

HURON TOWNSHIP ZONING COMMISSION
February 7, 2018

Vice-Chairman Cook called the regular meeting of the Huron Township Zoning Commission to order at 7:00 PM., on Wednesday, February 7, 2018. The meeting was held in the Township Office, 1820 Bogart Road, Huron, Ohio. Attending were Ray Vacca, Ron Cook, and Nyle Olds. Also in attendance was Building Official John Zimmerman and Administrative Assistant Tammy Boos. Mary Schlessman and Ed Taylor were absent.

In the first order of business, the minutes of the January 3, 2018, meeting were approved as printed.

The third item was the consideration of an amendment to the original Planned Unit Development (PUD) for the Sanctuary, Hull Road. Mr. Zimmerman explained that the developer is requesting an amendment of the original PUD allowing the required walking path around the exterior of the development to be eliminated and moved to the surface of the street. He said the developer will, if the amendment is approved, mark a four (4) foot walking path on the edge of the existing street pavement. He said the Building and Zoning Department has a concern with the amendment because of the private status of the street and the fact that parking is permitted on the street. In addition, when Phase 2 is completed, there will be approximately 700-800 trips a day on Windsor Bridge and Coventry Streets. He then explained the amendment process including that the Zoning Commission only recommends to the Trustees. The Township Trustees have the final approval or denial of the amendment.

Vice-Chairman Cook then asked the developer if he had anything to add. Robert Harvey, the developer, said the streets only have a fourteen (14) mile per hour speed limit. He said that if the path is installed as originally approved, the Association will have to maintain and plow snow on it which will be rather expensive. He added the original path is close to the patios of the homes on the exterior of the development and that the grading of the area will be difficult. Dean Frederick, the Developer's Engineer, told the Commission that the roadway is already paved with a solid surface and will be maintained properly. He said that accessibility of the walking path could be a problem.

Mr. Cook then opened the floor to the audience. Sid McCracken, 4025 Coventry, said that the owners abutting the required walking path could have privacy issues and that he feels the maintenance of the path could become expensive. Tim Steele, 4028 Coventry, said he is the Association President and the Association Board does not agree with the proposed amendment. He continued that they feel there will be increased traffic in the future and the path on the street would become increasingly dangerous. He added that parking is allowed on the street which narrows the street. He concluded his remarks by saying the two cars can't pass on the street now without narrowing it with the proposed walking path. Lee Carter, 3804 Windsor Bridge, told the Commission that he does not agree with the amendment. He said the current owners want to make it safe in the future for any new owners. Jean Matthey, 3805 Windsor Bridge, said that the walking path on the street would come very close to existing patios. Gail Wicker, 3905 Coventry, said the path as shown currently comes very close to her patio and that she was never told about the required path when she bought her unit. Other owners said they were not told about the original path and others said that a walking path on the street would come close to their patios.

Vice-Chairman Cook then asked the Commission if they had any questions. There were none. Chairman Cook then asked the Commission for a motion. **Mr. Vacca made a motion to recommend denial of the amendment to the Township Trustees. Mr. Olds seconded the motion and it passed unanimously.** Mr. Zimmerman said he would forward the Commission's recommendation to the Trustees at their next regularly scheduled meeting.

The next order of business for the Commission was the consideration of a site plan submitted by Life Storage, 3514 Cleveland Road West, for an additional building at the facility. Mr.

Zimmerman explained that the site is zoned C-1 and the use is permitted. He said that the applicant has not received the storm drainage plan approval from Erie County yet so any action

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on the request should include the stipulation that no permit be issued until the final drainage plan is approved by Erie County. Laurie Korobkin, the owner of the facility, told the Commission she is working with the County on the plan. With no questions from the Commission, **a motion was made by Mr. Olds, seconded by Mr. Vacca, to approve the site plan as submitted with the stipulation that no permits can be issued until the final drainage plan is approved by the Erie County Engineer's Office. The motion passed unanimously.**

With no further business for the Commission, the meeting was adjourned at 7:50 PM.

Vice-Chairman Ron Cook

Secretary John A. Zimmerman

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