

City of Huron
DESIGN REVIEW BOARD
November 18, 2020 5:33P.M.

The meeting was called to order at 5:33p.m. in the Council Chambers at Huron City Hall, 417 Main Street by Acting Chair Bob Howell. Members in attendance: Jim Hartley and Mark Claus. (serving for Gary Boyle). Staff in attendance: City Engineer/Zoning Official Doug Green, Zoning Admin. Assistant Christine Gibboney.

Approval of Minutes (10-28-20)

Motion by Mr. Hartley to approve the minutes of 10-28-20 as printed and received. Motion seconded by Mr. Claus. All in favor, motion passed.

New Business

511 River Road (Lake Erie Adventure Co) Building Improvements and Signage

Project Description from Summary:

The application includes a small addition to the existing building located on the parcel and the installation of signage.

- *Building Improvements: The existing building on the parcel will be expanded 9' rearward to allow for the installation of restrooms and a storage area. The Front of the building will be improved by the addition of a 12'x32' open sided covered porch that will serve as the customer entrance. The front of the building will be modified by converting one of the two existing overhead doors into a storefront for customer entrance. The front elevation will be comprised of wood timbers at the porch structure and a rustic theme metal siding. The sides and rear of the building will receive new metal siding and man doors. The existing metal roofing will remain unchanged other than at the addition and front porch which will receive metal roofing to match the existing. The rear and South elevations will contain several shielded wall-pack type light fixtures and the front elevation will have three pendant type light fixtures mounted to the underside of the porch roof.*
- *Signage: New signage will include two logo 'coins' that will be place on the front and rear walls of the building and a new monument sign located approximately 7' off of the ROW along River Rd that will measure 7'-6" high by 8' wide. All proposed signage meets the requirements of chapter 1129 for the district.*

Mr. Green reviewed the application details including color of siding, wood timber façade and canopy, small building expansion, shielded lighting, and signage. Mr. Green noted that all signs meet the requirements for an I-1 zoning district. Members reviewed the size and location of the signage. Discussion regarding the garage doors and color of siding ensued. Mr. Howell inquired about landscaping within an I-1. Mr. Green referenced the wooded areas of the parcel and the I-1 zoning district which requires one (1) tree per acre. Members inquired about any landscaping proposed. Architect Joshua Fox noted that they could have a bed around the signage with perennials. He commented there was no intent to add any additional landscaping, but did confirm that the grass area would remain as currently existing.

Motion by Mr. Hartley to approve of the design plans and signage as presented, with the specification that landscaping be added around the ground sign as discussed. Motion seconded by Mr. Claus. Roll call on the motion:

**Yeas: Hartley, Howell, Claus (3)
Nays: None (0)
Abstain: (0)**

There being a majority in favor, motion passes, and design plan be approved as submitted with the addition of a landscape bed around the ground signage.

2400 Sawmill Parkway – New Pole Barn

Project Description from Summary:

The application is for the construction of a 104' x 60' x 25' high pole building. The proposed building will contain one each overhead door and man door on the East and South elevations of the building. There will be two exterior shielded wall-pack type light fixtures above the two overhead doors for security purposes. The walls will consist of metal siding in 'ash grey' color and 'charcoal' metal trim with some small high mounted windows to allow for natural light into the building. The roof will be metal standing seam. The materials and colors will match the existing building. (photos of existing building are attached) No signage or additional site improvements are being submitted at this time as they will part of a larger development plan in the future.

Mr. Green reviewed the details of the application for a new pole building and fencing, noting the new pole building will be very similar to the existing building and have small, high windows, overhead door with man door, and shielded exterior lighting. Discussion ensued about proposed colors. Mr. Green referenced that the owner anticipates on site lumber sales in the future. A discussion relative to a landscaping plan ensued.

Motion by Mr. Claus to approve of the design plan as presented, with the specification that the applicant come back before the board within 6 months with landscaping and/or signage plans. Motion seconded by Mr. Hartley. Roll call on the motion:

**Yeas: Claus, Howell, Hartley (3)
Nays: None (0)
Abstain: (0)**

There being a majority in favor, motion passes, and design plan approved as submitted with the specification that the applicant return within 6 months with a landscaping and/or signage plan.

524 Main Street, (Executive Cleaners/Lighthouse Nutrition)- Commercial Building Façade Improvements

Project Description from Summary:

The applicant is proposing to update the existing façade of their multi-tenant building. The proposed improvements will include the remove of the existing non-structural columns along the front of the building, removal of the existing painted wood fascia and architectural gable and installation of a new standing seam metal fascia with cornice.

The proposed fascia will be nearly identical to the height of the existing fascia with only the top cornice exceeding the existing fascia height. The metal fascia will be 'bronze' in color with a white aluminum wrapped cornice board.

Mr. Green referenced the previous application for signage which was approved at the last meeting and reviewed the proposed improvements for the façade of the building including removal of the columns and wood fascia and installation of new metal fascia with cornice. Mr. Howell inquired if the metal roofing would be vertical. Property owner, Mr. Abazi, replied that it would be. Mr. Abazi referenced the poor condition of the wood facade and the columns. Mr. Howell referenced the proposed white color choice of the metal and asked members if there were any thoughts on the color.

Motion by Mr. Hartley to approve of the design application as presented. Motion seconded by Mr. Claus. Roll call on the motion:

Yeas: Hartley, Howell, Claus (3)

Nays: None (0)

Abstain: (0)

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

406 Main Street (Gathering Grounds Coffee House) New Wall Sign

Project description from Summary:

The applicant is request approval for a new wall sign. The proposed sign is for the vacant tenant space next to Gathering Grounds Coffee House that was previously occupied by the Chamber of Commerce. The sign will be an unlit wall sign measuring 14" x 48" and meets all requirements of code section 1129.

Mr. Green reviewed the application for wall signage on a new business going in next to Gathering Grounds Coffee House. He reviewed the dimensions and noted the signage will not be illuminated.

Motion by Mr. Claus to approve of the design application as presented. Motion seconded by Mr. Hartley. Roll call on the motion:

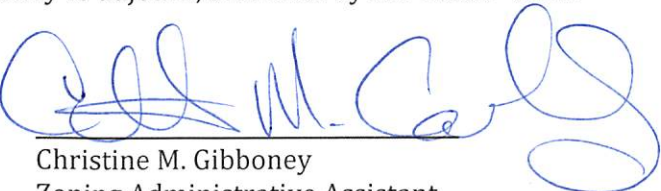
Yeas: Claus, Howell, Hartley (3)

Nays: None (0)

Abstain: (0)

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

With no further business, motion by Mr. Hartley to adjourn, seconded by Mr. Claus. All in favor, meeting adjourned at 5:53p.m.


Christine M. Gibboney
Zoning Administrative Assistant

Adopted: 1-27-21