

**City of Huron  
DESIGN REVIEW BOARD  
June 23, 2021 5:00 P.M.**

The meeting was called to order at 5:00p.m. the Council Chambers at Huron City Hall, 417 Main Street, Huron OH by Chairman Gary Boyle. Members in attendance: Jim Hartley and Mark Claus (filling in for Mr. Howell) Members absent: Bob Howell. Staff in attendance: Erik Engle -Planning & Zoning Manager.

**Approval of Minutes**

Motion by Mr. Claus to approve the minutes of 5-26-21 as printed and received. Motion seconded by Mr. Hartley. All in favor, motion passes and minutes approved as prepared.

**New Business**

**Firelands MediSpa, 364 Main Street- Signage**

***Project Description from Summary:***

The applicant (Firelands MediSpa) is seeking design approval of a Projecting sign and wall sign for their new business to be located at 364 N. Main Street.

- Projecting Sign (x1). Sign measures 32" x 57" for a total of 12 square feet. Section 1129.04 Appendix "A" allows for this signage type within a B-2 District and permits a maximum area of 15 sq.ft., therefore, as proposed, the sign meets the area requirement. Sign construction to be all aluminum with digitally printed graphic to include the logo and lettering in pink on a white background.
- Wall Sign (x1) measures 42" x 121" for a total of 35sq.ft. of display area. It is important to note that the sign frame is existing, the sign face is simply being replaced with the new business name and logo. The sign will have a white background with digitally printed graphics to include the logo and lettering in pink.

Mr. Boyle reviewed the application for proposed signage including wall signage and projecting signage. Mr. Brady reviewed design details.

**Motion by Mr. Hartley, to approve the design application as submitted. Motion seconded by Mr. Claus. Roll call on the motion:**

**Yeas: Claus, Hartley, Boyle (3)**

**Nays: None (0)**

**Abstain: (0)**

**There being a majority in favor, motion passes, and the design application approved as submitted.**

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**Ardagh Metal Beverage, 1608 Sawmill Parkway- Phase 4 Design, parking, Landscape.**

***Project Description from Summary: Applicant is seeking approval from the Design Review Board for Phase 4 of their proposed expansions of the Ardagh Metal Beverage facility. As you will recall, the Planning Commission approved of the entire site plan (all three phases) on 2-24-21 and the DRB has approved applications for Phase 1 and Phase 2. Phase 3 as noted on the application is related to interior changes. Phase 4 plans are before you for review and approval and include the North office expansion and parking lot updates. Phase 4 of the project consists of a 12,390sq. ft north office expansion and parking lot updates.***

Architectural elements:

- *Roof / Edge / Trim / Downpipe: Cool Artic White*
- *Wall panels: Cool cobalt blue*
- *Roof panels: Acrylic Coated Galvalume*

Mr. Boyle reviewed the application for Phase 4 of the project: small office addition, landscaping and building design.

Mr. Engle introduced Ms. Anne Grasser who was in attendance online. Ms. Grasser reviewed Phase 4 plans for the office addition, parking lot construction and changes, and landscaping. Mr. Claus noted that the vacation of the area at the end of Sawmill Parkway is ongoing and not part of this plan review tonight. Members thanked the applicant for the ongoing investment in the community.

**Motion by Mr. Hartley to approve the design application for Phase 4 as submitted. Motion seconded by Mr. Claus. Roll call on the motion:**

**Yeas: Claus, Hartley, Boyle (3)**

**Nays: None (0)**

**Abstain: (0)**

**There being a majority in favor, motion passes, and the design application approved as submitted.**

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**Stride Mobility, 2455 Sawmill Parkway- Signage**

*Project Description from Summary: Applicant is requesting design approval for the installation of commercial pylon signage along the Route 6 corridor. The BZA has approved four variances (size, height, setback, use) with the condition that the moving/changing function of the message board be limited to no more than x1 per every 30 seconds.*

Mr. Boyle reviewed the application for the electronic message signage. Mr. Engle recapped the action of the BZA- variances on size, height, setback, and moving and scrolling. He noted BZA approved all with the condition that the moving/changing of the message board be limited to no more than x1 per every 30 seconds. Mr. Engle noted staff is recommending approval using the lowest lumen as possible with LED to prevent any significant distraction to oncoming traffic and limit the night time hours of operation relative to the scrolling ads. Mr. Engle clarified these are staff recommendations in addition to the BZA conditions.

