

**City of Huron  
Planning Commission/DRB  
December 18, 2024**

The meeting was called to order at 5:04 pm. in the Council Chambers at Huron City Hall, 417 Main Street by Chairman Gary Boyle. Members in attendance: Jim Hartley and Mark Cencer. Members absent: Sam Artino and Tim Sowecke. Staff in attendance: Administrative Assistant Christine Gibboney.

**Adoption of Minutes (11-20-24)**

**Motion by Mr. Hartley to approve the minutes of 11-20-24 as presented. Motion seconded by Mr. Cencer. All in favor, motion passes and minutes approved.**

**New Business**

**Address: Lot 216                      PPN 42-00401.057                      Current Zoning: R-3 PUD**

**Owner/Applicant:                      Richard & Tracy Ranchoff**

**Subject Matter/Background- Public Hearing- PUD Amendment**

*The owners are seeking to amend the rear yard setback regulation, approved within the Planned Development Plan of Turtle Bay, for a vacant lot they own within this R-3 PUD development.*

*The approved and recorded plat of Turtle Bay reflects front and rear yard setbacks of 25', the owners are seeking to reduce the rear yard setback on this one lot to a 10' rear yard setback due to the shape of the lot.*

Mr. Boyle called the public hearing to order at 5:05pm. He reviewed the staff report and application for the proposed amendment to the R-3 PUD Development of Turtle Bay relative to a change to one (1) odd shaped, corner lot in the development. He noted the owners are seeking to reduce the 25' rear yard setback to 10' due to the lot being an unusual shape and a corner lot. Members reviewed the site plan and plat.

**Applicant/Owner Comments:** Richard & Tracy Ranchoff reiterated their request to have the rear yard setback of Lot 216 reduced from the 25' requirement to 10' for this parcel. They noted the shape and the fact that the lot is on a corner as well and explained the lot is currently for sale. They also referenced the letters of support from the HOA and the adjacent neighbor.

**Audience Comments:** None

Public hearing closed at 5:07pm.

**Motion by Mr. Cencer to recommend approval of the PUD amendment, as submitted to City Council. Motion seconded by Mr. Hartley. Roll call on the motion:**

**Yeas: Cencer, Boyle, Hartley, (3)**

**Nays: (0)**

**Abstain: (0)**

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

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**Address: 525 Cleveland Road West (Port Huron Plaza-Unit 509)**

**Parcel No.: 42-00407.000**

**Current Zoning District: B-3**

**Existing Land Use: Commercial, Vacant Retail Space**

***Project Description-Design Review- Commercial Wall Sign Panel Insert***

*The applicant is proposing a wall sign for a new business in the Port Huron Plaza. As proposed, the 12.5' x 2' wall sign panel will be inserted into the existing sign frame. The existing frame is internally illuminated.*

Mr. Boyle reviewed the application for a new commercial wall sign panel to be inserted into an existing frame for a new business going into the Port Huron Plaza.

**Applicant/Owner Comments: None**

**Motion by Mr. Hartley to approve the site and design plan as presented.**

**Motion seconded by Mr. Cencer. Roll call on the motion:**

**Yeas: Cencer, Boyle, Hartley (3)**

**Nays: (0)**

**Abstain: (0)**

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

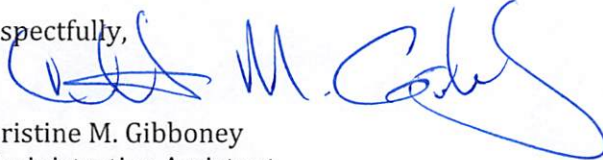
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#### **Other Matters**

Mr. Boyle noted the next regular meeting date of January 15, 2025.

With no further business, motion by Mr. Cencer to adjourn. Motion seconded by Mr. Hartley. All in favor, motion passed, and meeting adjourned at 5:11p.m.

Respectfully,

  
Christine M. Gibboney  
Administrative Assistant

Adopted: 3-26-25