

**City of Huron  
Planning Commission/DRB  
March 25, 2026**

The meeting was called to order at 5:03pm. in the Council Chambers at Huron City Hall, 417 Main Street by Vice Chairman Jim Hartley.

Members in attendance: Sam Artino, and Tim Sowecke.

Members absent: Gary Boyle & Mark Cencer

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

**Adoption of the Minutes (2-18-26)**

Motion by Mr. Artino to approve the minutes of (2-18-26) 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- Expansion Greenhouses, New Structure, Parking***

*The applicant is proposing a major expansion which includes the addition of: four (4) – 11,880sf greenhouse structures, a 2,800sf support building, and a new parking lot. The estimated value of the project is \$3,000,000. At this time, the applicant is seeking Preliminary Plan approval only.*

Ms. Gibboney presented the preliminary site plan request submitted by Firelands Scientific for a proposed expansion at 2300 University Drive East. She noted that an internal staff review had taken place and that the Fire Department requested changes to the original plan, which required the applicant to substantially rework the design. Specifically, the proposed support building was reduced from approximately 12,000 square feet to 2,800 square feet in order to accommodate the required fire lanes. The revised plans were confirmed to meet all applicable setback requirements, including the “abutting R district” side setback of 25 feet, with the actual measurement coming in at 46 feet on that side.

Ms. Gibboney indicated that staff recommends approval of the preliminary site plan, which would allow the applicant to start working on their SWPPP plan reviews with the city engineer and Erie Conservation, and to ultimately prepare a full site plan including elevations and landscaping for future board review.

**Applicant Statements:**

Sean Cifranic and Mark Hobart represented Firelands Scientific. Mr. Cifranic, addressed the commission and expressed enthusiasm for the company's continued growth in the city. He highlighted the collaborative approach taken with the Fire Department regarding fire lane provisions and noted that the expansion would create employment opportunities.

Mr. Sowecke raised the issue of a tile drainage concern brought forward by a neighboring property owner at the previous meeting (Mr. Knupke, of 1002 Rye Beach), asking that it remain on staff's radar. Ms. Gibboney acknowledged the follow-up had fallen through the cracks and committed to personally making contact the following day to ensure the property owner received a response.

**Motion by Mr. Sowecke to approve the request for the expansion project at 2300 University Drive E as submitted. Motion seconded by Mr. Artino. Roll call on the motion:**

**Yeas: (3)** *Sowecke, Hartley, Artino*

**Nays: (0)**

**Abstain: (0)**

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

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**Dedication of Plat:**

***Final dedication of plat of access street- for former ConAgra site.***

**PPN**                      **42-61270.000 (ODNR)**                      **42-61270.001 (CITY OF HURON)**

**ZONING:**              **B-3 General Business**                      **MU-GD- MIXED USE GRANARY DISTRICT**

***Project Description- Re-Approval of Dedication Plat-Proposed Street***

*A restating of the previous Planning Commission approval on August 26, 2020 for the "Dedication Plat of Proposed Street" for the existing roadway that provides access to both the ODNR facility and the City-owned parcel in order to provide permanent access and public ROW frontage to both parcels.*

Ms. Gibboney presented the dedication plat of the access street at the former ConAgra site. She clarified that while the item may have seemed new, the Planning Commission had in fact already reviewed and approved this plat in 2020. The plat was never recorded at that time because the associated development did not proceed. All other required signatures, including city council, are already in place. The purpose of bringing the item back before the commission was to obtain signatures from the board members so that the document could be formally recorded.

**Motion by Mr. Artino to approve the dedication of plat of access street- for former ConAgra Site as submitted. Motion seconded by Mr. Sowecke. Roll call on the motion:**

**Yeas: (3)** *Sowecke, Hartley, Artino*

**Nays: (0)**

**Abstain: (0)**

**With a majority vote in the affirmative, motion passes, and Plat Dedication of access street is approved.**

**Staff Report:**

Ms. Gibboney reported that Alec, the city's zoning inspector, had accepted a position with the City of Norwalk as a firefighter and would be departing. She noted that the position has been posted as part-time rather than full-time, reflecting an internal departmental reorganization.

**Other Matters**

- Next Meeting: (4-15-26)

With no further business, motion by Mr. Sowecke to adjourn. Motion seconded by Mr. Artino. All in favor, motion passed, and meeting adjourned at 5:12pm.

Respectfully submitted,

Carolyn Boger

Planning & Zoning Dept.

Adopted: 6-17-26