



City of Huron
Agenda for the Design Review Board
Wednesday, August 26, 2020 (Following Planning Commission Meeting)

- I. Call to Order**
- II. Roll Call**
- III. Adoption of the Minutes**
 - 4-30-20
 - 7-22-20
- IV. Audience Comments (3-minute time limit)** * Please step to the podium and state your name and address for the record.
- V. Old Business**
 - None
- VI. New Business**
 - a) 2401 Sawmill Parkway – New building for stride mobility & Safe Harbor Insurance
 - b) Wexford Subdivision – Signage replacement
- VII. Staff Report**
- VIII. Adjournment**



TO: Chairman Boyle and Members of the Design Review Board
FROM: Doug Green, City Zoning Administrator
RE: 2401 Sawmill Parkway – New building for Stride Mobility and Safe Harbor Insurance
DATE: August 26, 2020

Subject Matter/Background

Applicant is requesting design approval for a new 13,616sf, commercial office and retail facility.

Current Zoning District: I-1 Light Industrial

Parcel No.: 42-02043.001

Project Description:

The proposed new building is to be located on the 2.25ac parcel located adjacent to and directly North of the existing multi-tenant commercial building located at 2401 Sawmill Parkway. The new parcel that contains the proposed building was recently split and is currently being recorded.

The proposed building will have two public entrances on its North elevation (facing SR2) for the two tenants. The exterior of the proposed building will contain a mixture of various materials including stone veneer accents, horizontal metal siding with accent siding around entries and building corners, aluminum copings and aluminum storefront windows and entrances. The roof is a flat roof type which will not be visible from ground level as the façade extends above it on three sides. The Southern elevation (rear) of the building will contain steel man doors and overhead doors for deliveries and employee entrances and several high windows.

The exterior parking/drive areas will consist of asphalt approaches and pavement with concrete curb along the East side of the site to contain any runoff on the site. The building will be surrounded with concrete sidewalks with integral concrete curbs. There is a dumpster located in the rear parking area that will have to be screened with a wood or masonry fence. There is no proposed site (pole) lighting, only shielded wall-packs on the exterior walls and recessed down-lights above the public entries.

Landscaping: Section 1131 requires the following minimum landscaping materials based on the size of the parcel and parking area:

- 11 shade trees. (None Proposed)
- 4 landscape islands/beds 100sf ea. with 6-8 shrubs & 1-2 ornamental or evergreen trees. (2 islands proposed at front of building, 125sf ea. Containing 5 shrubs ea.)
- 3 parking lot landscaping islands, 6' wide x length of parking stall, containing shade trees and/or shrubs. (2 islands proposed, containing 1 evergreen tree and 5 shrubs ea.)

No exterior signage has been submitted at this time. Signage shown on the attached plans is for presentation purposes only at this time. The owner will submit a separate signage application at a later date.

Staff Analysis:

The proposed building and site improvements meet all design requirements set forth by the code with the following two exceptions:

- Dumpster area: Per section 1131.07(a), all dumpster areas must be fully enclosed by a solid wood fence or masonry wall with a gate. No enclosure is shown on the site plan.

- Landscaping: As detailed above, there is a discrepancy in the number of landscaping 'islands' or beds but the largest deviation is in the lack of proposed shade trees. The applicant is aware of this discrepancy and has stated that they would prefer to avoid shade trees as they want to maintain sight lines between SR2 and the building façade and eventual signage.

Staff recommends discussion between the board and the applicant on the landscaping discrepancy. Section 1131.10 gives the commission discretion with regard to minimum plant material requirements in the landscaping code to approve/amend a landscaping plan. The applicant is aware of the discrepancy between the code requirements and the proposed plan and welcome further discussion with the board.

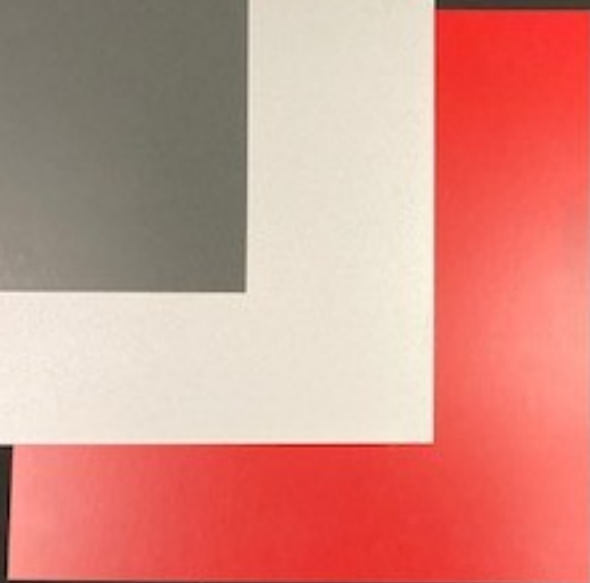
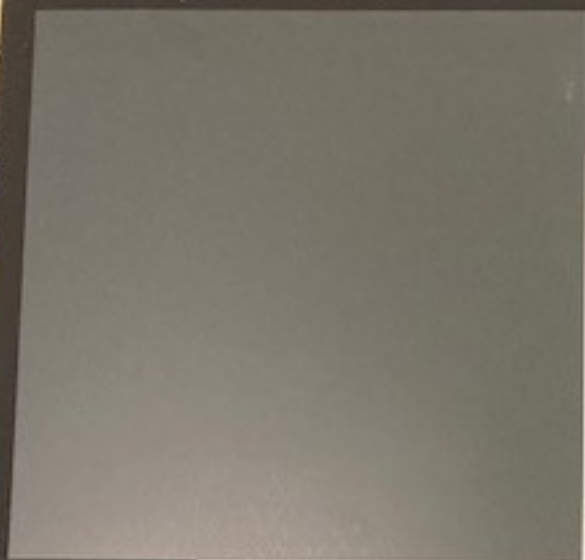
Staff recommends requiring the dumpster enclosure per code. While the dumpster area is relatively hidden between the buildings, the enclosure will help to contain any refuse that may not be contained by the dumpster.

