

**City of Huron
Planning Commission/DRB
November 17, 2021 5:00P.M.**

The meeting was called to order at 5:00p.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: Erik Engle Planning & Zoning Manager and Christine Gibboney Administrative Assistant.

Approval of Minutes (9-22-21 PC & 9-22-21 DRB Minutes, PC/DRB Minutes 10-27-21)

Motion by Mr. Hartley to approve the PC and DRB minutes of 9-22-21 as presented. Motion seconded by Mr. Claus. Mr. Cencer noted he would abstain as he was not present at the meetings. All remaining members voted in favor, motion passes and minutes approved.

Motion by Mr. Claus to approve the PC /DRB minutes of 10-27-21 as presented. Motion seconded by Mr. Cencer. Mr. Cencer advised of a typo for correction. All in favor, motion passes and minutes approved as corrected.

New Business

2018 Cleveland Road, (AutoSmart LLC), Commercial Wall Signage

Project description from summary: The applicant is proposing one (1) 6mm heavy duty metal wall sign to be located on the west side of the building. The sign is 4' x 8' for a total of 32f.

Mr. Boyle referenced the application for proposed signage. Mr. Engle reviewed the application, noting that the property is owned by Firelands Scientific and is being leased to AutoSmart. He explained AutoSmart will operate a used car lot on the site and they are asking for approval of one (1) wall sign on the front of the front of the building (north side) rather than the west side as originally proposed. Members reviewed the location of the sign, commenting that the front (north side) is mainly windows and they would not wish the sign to be place on the windows.

Motion by Mr. Claus to approve the signage, contingent upon the sign not be installed on top of the existing glass windows. Motion seconded by Mr. Cencer. Roll call on the motion:

Yeas: Claus, Cencer, Boyle, Hartley (4)

Nays: None (0)

Abstain: (0)

There being a majority in favor, motion passes, and the application for commercial signage approved with contingency.

**443 Cleveland Road, (KRE Sandpiper LLC), 535 Cleveland Road, (KRE Sandpiper LLC),
729 Cleveland Road, (Mallard Run) Commercial Ground Signage**

Project descriptions from summaries:

443 Cleveland -Applicant is proposing a double-sided aluminum composite sign panel to be inserted into the existing ground sign frame. The sign panel measures 48" x 73.5" - a total of 24.50sf.

535 Cleveland -Applicant is proposing a double-sided aluminum composite sign panel to be inserted into the existing ground sign frame. The sign panel measures 48" x 96"- a total of 32sf.

729 Cleveland-Applicant is proposing a double-sided aluminum composite sign panel to be inserted into the existing ground sign frame. The sign panel measures 37" x 59.50"- a total of 15.29sf.

Mr. Boyle referenced the applications for proposed signage at the three (3) apartment locations. Mr. Nathan Glass of Brady Signs explained all three signs are replacement panels to be installed in existing frames. Mr. Boyle referenced the proposed color of the signage and made reference to the summary with respect to appearance/color choices. Mr. Engle noted the signs adhere to the three-color rule, but commented on the orange color being proposed. Mr. Glass showed members photos of existing signage in Sandusky and noted the signs in Huron will be a digital print on vinyl. Discussion ensued by members on the preference to have more neutral/natural tones. Mr. Engle referenced the code language relative to compatibility and continuity when considering design applications. Mr. Glass explained that the colors being proposed are the owners brand colors and they are keeping consistent with all signage. Members discussed the issue of companies having established brands.

**Motion by Mr. Claus to approve the three signs as proposed. Motion seconded by Mr. Cencer. Roll call on the motion:
Yeas: Claus, Cencer, Hartley (3)
Nays: Boyle (1)
Abstain: (0)**

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

900 Denton Drive, (Humanetics)- Commercial Wall and Monument Signage

Project description from summary: *The applicant is proposing the following two signs:*

- *Monument Sign: Replacement Sign Face 1/8" thick aluminum composite panel. Logo and letters to be 3/8" acrylic painted to match brand colors. 37.42 sq.ft. The existing monument sign is illuminated by a ground mounted light, this will remain the same.*
- *Wall signage: 5' Deep remote internally illuminated channel letter style logo cabinet. Internally illuminated with white LED's. 18.67 sq.ft. This sign will be installed on the northwest corner of the building.*

Mr. Boyle referenced the application for proposed signage. Mr. Engle reviewed the application, noting proposed signage is compliant with the code. Members reviewed the proposed locations of the signage and design.

**Motion by Mr. Cencer to approve the signage as proposed. Motion seconded by Mr. Hartley. Roll call on the motion:
Yeas: Claus, Cencer, Boyle, Hartley (4)**

Nays: None (0)

Abstain: (0)

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

1608 University Drive, (Ardagh/Roeslein) Commercial Ground Signage

Project description from summary: *The applicant is proposing two single sided 48" x 96", 1/4" Aluminum composite sign panels with digitally printed graphics. (2) 4x4 wood posts for sign install for the single-sided panels to be mounted back-to-back for a double-sided sign.*

Mr. Boyle referenced the application for proposed signage for a business operating within Ardagh. Mr. Glass explained that Roeslein works with Ardagh at each of their locations. He explained that they are under contract for the can lines and would be the onsite point of contact for the facility. He added that they are expected to be at the Ardagh location for 2-3 years. A discussion regarding the fact that this is signage for a business within a business and concern over possibly setting a possible precedent ensued. Mr. Glass explained that Roeslein is currently having trouble being found in the location and they are the point of contact in the facility.

