

City of Huron
DESIGN REVIEW BOARD
October 28, 2020 5:15P.M.

The meeting was called to order at 5:15p.m. in the Council Chambers at Huron City Hall, 417 Main Street by Chairman Gary Boyle. Members in attendance: Jim Hartley and Bob Howell. Staff in attendance: City Manager Matt Lasko, City Engineer/Zoning Inspector Doug Green, Zoning Admin. Assistant Christine Gibboney.

Approval of Minutes (8-26-20, 9-9-20,)

Motion by Mr. Howell to approve the minutes of 8-26-20 and 9-9-20 as printed and received. Motion seconded by Mr. Hartley. All in favor, motion passed.

New Business

Huron Plaza- 525 Cleveland Road West- (International Federation of Trekkers, Inc) – Commercial Signage

Project Description from Summary:

The applicant is taking over the 501 Cleveland Road West tenant space within the Port Huron Plaza formerly occupied by 'Subway Development'. The applicant business is a charitable organization that provides disaster relief to people in need. The location will serve as the organization's office and also as a small retail store.

There are two proposed signs:

- *Roof Sign: This is a replacement sign panel for a non-illuminated roof mounted sign. The proposed sign is 18sf in size. (mounted in same cabinet as the existing subway development sign) Section 1129 does not specify a specific size limit for roof signs, only that they be mounted between the eave and peak of the roof (which it is) and allows for conditional approval by the board.*
- *Wall Sign: The proposed wall sign will be mounted on the siding of the existing building similar to other tenant signs within the building and is 18sf in size. Section 1129 sets the maximum size of wall signs within the B-3 district at 30sf.*

Mr. Boyle reviewed the application for the proposed new commercial signage. Mr. Green explained the roof sign is a replacement in the same frame currently in place. Mr. Boyle asked if members had any questions. There being none, Mr. Boyle asked for a motion.

Motion by Mr. Hartley to approve the commercial signage as presented. Motion seconded by Mr. Howell. Roll call on the motion:

Yeas: Hartley, Boyle, Howell (3)

Nays: None (0)

Abstain: (0)

There being a majority in favor, motion passes, and commercial signage design approved as presented.

2455 Sawmill Parkway, (Stride Mobility/Safe/Harbor Insurance- Commercial Signage

Project Description from Summary:

The applicant recently received site plan and design approval (8/26/20 meeting) for a new commercial building located on Sawmill Parkway that will house both Stride Mobility and Safe Harbor Insurance. At the time of plan approval, signage was not yet finalized and not part of the application. The applicant has now completed proposed signage plans with Brady Signs and it is now before you for approval.

The signage includes the following:

Wall Signs: 'Stride Mobility' logo and individual lettering at NW corner of building. (logo and lettering gross area are 116sf, 120sf allowed by code) Logo and name are individually illuminated. 'Safe Harbor Insurance' logo and individual lettering at NE corner of building. (logo and lettering gross area are 93sf, 120sf allowed by code) Logo and name are individually illuminated.

Monument sign: 4'x8' non illuminated monument sign located at East entrance on Sawmill Parkway. Proposed sign meets all height and size requirements for the district per code.

Entrance/Exit signs: One entrance/exit sign located at West and East entries into the new parking lot. Signs are non-illuminated and meet all code requirements for height and size.

Mr. Boyle reviewed the application for the proposed commercial signage. Members reviewed the site plan. Nathan Glass of Brady Signs reviewed the design elements and LED lighting of the channel letters on the wall signage. He noted the freestanding signs are not illuminated. Mr. Green noted that the original plans also referenced a pole mounted sign along Route 2, which is allowed, and inquired if this is still being considered. Mr. Brady noted that this may be a possibility in the future. Mr. Green advised that if they decide to add this, to call the zoning office as there are specific regulations in the code relative to pole signage. Mr. Boyle asked if members had any questions. There being none, Mr. Boyle asked for a motion.

Motion by Mr. Howell to approve the commercial signage as presented. Motion seconded by Mr. Hartley. Roll call on the motion:

Yeas: Hartley, Boyle, Howell (3)

Nays: None (0)

Abstain: (0)

There being a majority in favor, motion passes, and commercial signage design approved as presented.

524 Main Street, (Executive Cleaners/Lighthouse Nutrition- Commercial Signage & Exterior Paint

Project Description from Summary:

The proposed signage is a replacement of the existing multi-tenant signage. The proposed signage will be located on the same pole as the existing sign with a new cabinet/graphics similar in size to the existing signage and internally illuminated.

Mr. Green reviewed the application for the replacement of commercial signage and referenced that the exterior of the building has recently been painted. He explained that he

did make contact with the owners to advise that the painting and any changes to a commercial property requires the approval of Planning Commission/DRB. The owners have been advised of applications needed for any additional improvements.