Attachments:

- Exterior elevation renderings
- Color and materials board
- Landscaping plans
- Site plan rendering



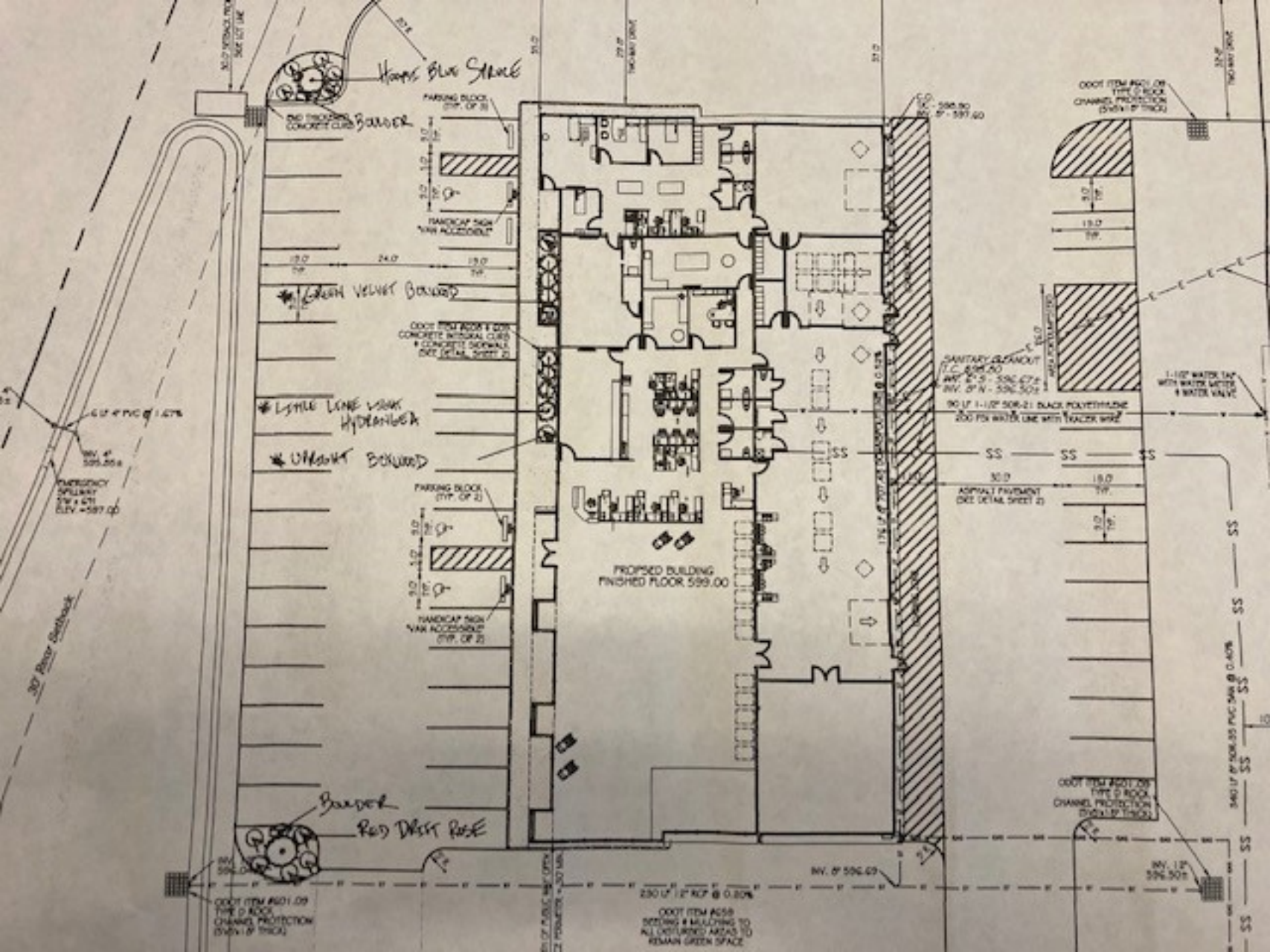
STRIDE
MOBILITY

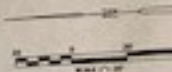


SAFE HARBOR
Insurance Agency, LLC

PS
POULOS
DESIGN

POULOS
DESIGN



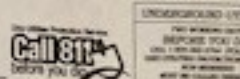


BUILDING INFORMATION	
BUILDING CLASSIFICATION: 11 High Industrial Building	
BUILDING DESCRIPTION: 11 High Industrial Building	
Building Name	11 High Industrial Building
Building Address	11 High Industrial Building
Building City	11 High Industrial Building
Building State	11 High Industrial Building
Building Zip	11 High Industrial Building

