

**City of Huron
Planning Commission/DRB
March 26, 2025**

The meeting was called to order at 5:02 pm. in the Council Chambers at Huron City Hall, 417 Main Street by Chairman Gary Boyle. Members in attendance: Sam Artino and, Mark Cencer, Members absent: Jim Hartley and Tim Sowecke. Staff in attendance: Planning & Zoning Manager, Christine Gibboney; Secretary, Carolyn Boger; Service Director, Stu Hamilton.

Adoption of the Minutes (12-18-24, 2-19-25)

Motion by Mr. Cencer to approve the minutes of 2-19-25 as printed and received. Motion seconded by Mr. Artino. All in favor, motion passes and minutes approved.

Motion by Mr. Cencer to approve the minutes of 12-18-25 as printed and received. Motion seconded by Mr. Artino. All in favor, motion passes and minutes approved.

Old Business

<i>50 Cleveland Road E</i>	<i>PPN42-00926.003</i>	<i>Ground Signage- Digital Display</i>
<i>(Huron Business Cencer)</i>	<i>Tabled 2-19-25</i>	

New Business

Introduction of new Planning & Zoning staff Secretary; Carolyn Boger

Public Hearing: Rezoning Application -City owned parcels on River Road (42-01718.000 & 42-01721.000) from I-2 General Industrial District to R-1 One-Family Residence District

Mr. Boyle introduced the application for the rezoning of two city-owned vacant parcels on River Road from the current I-2 General Industrial District to R-1 One Family Residence District. The Rezoning is based on the purchase agreement between the City (of Huron) and Triban Investment, LLC to develop single family homes which will require subdivision approval by the planning commission and no such plans have been submitted yet. The purchase agreement is contingent upon the rezoning of the parcels in question from I-2 to R-1.

Audience Comments:

- **Dave & Sherry Cooner, 602 River Rd**
 - Mr. Cooner questioned whether his property next to the property being rezoned would also be rezoned from I-2 to R-1. Mr. Boyle specified that Mr. Cooner's property zoning would not be changing.
 - Mr. Cooner asked what happens to the zoning of the property in question if the purchase agreement falls through, would it stay R-1 or revert to I-2. Mr. Boyle indicated that for the property to change back to I-2 it would need to go through the rezoning process to have the zoning map amended again.
- **John Farshman, 3004 Scheid Rd**

- Mr. Farshman was concerned with the total acreage and purchase price of the property in question. He also asked for plans for the property.
- Dave & Sherry Cooner, 602 River Rd
 - Mr. Cooner questioned if any proposed property plans were shown to the Planning Commission/ Design Review Board. Mr. Boyle indicated that they had not. Mrs. Cooner raised concerns that there may not be any parties interested in living in the potential subdivision due to the view. Mr. Boyle indicated that the housing market would make that decision. Mr. & Mrs. Cooner had questions concerning the ownership of an adjacent parcel. Mr. Boyle stated that if the adjacent parcel is railroad owned then they tend to never sell.

Staff Comments:

Mr. Boyle stated to the audience that if they have additional or new comments, they can make them at the city council hearing.

Mr. Cencer stated that it is in the City's best interest and the potential subdivision will increase the city's tax base. Mr. Artino commented that the decision to sell the property was driven by future budget concerns. Mr. Boyle indicated that the property developer will be responsible for installing all infrastructure.

Motion by Mr. Cencer to recommend approval of the rezoning application for PPN's 42-01718.000 and 42-01721.000 from I-2 to R-1, to City Council. Motion seconded by Mr. Artino. Roll call on the motion:

Yeas: Cencer, Boyle, Artino (3)

Nays: (0)

Abstain: (0)

With a majority vote in the affirmative, motion passes, and recommendation made in support of the rezoning as presented.

Staff Report

ConAgra Project Status & Process

Other Matters

Next Meeting: April 16, 2025

With no further business, motion by Mr. Cencer to adjourn. Motion seconded by Mr. Artino. All in favor, motion passed and meeting adjourned at 5:21

Respectfully submitted,

Carolyn Boger, Secretary
Planning & Zoning Dept.

Adopted: May 21, 2025