

## HURON TOWNSHIP ZONING COMMISSION

October 1, 2008

Chairman Schlessman called the regularly scheduled meeting of the Huron Township Zoning Commission to order at 7:00 PM., on Wednesday, October 1, 2008. The meeting was held in the Township Office, 1820 Bogart Road, Huron, Ohio. Attending were Jim Palinkas, Ray Vacca, Ron Cook, Mary Schlessman, and Ed Taylor. Also in attendance was Building Official John Zimmerman.

In the first order of business, the minutes of the September 3, 2008, meeting were approved as printed.

The second order of business was the continued consideration of a re-zoning request submitted by Golf Inc., 1316 Mudbrook Road, (Thunderbird Hills Golf course) for the south course (Parcel #3900253000), which consists of 125.9 acres and the driving range (Parcel #3900253002), which consists of 50.4 acres. The request was amended at the September 3, 2008, meeting to re-zone both parcels from R-1 (Rural Residential) to C-1 (General Commercial)/PUD (Planned Unit Development). Mr. Zimmerman explained that the application is for both parcels and that Erie Regional recommended approval of the original request which was to re-zone both parcels to C-2 (General Commercial). He reminded the Commission that the developer had excluded a 150' wide strip around the south and east sides of the property to buffer the existing single family homes and district from future development. Bruce Palmer, the owner of Golf Inc. told the Commission that he has nothing new to add since the last meeting. He does not have a plan but would like the re-zoning to investigate the best use for the parcel. There was a lengthy discussion about the request. Mr. Palinkas said he had concerns about this because there was no plan so we really don't know what would be there. Ms. Schlessman said she felt the amended request would give the Township control of the future development. There was a discussion about the process as the development progresses and Mr. Palmer said he understands that he will have to submit development plans for each phase. After a continued discussion, **a motion was made by Mr. Cook to recommend approval of the request as submitted. The motion was seconded by Mr. Vacca and passed with Mr. Taylor abstaining because he works at Thunderbird Hills Golf Course and with Mr. Palinkas voting no.**

With no further business for the Commission, the meeting was adjourned at 7:30 PM..

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Chairman Mary Schlessman

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Secretary John A. Zimmerman