PERMITS & BUILDING INFORMATION	
Address: 11 High Industrial Building	11 High Industrial Building
City: 11 High Industrial Building	11 High Industrial Building
State: 11 High Industrial Building	11 High Industrial Building
Zip: 11 High Industrial Building	11 High Industrial Building

PARKING TABLE	
Vehicle: 11 High Industrial Building	11 High Industrial Building
Vehicle: 11 High Industrial Building	11 High Industrial Building
Vehicle: 11 High Industrial Building	11 High Industrial Building
Vehicle: 11 High Industrial Building	11 High Industrial Building

LANDSCAPE DESIGN
 CORPUS LANDSCAPE
 THOMAS L. MERRICK
 3404 MELAN RD.
 SANDUSKY, OH 44870
 419-626-0769 EXT. 231
 SCALE: 1" = 20'-0"



2801 SANBELL PROPERTIES, LTD.
 11111 SANBELL PROPERTIES, LTD.
 11111 SANBELL PROPERTIES, LTD.

CONTRACTORS
 DESIGN ENGINEERING
 CONSULTING ENGINEERS & ARCHITECTS
 11111 SANBELL PROPERTIES, LTD.
 11111 SANBELL PROPERTIES, LTD.



Safe Harbor Insurance



STRIDE
MOBILITY
Living Life In Motion



STRIDE
MOBILITY
Living Life In Motion



TO: Chairman Boyle and Members of the Design Review Board
FROM: Doug Green, City Zoning Administrator
RE: Wexford Subdivision – Signage Replacement
DATE: August 26, 2020

Subject Matter/Background

Applicant is requesting design approval for the replacement of an existing subdivision ground sign.

Current Zoning District: R-1 One Family Residential

Parcel No.: Cleveland Rd / Wexford Dr. ROW

Project Description:

Background:

The Wexford neighborhood received a License agreement from City Council for the placement of their current sign within the ROW of Wexford Dr. at its intersection with Cleveland Road West in 1987. (See attached resolution 1987-18) This agreement allowed for a subdivision ground sign (see attached photo of existing sign) and associated landscaping bed to be placed within the City ROW which is typical practice for a subdivision and our code allows for one ground sign per subdivision within an R-1.

The Wexford neighborhood HOA, specifically their sign committee, has been planning to replace their existing sign which has become worn and faded for quite some time. The proposed replacement sign will be slightly different than the current monument type sign in that they propose to install a masonry column with a sign element that hangs from an arm off of the column. The proposed sign would be installed in the same location within the same planting bed as the current sign which will not require any changes to the License agreement with the City. The proposed signage also meets all code requirements per schedule 1129.05(d) in terms of height (6' allowable, 6' proposed) and size (8sf allowable, 6sf proposed)

Staff Analysis:

As stated above, the proposed sign location fits within the previously approved license agreement with the City and meets all applicable codes.

Staff recommends approval.

Attachments:

- Survey map of sign location
- Overhead imagery and photo of existing sign
- Elevation and color/material sheets for proposed materials
- Resolution 1987-18 (license agreement)

City of Huron
 Planning and Zoning Department
 417 Main St. Huron, Ohio 44839
 P: 419-433-5000
 F: 419-433-5120



Design Review Application - Signage

Property Owner

Name: _____
 Address: _____
 Phone: _____
 Email: _____

Applicant

Name: _____
 Company/Business Name: _____
 Mailing Address: _____
 Phone: _____
 Email: _____

Location and Description of Project

Address: _____ County Parcel #: _____
 Existing Use: _____ Acreage/Area of Site: _____
 Proposed Use: _____
 (if changing): _____

Zoning District:	R-1	R-1A	R-2	R-3	B-1	B-2	B-3	I-1	I-2	P-1	M
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Sign Type (circle)				Dimensions			
Sign #1:	Wall	Window	Other:	Height	Width	Display Area	Height (if ground)
	Ground	Changeable Copy		X	=	sq. ft.	ft.
Sign Type (circle)				Dimensions			
Sign #2:	Wall	Window	Other:	Height	Width	Display Area	Height (if ground)
	Ground	Changeable Copy		X	=	sq. ft.	ft.
Sign Type (circle)				Dimensions			
Sign #3:	Wall	Window	Other:	Height	Width	Display Area	Height (if ground)
	Ground	Changeable Copy		X	=	sq. ft.	ft.
Sign Type (circle)				Dimensions			
Sign #4:	Wall	Window	Other:	Height	Width	Display Area	Height (if ground)
	Ground	Changeable Copy		X	=	sq. ft.	ft.

