

**City of Huron
Planning Commission/DRB
February 18, 2026**

The meeting was called to order at 5:02pm. 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.

Adoption of the Minutes (1-21-26)

Motion by Mr. Hartley to approve the minutes of (1-21-26) as printed and received. Motion seconded by Mr. Sowecke. All in favor, motion passes and minutes approved.

Audience Comments: None

New Business

Current Zoning District: I-1 ***Parcel No.:*** 42-01972.005, 42-01972.011
Existing Land Use: Commercial ***Property Size:*** 18.68 +acres
Traffic Considerations: Huron Corporate Park

Owner: Huron Corporate Park LLC
Mark Hobart
2300 University Drive E
Huron OH 44839

Applicant: Mark Hobart- Firelands Scientific (OPC Cultivation)

Project Description- Lot Combination

The applicant is seeking approval to combine a 2.40-acre parcel, PPN 42-01972.005, into PPN 42-01972.011 as part of a planned expansion.

Mr. Boyle introduced the case for the proposed lot combination. Ms. Gibboney explained that the site plan for the expansion project required some last-minute changes and will not be reviewed at this meeting, but hopefully they will be able to make their adjustments and have their plans ready for review at the next meeting. Ms. Gibboney reiterated that tonight's meeting is only for the lot combination.

Owen Knupke, of 1002 Rye Beach, owner of the farm to the south, spoke about some existing drainage concerns. He noted that there is a clay tile main on the north side of his property that runs through the property where the proposed work will be done. He was concerned about the tile potentially getting cut and causing flooding on his property. Ms. Gibboney let Mr. Knupke know that part of Firelands required submittal is a full SWPPP plan for review by the city contracted engineer and Erie County Conservation. Mr. Boyle added that Ms. Gibboney can let the engineer know about the issues Mr. Knupke has brought forward so that careful review of said issues can take place. Mr. Knupke also stated there is a problem with Firelands Scientifics existing storm drainage system as it lays in water and does not drain. He noted that he believes this problem stems from the creek, as it needs the silt cleaned out of it and brush needs cut down. Mr. Knupke suggest the creek be put on a maintenance program with the County. To which Mr. Boyle state that the creek within the city limits would not fall under County ditch maintenance program jurisdiction. Mr. Knupke also noted

that he believes the creek needs cleaned out because of Mucci not utilizing a silt fence properly during construction. Ms. Gibboney took Mr. Knupke's phone number, for the city engineer to contact with his concerns.

Motion by Mr. Sowecke to approve the request for the lot combination at 2300 University Drive E as submitted. Motion seconded by Mr. Cencer. Roll call on the motion:

Yeas: (5)

Nays: (0)

Abstain: (0)

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

Other Matters

- Next Meeting: (3-18-26)
 - Due to member conflicts this date may need to be changed.
- Sign code revisions are nearing completion with our sign code consultant.

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

Respectfully submitted,

Carolyn Boger
Planning & Zoning Dept.

Adopted: 3-25-26
CMB