Mr. Brady explained the sign will have auto functions/technology to regulate the brightness based on natural light. He explained during the evening in the dark, the light emitting would be at 5% of brightness. He noted that the signage could be programmed if the board desires the message to be turned off at night. Mr. Boyle referenced the staff recommendations and the board role in considering and determining conditions desired. Members also advised that the applicant can always come back in the future if there are any desired changes.

**Motion by Mr. Hartley to approve the design application with the conditions outlined by staff requiring the lowest lumens and limiting the nighttime hours. Mr. Claus inquired about making the conditions more specific and asked applicant of his request/preference. Mr. Schneiders referenced his desire for the ability to advertise but**

noted he is comfortable with the discussion relative to limitations during nighttime hours. Mr. Engle clarified that it is the scrolling/changing aspect of the sign during nighttime hours that staff is recommending being addressed. Members acknowledged Mr. Engle's point and discussed hours. It was determined that the condition of the motion would include that from midnight to 6am the message would be static and illumination at the lowest lumens possible. Members noted that the applicant can come back in the future with proposed changes and it was also noted that the conditions imposed by the BZA would also remain required. **Motion seconded by Mr. Claus. Roll call on the motion:**

**Yeas: Claus Hartley, Boyle (3)**

**Nays: None (0)**

**Abstain: (0)**

**There being a majority in favor, motion passes, and the design application approved with the condition that the signage messaging remain static during the hours of midnight to 6:00am and at the lowest lumens possible during that time.**

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### **Buckeye Sports -Lake Erie Parkway- New Construction Design, parking Landscape & Signage**

***Project Description from Summary:** The proposed project is a building for boat sales and repair facility for Buckeye Sports. The building will contain a 12,000-sf showroom for boats and associated products and a 7,500-sf repair area. There will also be 2,000 sf mezzanine for office/conference space. The site will have a designated area for outdoor boat display on the south façade facing Lake Erie Parkway. The rest of the exterior area will be for vehicle parking and maneuvering of product and boats into and out of the facility. Exterior façade materials include the following:*

- 1. Aluminum composite metal panel; color – white*
- 2. Horizontal metal siding; color – clay*
- 3. Vertical metal siding; color – stone*
- 4. Split face CMU*
- 5. Aluminum storefront*
- 6. Aluminum/glass overhead door*
- 7. Insulated overhead door*
- 8. Metal roof*

Mr. Boyle reviewed the design application for the construction of a new facility, parking lot and landscaping plan on Lake Erie Parkway. Mr. Boyle thanked the applicant for the detail of the plans submitted.

Property owner, Jim Armington, Buckeye Sports Center. Mr. Armington provided a background of his business in Summit County and introduced his team. He noted the plan includes three structures on the parcel. Mr. Boyle thanked the applicant for the investment in the community and asked if members had any questions on the design aspects. Mr. Engle noted he has been working with the architect on the landscape buffering explaining that he had suggested including heavier vegetation He clarified that the proposed plan does not include the heavier vegetation. Mr. Engle referenced that the signage application would not be considered this evening noting that as proposed they would require BZA approval and then come back to this body.

Mr. Boyle asked if there were any questions or discussion relative to the landscape buffer recommendations proposed by staff. Mr. Boyle pointed out the neighboring property, Admirals Pointe Nursing Home will be expanding. Members reviewed and discussed the proposed plans and the distance to Admiral's Point Nursing Home relative to their anticipated expansion. The applicant also referenced the desire for additional property acquisition abutting the parcel.

Mr. Claus advised that staff look at the site plan for Admirals Pointe and continue discussion with Buckeye Sports relative to landscape buffer recommendations.

**Motion by Mr. Hartley to approve the design application as submitted subject to further discussion of landscape buffers with staff. Motion seconded by Mr. Claus. Roll call on the motion:**

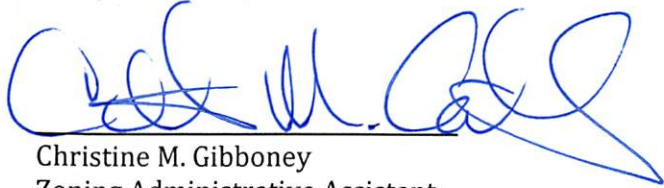
**Yeas: Claus, Hartley, Boyle (3)**

**Nays: None (0)**

**Abstain: (0)**

**There being a majority in favor, motion passes, and the design application approved subject to further discussion of landscape buffers with staff.**

Motion by Mr. Claus to adjourn, motion seconded by Mr. Hartley. All in favor, motion passes, and meeting adjourned at 5:28p.m.



Christine M. Gibboney  
Zoning Administrative Assistant

Adopted: 9/22/21

Minutes prepared from audio