***A complete set of plans must accompany this application. The plans must include the following information:**

- _____ Colored Elevations of Proposed Modifications
- _____ All Proposed Signage with Dimensions and Proposed Location with Setbacks
- _____ All Lighting for the Project

***A complete drainage plan must be included for projects that result in grading, paving, site modification, or new construction.**

_____ I hereby certify that I am the owner of record of the named property or that the proposed work is authorized by the owner of record and/or I have been authorize to make this application as an authorized agent, and we agree to conform to all applicable laws, regulations, and ordinances. All information contained within this application and supplemental materials is true and accurate to the best of my knowledge and belief.

Applicant Signature: _____ Date: _____

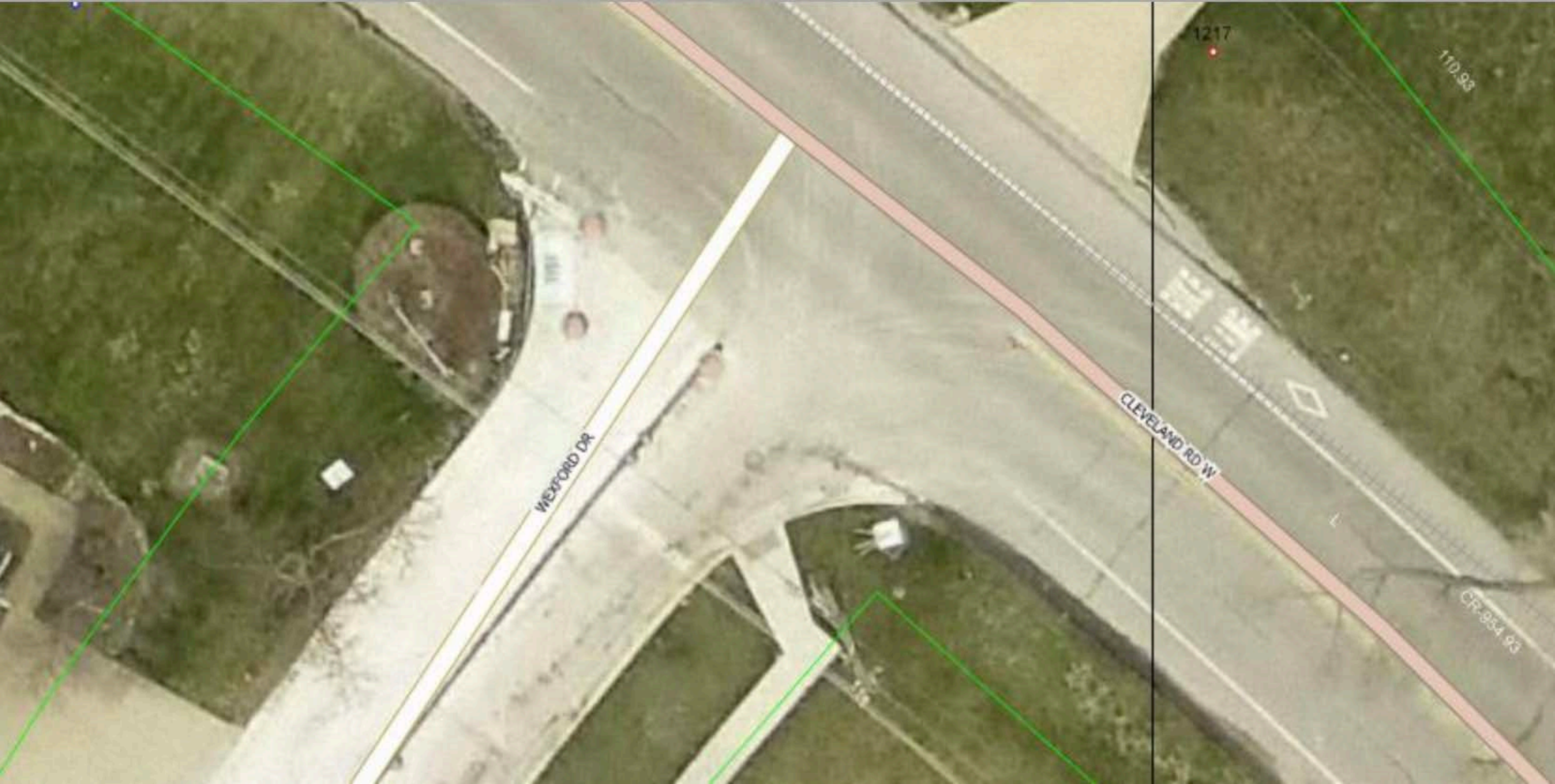
Owner Signature: _____ Date: _____

For Departmental Use Only:

Date of Submission:		Decision and Date:	
Plans Included:		Zoning Permit #:	
DRB Meeting Date:			

Design Review App Fee: _____ ☐ **Date Paid:** _____


Zoning Permit Fee (if applicable): _____ ☐ **Date Paid:** _____



Untitled Map

Write a description for your map.