Motion by Mr. Hartley to approve of the commercial signage design as presented. Motion seconded by Mr. Howell. Roll call on the motion:

Yeas: Hartley, Boyle, Howell (3)

Nays: None (0)

Abstain: (0)

There being a majority in favor, motion passes, and commercial signage approved as submitted.

Mr. Green explained that the city was contacted regarding improvements being done at the business. Mr. Green noted he has contacted the owners and explained the application process required. Members reviewed the photos of the painted exterior and discussed the color/white washed appearance.

Motion by Mr. Howell to approve of the exterior paint color as existing. Motion seconded by Mr. Hartley. Roll call on the motion:

Yeas: Hartley, Boyle, Howell (3)

Nays: None (0)

Abstain: (0)

There being a majority in favor, motion passes, and exterior paint color approved.

1101 Rye Beach Road, (Mucci Farms) – Commercial Signage

Project Description from Summary:

The applicant has recently completed phase 2 of their greenhouse operation and will be starting the third and final phase shortly. Mucci has received Site plan and design review approval at previous meetings for their dormitory, office/shipping area, greenhouses and exterior elements including landscaping.

Mucci has now finalized permanent signage plans for the site which are included in this application.

Note: The two ground signs included in this application both exceed to maximum height and size as specified in section 1129. Because of this, the application was reviewed by the BZA on their last regular meeting of 10/12/20 and both signs were approved. The main reasoning given by the board of zoning appeals for issuing the variance was that the larger signs were commensurate with the size and scope of the development at Mucci Farms and that smaller signs would look out of place.

The signage includes the following:

Main Monument Sign: This sign will be located at the Southern entrance into the facility. The sign is a pilaster type monument sign that is 20' high at its tallest point and 8' in total width. The field of the sign will be a grey aluminum panel that matches the color of the building façade with white lettering noting the entrance as a truck entrance and the Mucci Logo on the upper portion of the sign. Note: while the submitted plans make mention of illumination, Mucci has confirmed that these signs will not be illuminated.

Employee Entrance: One employee entrance sign located at the Northern entrance into the facility. The sign is similar in material and color to the main monument sign but it 5'-6" high and 4'-6" wide. As with the above sign, this sign will not be illuminated.

Mr. Boyle reviewed the application for the proposed commercial signage. Mr. Green noted the BZA approval for the size of the signage and reviewed the location of the signs. He noted these signs are not illuminated.

Motion by Mr. Howell to approve the commercial signage as presented. Motion seconded by Mr. Hartley. Roll call on the motion:

Yeas: Hartley, Boyle, Howell (3)

Nays: None (0)

Abstain: (0)

There being a majority in favor, motion passes, and commercial signage design approved as presented.

30 Main Street (Old Fish House)- Exterior Cooler Installation

Project Description from Summary:

The applicant has received building permits for an interior renovation of their existing building that will allow for a new kitchen area for the purposes of food service for their customers. The installation of the kitchen will also require the addition of an exterior cooler unit that will be placed behind the building on the East wall. The cooler will be 5'-4" x 11' and 8' high and will be placed in such a way that it will be contained under the steel stairs in the rear of the building that access the upper outside seating area. There are no additional changes to the exterior of the building at this time, only the addition of the cooler. The cooler will have stainless steel walls and trim and only be accessible from the interior of the building. The applicant has provided cut sheets and product information for the proposed cooler and also photos of the area it will be installed in and photos of an existing similar cooler.

Mr. Boyle reviewed the application for the proposed exterior cooler. Mr. Dan Frederick reviewed the proposed location of the cooler and noted it will be placed in the most discreet location, under the staircase.

Motion by Mr. Howell to approve the exterior cooler as presented. Motion seconded by Mr. Hartley. Roll call on the motion:

Yeas: Hartley, Boyle, Howell (3)

Nays: None (0)

Abstain: (0)

There being a majority in favor, motion passes, and the exterior cooler installation approved as presented.

Huron Plaza- 525 Cleveland Road West- Rey's Barbershop – Commercial Signage

Mr. Green referenced the application and photos of a new business going into Huron Plaza. He noted the new sign face will replace the existing and will remain the same size. Members reviewed the proposed sign design.

Motion by Mr. Howell to approve the commercial signage as presented. Motion seconded by Mr. Hartley. Roll call on the motion:

Yeas: Hartley, Boyle, Howell (3)

Nays: None (0)

Abstain: (0)

There being a majority in favor, motion passes, and the commercial signage approved as presented.

Other Matters

Members noted the discussion at the Planning Commission level to move the November and December meetings up one week.

With no further business, motion by Mr. Hartley to adjourn, seconded by Mr. Howell. All in favor, meeting adjourned at 5:29p.m.



Christine M. Gibboney
Zoning Administrative Assistant

Adopted: 11-18-20