

City of Huron
Planning Commission/DRB
April 15, 2025- 2026

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

Members in attendance: Gary Boyle, Sam Artino, Mark Cencer, Jim Hartley and Tim Sowecke.

Members not in attendance:

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

Adoption of the Minutes: N/A

Audience Comments: None

New Business

Cleveland Rd E (Huron Harbor Development)

Zoning District: MU-GD

Parcel No.: 42-61270.001

Lot Size: 11.29 acres

Owner:

City of Huron

Applicant:

***Triban Investment LLC/Knez Homes
Rick Lundstrom Jr.***

PROJECT DESCRIPTION- Variation to the approved General Development Concept Plan- to include a minor reduction in the number of units from 106 to 95, an increase in the width of the smallest unit and the inclusion of buffers between structures.

The applicant provided the following detail of the changes:

- *The exterior units went from 44 to 41 units.*
- *The interior count went from 62-54.*
- *We created 15-foot buffer between each building.*
- *We removed the 16-foot-wide units that were a single car garage. It was replaced with a single car garage that is 20 foot wide. The 16-foot unit didn't flow well for living and was just too narrow on the interior. Corporate findings in other projects for Khov support the change on a financial and pace driven purpose.*

Ms. Gibboney presented the staff report. The applicant is proposing a number of modifications to the previously approved General Development Concept Plan, primarily reducing density and increasing spacing between units. The Commission found these changes to be consistent with the applicable standards and an improvement over the prior plan.

Mr. Boyle asked a question about whether the site plan showed the required pedestrian connection from the parking area near the small commercial space to the pathway, Ms. Gibboney assured the board that the sidewalk in question is there, however difficult to see on the plan.

It was confirmed that the modifications had also been presented to City Council for informational purposes, and that Council raised no objections.

Applicant/Owner Statements: None

Audience Comments: None

Motion by Mr. Hartley to approve the request for the variations to the approved general development concept plan at Parcel No. 42-61270.001 as submitted. Motion seconded by Mr. Sowecke. Roll call on the motion:

Yeas: (5) Boyle, Sowecke, Cencer, Hartley, Artino

Nays: (0)

Abstain: (0)

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

424 Berlin RD (Marconi's Restaurant)

Current Zoning District:

B-3

Parcel No.: 42-00321.000

Existing Land Use:

Commercial

Property Size: 0.2700 acres

Traffic Considerations:

Berlin Road/ Cleveland Road West Intersection

Owner:

Dayhen Enterprises LLC

Connor Allen

3810 Deerpath Drive

Sandusky, OH 44870

Applicant:

Legends General Contractors

Bryan Roberts

PROJECT DESCRIPTION- Expansion of Outdoor Dining Area w/ Accessory Structure (outside bar) and Wall/Fencing surround.

Ms. Gibboney presented the site plan proposal for an outdoor patio dining area and bar at Marconi's Restaurant, which would replace the existing parking spaces in front of the building. The three displaced handicap parking spaces have been relocated to the adjacent lot, keeping the site in parking compliance. Ms. Gibboney noted that while the overall layout was well-received, several items required conditions prior to full approval, and that the Commission was being asked to grant preliminary site plan approval subject to those conditions.

Key conditions discussed:

- 1) Location of the proposed outside bar along the eastern side of the property, closer to the restaurant (at least 6' separation)
- 2) Limit the height of the solid wall/fence base to 2' or 3'
- 3) Include an opening to the patio area from the sidewalk that is at least 36" wide
- 4) Fencing and/or wall/fence to continue along the eastern side of the property- max height 4'
- 5) Fire pit feature is subject to Fire and Building Regulations.

The location of the bar was a primary concern raised by the city administration. As proposed, the bar was angled near the front of the patio, creating a concentration of patrons near the street. The administration's recommendation was to relocate the bar to the eastern wall of the patio to better distribute activity and improve safety. The contractor, Bryan Roberts, from Legends General

Contractors, present at the meeting indicated the proposed new location for the bar was suitable for them.

Regarding the perimeter fence and masonry wall, the originally proposed total height was 4 feet high and showed a base of masonry with a decorative aluminum fence element on top, but no determination of how high the masonry would be before it changed to the decorative aluminum. After review by the fire and police departments, including a site visit conducted the previous day by Fire Chief McGraw, no sight line issues were found at the corner. However, the Commission and administration agreed to stipulate that the solid masonry base portion be no higher than 2 to 3 feet high, with a decorative aluminum fence element above that to reach the full 4-foot height.

The fire department requested that at least one opening in the patio enclosure be a minimum of 36 inches wide to allow emergency access.

Additionally, the city manager requested that the masonry wall be reinforced, and the Commission agreed to include this as a condition of approval.

A landscape and lighting plan was not yet submitted. Mr. Boyle indicated that adequate buffering or screening along the residential lot line would be required, and that exterior lighting must be designed to prevent spillover onto the adjacent residential property. These items were deferred to the final plan submission. Mr. Boyle stated that he appreciated the overall patio concept.

Audience Comments: None

Mr. Cencer recused himself from the vote, stating that a family member benefits financially, as a busser at the restaurant.

Motion by Mr. Sowecke to approve the preliminary design of the outdoor dining area with accessory structure at 424 Berlin Rd as submitted. Motion seconded by Mr. Artino.

Roll call on the motion:

Yeas: (4) Boyle, Sowecke, Hartley, Artino

Nays: (0)

Abstain: (1) Cencer

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

Mr. Roberts goal is to phase construction to open in time for the Memorial Day business season. A special meeting was scheduled for Wednesday, April 29, 2026 at 5:00 PM to review the finalized plans, including the landscape, lighting, bar relocation, and exterior finish details.

Staff Report

- Chapter 1129 – Sign Code Amendment – Work Session tentatively scheduled for Wednesday, May 6, 2026 at 5:00

Ms. Gibboney discussed scheduling for the Sign Code Amendment work sessions. She had previously outlined a plan to break the review into four separate in person sessions. And in the interest of conserving the consultant's contract hours for the

required public hearings rather than use in-person meetings for the overview portion the Commission agreed that the consultant's initial overview presentation would be conducted via a virtual meeting (Teams or Zoom).

- Zoning Inspector

Ms. Gibboney additionally informed the Commission that Mr. Romick, the city's zoning inspector, had departed to become a firefighter in Norwalk, and that the department is currently seeking a replacement. Commission members were asked to refer any interested candidates.

Other Matters

- Next Meeting: May 20, 2026
- Ms. Gibboney also mentioned that another business, Old Mill Harbor, had contacted the city requesting to be heard at the April 29 special meeting, regarding temporary signage for their upcoming grand opening. The Commission agreed to include those items on the April 29 agenda if possible.

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

Respectfully submitted,

Carolyn Boger
Planning & Zoning Dept.

Adopted: 6-17-26