Legend

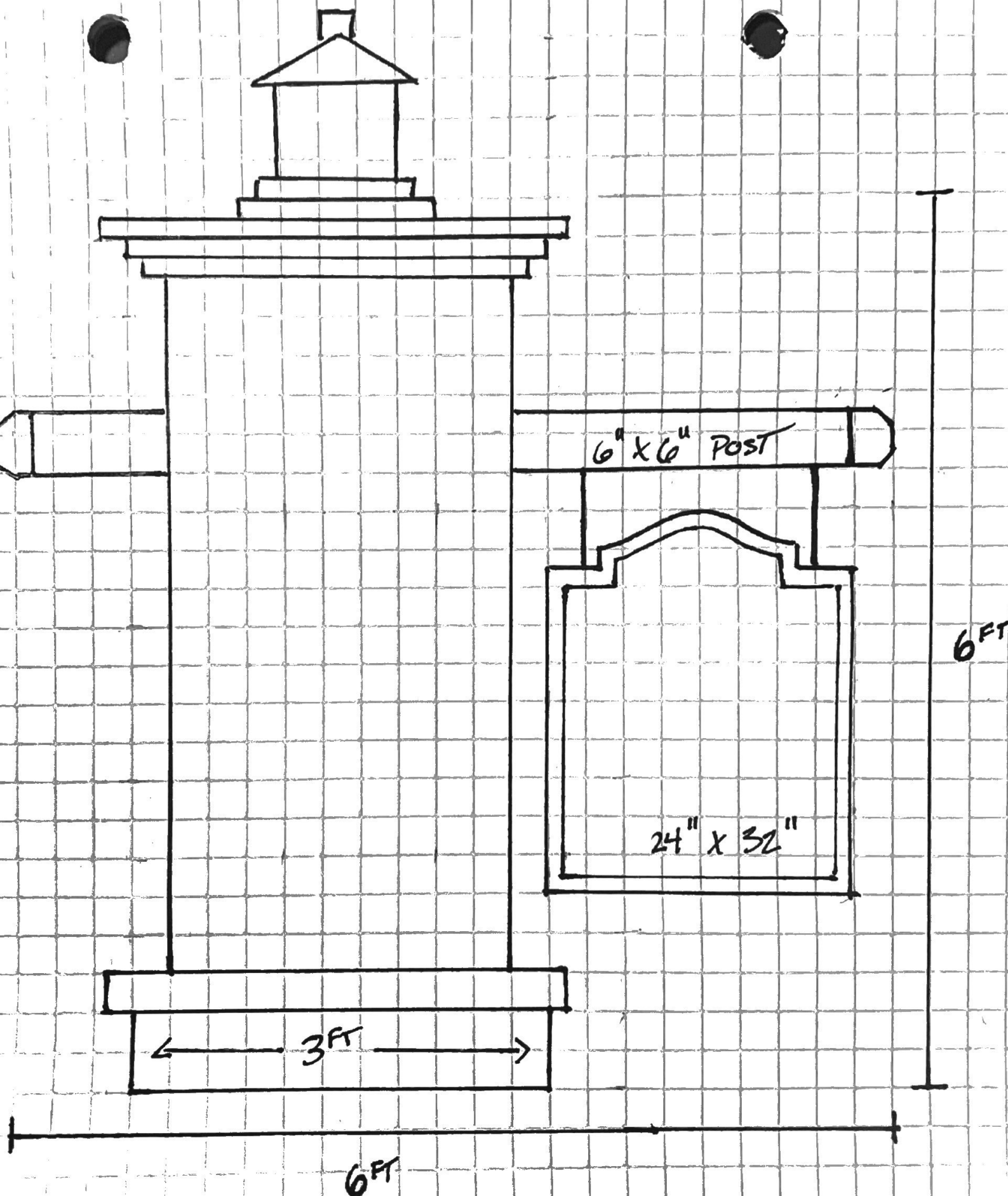
-  Parks
-  Streets



Google Earth

© 2020 Google

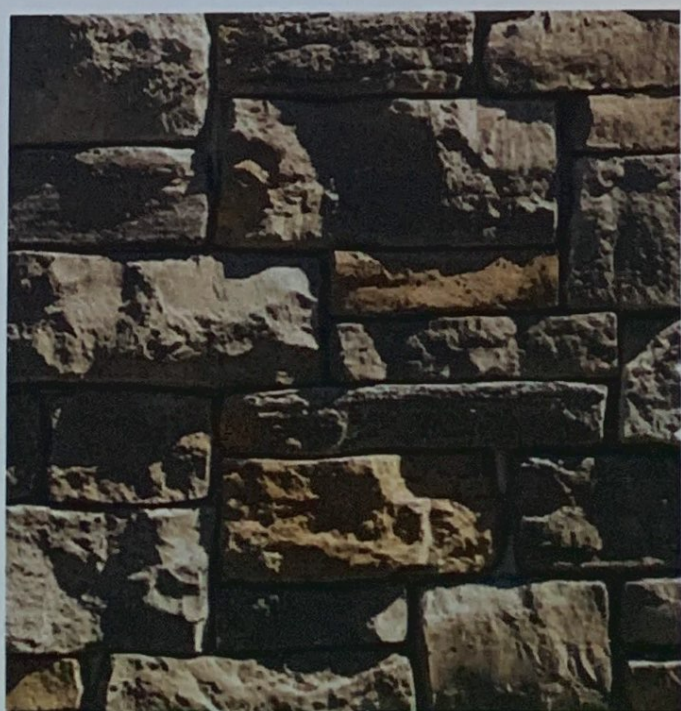
5.06 ft





3D Carved Sign Oil-Rubbed Painted
Finish "CASTLEWOOD" Shape

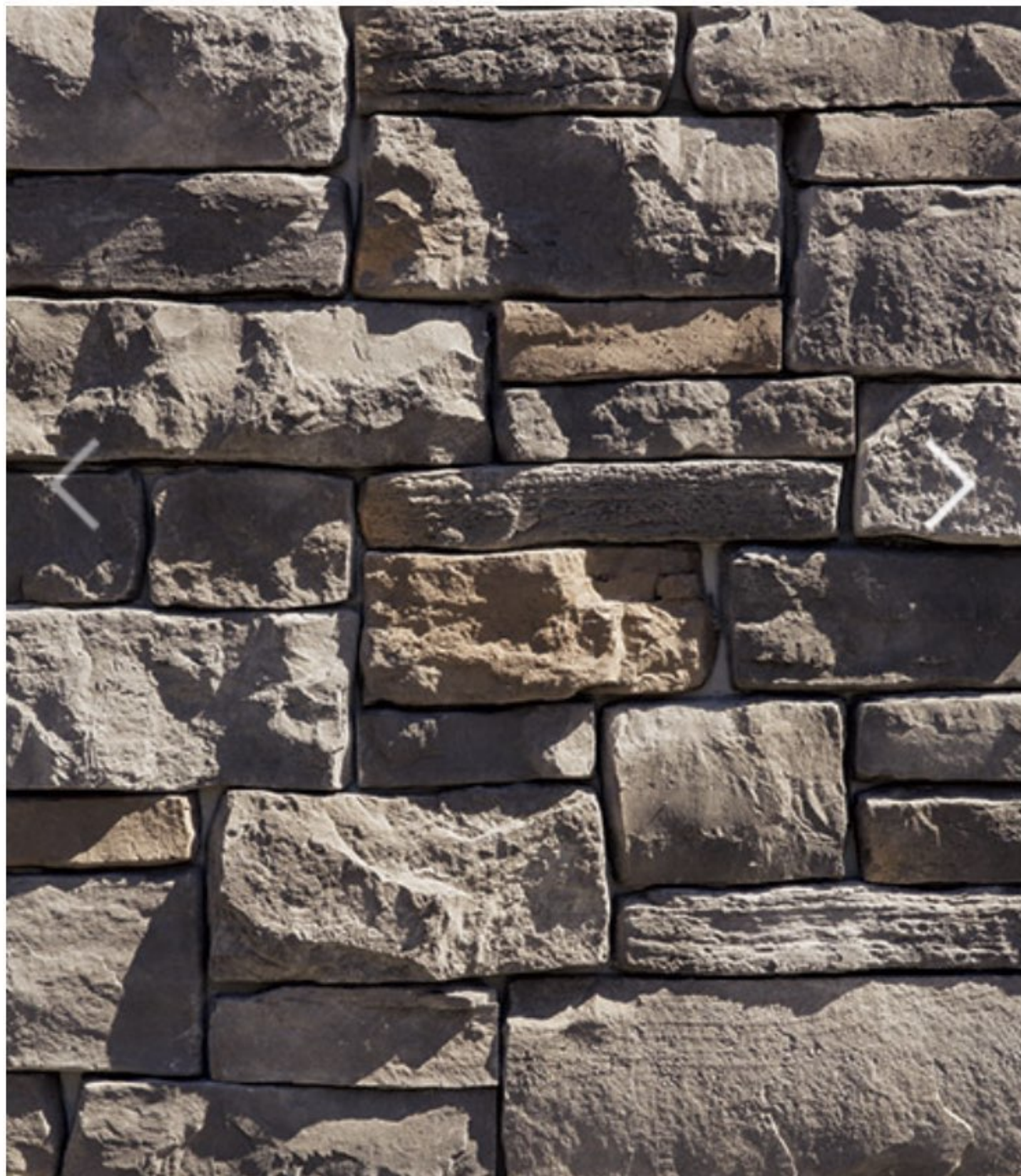
\$219.00 – \$959.00



8:47

LTE

AA Not Secure — dutchqualitystone.com



ASHEN

[x]

8:47

LTE

Not Secure — dutchqualitystone.com




SIENNA

[x]

ELKWOOD

SIENNA



A stone pillar with a wooden crossbar supports a sign for North Gate Manor. The sign is black with gold lettering and a gold border. The pillar is made of stacked stones and has a wooden crossbar. The sign is mounted on the crossbar. The background shows a road, trees, and a car.