Motion by Mr. Hartley to approve the signage as proposed. Motion seconded by Mr. Claus. Roll call on the motion:

Yeas: Claus, Cencer, Boyle, Hartley (4)

Nays: None (0)

Abstain: (0)

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

Lake Erie Parkway (Buckeye Sports) Site Plan Revision #2

Project description from summary: *The applicant has contacted the city to advise of some additional changes to the previously approved site plan for Buckeye Sports on Lake Erie Parkway. The application for your consideration will be Site Plan Revision #2. Changes include:*

- *Shifting parking spaces from the west side of the site to the south side to allow for more storage area*
- *Retail and Boat Service building shifted further north closer to the storage building*
- *Boat display area on the south side of the lot modified to allow more yard space*
- *Parking spaces relocated to the south side of the Retail and Boat Service building*

Mr. Boyle referenced the application for revision #2 to the site plan. Jim Armington of Buckeye Sports explained they are proposing to move the building back to provide better parking areas. He noted the number of spaces has remained the same. Mr. Engle referenced the landscaping plan has not changed. In response to questions from Mr. Claus regarding construction schedules, Mr. Armington replied that they are anticipating March or April to begin and hope to be open by August. He added that they may be able to start utility work by the first of the year.

Motion by Mr. Cencer to approve the Site Plan -Revision #2, as proposed. Motion seconded by Mr. Hartley. Roll call on the motion:

Yeas: Claus, Cencer, Boyle, Hartley (4)

Nays: None (0)

Abstain: (0)

There being a majority in favor, motion passes, and the application site plan revision #2, approved as submitted.

Re-Zoning Application- ConAgra Property from I-2 to MU-GD

Project description from summary: In preparation for the anticipated development of the former ConAgra property, the city is requesting the rezoning of the parcel from the current I-2 zoning to MU-GD to accommodate the uses as envisioned in the city's Master Plan and the recently awarded development agreement for the property. As the zoning stands now, the I-2 is incompatible with what the vision of this particular site is, especially regarding the residential use component, which is strictly prohibited in the I-2 Zone. A separate mixed-use district was recommended in the Vision 2020 Masterplan for this site and was written accordingly. Legislation for the MU-GD Zone was passed 8-25-15. The Vision 2020 Masterplan Update re-emphasizes the rezoning and is a critical recommendation made in order to achieve the goals and objectives outlined for the site.

Members discussed the decision of considering making a recommendation on the rezoning now or the option of setting a public hearing. Members expressed preference of holding a public hearing before making their recommendation on the matter of rezoning. Mr. Boyle asked if staff would include a zoning map with the properties within 150'. Mr. Claus referenced the County Auditor site aerial which is still depicting the property lines before the land swap with the state, noting that this is awaiting finalization at the state level. Members discussed the December meeting date and coordination to hold the public hearing. Members also inquired about language within the MU-GD zoning district code and expressed some comments/concerns with the MU-GD code itself:

- Setbacks- rear yard setback to residential district referenced.
- Outdoor Displays/Sales- do we want to make this conditionally permitted? Mr. Engle noted he would have to research what exactly this is referencing. Members suggested retail possibly putting out product in the front of a retail store which was not favored among members.
- Mr. Boyle added that he could send Mr. Engle some other notes/comments relative to the MU-GD zoning and a brief discussion of the history of the creation of the code language ensued. Mr. Engle noted he would be glad to look at this again, as well as other potential options including PUD if Planning Commission members desired. Mr. Engle added that he believes the MU-GD zoning is the best fit for this parcel.
- Mr. Claus asked if Transient Rentals would be allowed in the MU-GD district. Members expressed their concern if this was an allowable use in the district. Members asked if the developer had expressed an interest in transient rentals. Mr. Engle stated that the developer didn't seem to be pushing for transient rentals, but may be open to it if allowed. Members inquired about proposed number of townhomes, apartments and retail. Members asked for more information on the details of the residential units being proposed and suggested that the City Manager attend the next meeting to provide information including square footage and pricing as well. Members asked for some conceptual drawings from the developers as well. It was noted Mr. Howell attended the meetings and could provide more information as well. Mr. Claus noted he would bring these questions up the council level. Members discussed the condition of the shoreline; Mr. Cencer commented that divers and underwater cameras will be used on the north and east sides and explained the process used.

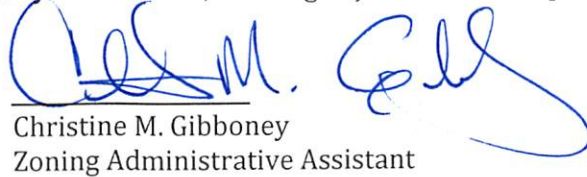
Motion by Mr. Claus to set a public hearing date for the rezoning application in compliance with the 20-day advance notice of same. Motion seconded by Mr. Cencer.

Staff Report

Mr. Engle thanked the board for their input and confirmed that there is plenty of time to review and work through any inquires they may have.

Members recognized Mr. Biddlecombe in the audience and Mr. Claus introduced him as an incoming Council Member. Members welcomed and congratulated Mr. Biddlecombe.

Mr. Boyle recognized staff for their work. With no further business, motion by Mr. Cencer to adjourn. Motion seconded by Mr. Hartley. All in favor, meeting adjourned at 5:53p.m.


Christine M. Gibboney
Zoning Administrative Assistant

Adopted: 1-26-22