

**City of Huron
Planning Commission/DRB
January 18, 2023 5:00 P.M.**

The meeting was called to order at 5:02p.m. in the Council Chambers at Huron City Hall, 417 Main Street by Chairman Gary Boyle. Members in attendance: Jim Hartley, Mark Cencer and Mark Claus. Members absent: Bob Howell. Staff in attendance: Planning Director Erik Engle, and Administrative Assistant Christine Gibboney.

Approval of Minutes (11-16-22)

Motion by Mr. Hartley to approve the minutes of 11-16-22 as printed and received. Motion seconded by Mr. Cencer. All in favor, minutes approved.

New Business

Motion to set a Public Hearing for Preliminary/Final Plan Review for the Planned Development Project of Two Rivers Phase 1.

Mr. Engle provided a brief history of the original Two Rivers PUD along Sheltered Brook Drive. He noted the infrastructure is in place, constructed at the time of the original PUD approval as were the existing condominiums. Mr. Claus commented the original PUD expired and the owner/developer is seeking to complete this development.

Motion by Mr. Claus to set the public hearing for the preliminary/final plan review of the Planned Development Project of Two Rivers Phase 1 for February 15, 2023 at 5:00pm. Motion was seconded by Mr. Hartley. All in favor, motion passes and public hearing date set.

Ardagh Metal Beverage, 1608 Sawmill Parkway- Commercial Signage- Two (2) Wall signs, and Twelve (12) Ground/Directional Signs.

Subject Matter/Background

In October of 2022, the applicant submitted a new application for commercial signage variances to the BZA for approvals, explaining: The building has undergone significant construction since the last variance request and has further created the need for additional signage. We are moving forward with the approved 288 sf wall sign as planned, however, are now requesting (2) additional wall signs and (12) directional signs and will not be moving forward with the previously approved 132 sq ft wall sign and the 12 sq ft directional signage. On 10-10-22 the BZA approved of the following variances for two wall mounted signs and twelve directional signs:

- 489 total sf variance for the two wall mounted signs (244.5 sf variance for each wall mounted sign)*
- 84 total sf variance for the directional signs (7 sf variance for each of the twelve (12) directional signs)*

The only change to the previous proposal is the addition of the "AMP" logo. The applicant is now seeking the required design approval of these signs.

Mr. Engle advised the applicant has received approval of variances for the additional proposed wall and ground signage which exceed size maximums in the code. He referenced that signage for this project was approved previously in 2021, but since that time the facility has expanded and the logo has changed. Members reviewed the application and noted that the proposed signage is proportional to the size of the facility.

Motion by Mr. Cencer to approve the commercial wall and ground signage as proposed.
Motion seconded by Mr. Claus. Roll Call on the motion:

Yeas: Claus, Cencer, Boyle, Hartley (4)
Nays: (0)
Abstain: (0)

With the majority in favor, motion passes and wall and ground signage approved as submitted.

Diva Salon, 513 Cleveland Road West (Port Huron Plaza) – Commercial Wall Signage

Subject Matter/Background

Diva Salon, a new Lash and Beauty business is opening within Huron Market Plaza and seeking design approval for wall signage. Applicant is proposing one (1) flat plastic replacement face with translucent digitally printed graphics. The replacement wall panel as proposed is 23.96sq. ft and complies with Chapter 1129- Appendix A- Maximum Signage Area for B-3 zoning.

Mr. Engle referenced the new business, Diva Salon, opening within the Port Huron Plaza. He noted the signage will be a replacement wall panel within an existing frame and meets code requirements as proposed.

Motion by Mr. Cencer to approve the commercial wall signage as proposed. Motion seconded by Mr. Hartley. Roll Call on the motion:

Yeas: Claus, Cencer, Boyle, Hartley (4)
Nays: (0)
Abstain: (0)

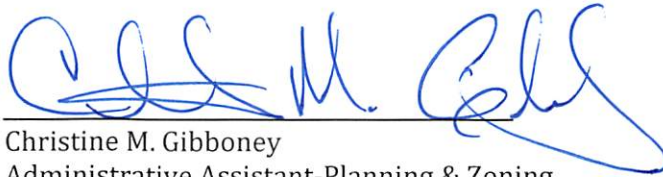
With the majority in favor, motion passes and wall signage approved as submitted.

Staff Report

Mr. Engle advised that the department was conducting interviews for the position of Zoning Inspector/Assistant Planner. He also advised of his upcoming paternity leave beginning on January 23, 2023.

Brief discussion ensued regrading the election of officers on the Commission. In conclusion, members agreed to retain the current officers on the Commission. (Gary Boyle, Chair & Bob Howell, Vice-Chair).

Motion by Mr. Hartley to adjourn. Motion seconded by Mr. Cencer. All in favor, meeting adjourned at 5:14p.m.



Christine M. Gibboney
Administrative Assistant-Planning & Zoning

Adopted: May 17, 2023