NORTH
GATE
MANOR

RESOLUTION NO. 1987-18

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A LICENSE AGREEMENT WITH PLEASANT VIEW DEVELOPMENT CORPORATION FOR THE PLACEMENT OF A SIGN ON PUBLIC RIGHT-OF-WAY

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF HURON, OHIO:

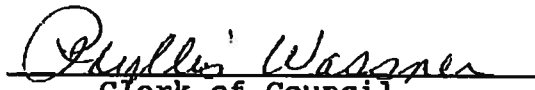
Section 1. The City Manager be, and he hereby is, authorized and directed to execute an agreement with Pleasant View Development Corporation granting a license to use a portion of Gloucester right-of-way for the location of a sign, which agreement shall be in substantially the form of Exhibit "A" attached hereto and made a part hereof.

Section 2. This resolution shall be in full force and effect from and immediately following its passage.



Mayor

ATTEST:



Clerk of Council

Adopted: DEC 1 1987, 1987

LICENSE AGREEMENT

PLEASANT VIEW DEVELOPMENT CORPORATION is hereby
licensed to occupy and use the land hereinafter described,
to-wit:

Being a portion of the public right-of-way
located on the west side of Gloucester
as shown on Exhibit "A" attached hereto and
made a part hereof.

for the purposes and subject to the conditions as hereinafter set
forth until said license is terminated by the City of Huron,
Ohio.

The premises may be occupied by the said Pleasant View
Development Corporation for the location and maintenance of
shrubs, evergreens and a sign identifying Wexford on the Green
Subdivision in the location as shown on the attached drawing,
Exhibit "A", which drawing is made a part hereof, so long as such
use does not interfere with the public use of said premises;
provided, however, that no permanent building or structure shall
be erected or placed on said premises, other than the aforesaid
sign.

Either party may terminate this Agreement at any time
by giving notice to the other specifying the date of termination,
such notice to be given not less than thirty (30) days prior to
the date therein specified.

The said Pleasant View Development Corporation shall save the City harmless from any and all liability for personal injuries, property damage, or for loss of life or property resulting from, or in any way connected with, the condition or use of the premises covered by this license, except liability for personal injuries, property damage or loss of life or property caused solely by the negligence of the City.

IN WITNESS WHEREOF, the parties have hereunto executed this Agreement this 2nd day of December, 1987.

