim Hartley.

Members in attendance: Sam Artino, Mark Cencer, and Tim Sowecke.

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

Adoption of the Minutes (6-18-25 & 7-23-25)

Motion by Mr. Sowecke to approve the minutes of 6-18-25 as printed and received. Motion seconded by Mr. Cencer. All in favor, motion passes and minutes approved.

-No quorum for the 7-23-25 minutes.

Audience Comments: None

New Business

Address: 207 Williams

PPN 42-00497.000

Zoning District: R-2

Existing Land Use: Single Family Residential

Traffic Considerations: N/A

***Owner/Applicant: Robert & Nancy Smith, Owners
Ambia Energy, LLC***

PROJECT DESCRIPTION

Applicant is proposing to install a 7.695 KW roof mounted residential solar panel system. The system consists of 3 arrays containing a total of nineteen (19) panels. Two arrays to be located on the home and one on the detached garage.

Mr. Hartley introduced the case for a proposed residential solar panel system. Ms. Gibboney remarked that the zoning inspector had already reviewed the plans for code compliance with chapter 1126. The panel set backs from the edge of the roof and the max rise are both compliant. There is no HOA in this neighborhood so no approval was necessary there. There will be a total of 19 panels between the single-story residential structure and the detached garage. The total roof area covered is approximately 19%. All aspects comply per the zoning inspector's review.

Audience comments: None

Motion by Mr. Cencer to approve the request for the residential solar structure at 207 Williams as submitted. Motion seconded by Mr. Sowecke. Roll call on the motion:

Yeas: (4)

Nays: (0)

Abstain: (0)

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

Staff Report:

- **Solar Chapter- Discussion: DRP requirement for roof panels**

Ms. Gibboney asked if the board would like to discuss a code amendment regarding the requirement that all residential solar panels applications be brought before the board for their review and if they would like to continue to review the roof mounted applications. Ms. Gibboney remarked that the zoning inspector does a full review of the code requirements for solar applications before they come before the board. She also stated that the wait for these design review board meetings to give the final approval can sometimes make the entire permit/plan review process take upwards of two months. Ms. Gibboney asked if the board would like to discuss the idea of an amendment or if they would prefer to wait for full body board meeting. Mr. Hartley indicated that he would prefer the entire body be in attendance for that discussion and to please add this topic to next months agenda.

- **Signage Code- work session meeting Thursday September 11th at 5pm**

Ms. Gibboney discussed with the board about their availability for a meeting on 9/11/25 at 5:00 for a work session regarding the new signage code. Board members remarked that they would email Ms. Gibboney with their availability.

- **Board/commission openings:**

Ms. Gibboney let the board know of multiple different board/commission openings that are available or will be upcoming. Remarking that if they knew of anyone who would be interested in any of the position openings to direct them to the city website and turn them in to the clerk of council, Terri Welkener.

- **BZA opening (Tom Harris to Council)**
- **Finance Committee**
- **Utilities Committee**

Other Matters

- Next Meeting: September 17, 2025
- Work Session: September 11, 2025

With no further business, motion by Mr. Sowecke to adjourn. Motion seconded by Mr. Cencer. All in favor, motion passed, and meeting adjourned at 5:07pm.

Respectfully submitted,

Carolyn Boger & Christine Gibboney
Planning & Zoning Dept.

Adopted: Oct. 15, 2025