PLEASANT VIEW DEVELOPMENT COMPANY

Cathy Ramey
George J. Smith

By: David Dreffer
David Dreffer, President

By: Carol Dreffer
Carol Dreffer, Secretary

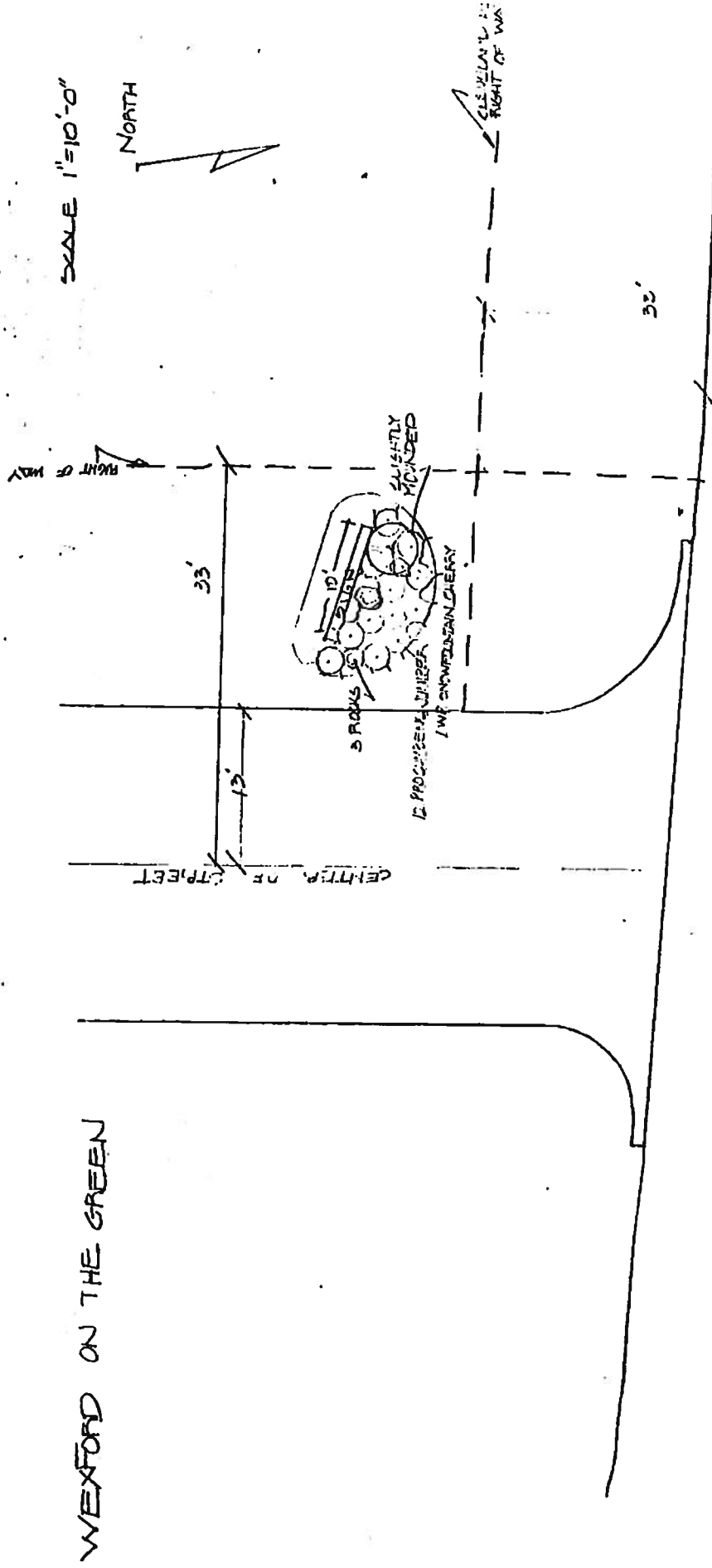
CITY OF HURON, OHIO

Cathy Ramey
George J. Smith

By: Richard H. Witker
Richard H. Witker,
City Manager

SCALE 1"=10'-0"

NORTH



EXHIBIT

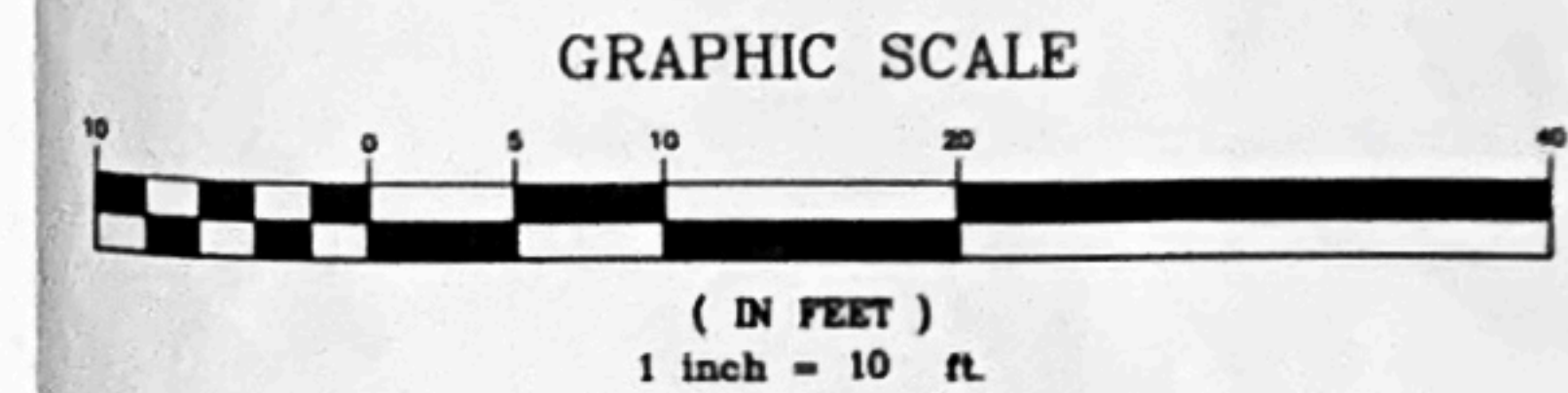
A

CLEVELAND ROAD

WEXFORD ON THE GREEN



TOPO SURVEY
 FOR
 WEXFORD HOMEOWNERS
 CITY OF HURON ERIE COUNTY, OHIO
 OCTOBER 15, 2019 SCALE 1"=10'



1/2" IRON PIN
AND CAP FOUND

EXISTING CONC. SIDEWALK
 $R = 924.93'$
 $L = 112.97'$

DOUGLAS PRESTON &
 DIANE PETERS CO-TRUSTEES
 RN 201708681

1/2" IRON PIN
AND CAP FOUND

WEXFORD
STREET
SIGN

STREET
SIGN

$R = 412.57'$
 $L = 143.18'$

EXISTING CURBLINE

WEXFORD DRIVE
 EXISTING CURBLINE

GAS
 EXIST. SW
 EXIST. SE

1/2" IRON PIN
AND CAP FOUND

JAMES & MEGAN BUCHER
 RN 201204746



HARTUNG & ASSOCIATES
 ENGINEERS & SURVEYORS

P.O. BOX 426, 346 NORTH MAIN ST., HURON, OH 44839-0426
 (419) 433-4321 FAX (419) 433-7879

DANIEL E. HARTUNG JR., PE, PS