

City of Huron  
Agenda for the Planning Commission/DRB  
Wednesday, January 18, 2023, 5:00p.m.

**I. Call to Order**

**II. Roll Call**

**III. Adoption of the Minutes  
11-16-22**

**IV. Audience Comments (3-minute time limit)** \*Please step to the podium and state your name and address for the record.

**V. New Business**

Two Rivers- Phase 1, Planned Development Project: Motion to set a Public Hearing on (2-15-23 at 5:00pm) for Preliminary/ Final Plan Review of Two Rivers Phase 1- Planned Development Project.

Ardagh Metal Beverage, 1608 Sawmill Parkway- Commercial Signage

Diva Salon, 513 Cleveland Road West- Commercial Signage

**VI. Staff Report**

**VII. Adjournment**



**TO:** Chairman Boyle and Members of the Planning Commission and Design Review Board  
**FROM:** Erik Engle, Planning Director  
**RE:** Ardagh- Commercial Signage – Revisions/additions to previously approved plans  
**DATE:** January 18, 2023

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**1608 Sawmill Parkway  
02021.000**

**Current Zoning District: I-2**

**Parcel No.: 42-**

### **Ardagh Metal Beverage**

#### **Subject Matter/Background:**

Applicant is seeking design approval of commercial wall and directional signage.

#### **Project Description:**

Applicant is seeking design approval of two (2) wall signs and twelve (12) post and panel signs. You may recall, in 2021, the applicant sought and received approval from the BZA for some signage exceeding max size specs. The Planning Commission/DRB approved of the following signage on 1-27-21:

***\*Wall Signage-Drawing # SE-0101-1A:*** single face sign, internally illuminated with one set of channel letters and logo. The sign will be 6' tall by 22' wide for a total of 132sf. Section 1129.04 Appendix A of the signage code regulates a maximum wall sign area of 120sf. The proposed sign would require a size variance of 12sf (120sf allowed, 132sf proposed). **Variance was approved by the BZA 1-11-21.**

***Wall Signage- Drawing #SE-0101-1B:*** two single face signs, internally illuminated with one set of channel letters and logo. The signs will be 8' tall by 36' wide for a total of 288sf. Section 1129.04 Appendix A of the signage code regulates a maximum wall sign area of 120sf. The proposed sign would each require a size variance of 168sf (120sf allowed, 288sf proposed) **Variance was approved by the BZA 1-11-21.**

***Ground Sign (Monument sign) Drawing# SE-0101-2A*** Single face sign, internally illuminated with LED's. Sign will be 7'-6" tall by 14'- 6" wide. Signage complies with Section 1129.05 (d) – Permanent Freestanding Ground Signs which requires: 100sq. ft. maximum area, 8' maximum height, 7' minimum setback from R-O-W. and a 30' minimum setback from the side lot line. The base and foundation area will be landscaped with plant material as presented, pursuant to 1129.05 (d) (4).

***\*Ground Signs (Directional)- Drawing # SE-0101-3:*** two (2) aluminum panel overlays with vinyl copy and logo mounted to existing double face sign to be located at the entrance. The signs will be 3' tall by 4' wide for a total of 12sf. Section 1129.05 (d) specifies a max height for entrance/exit signs at 3' which the proposed signs meet, however, the code specifies a maximum area of 6sf. The proposed

*signs would each require a size variance of 6sf (6sf allowed, 12sf proposed). **Variances were approved by the BZA 1-11-21***

**Ground Sign ("Property Of") Drawings# SE-0101-5-** *two (2) signs- Panel overlays to be mounted to existing double-faced signs. **Signage complies with Section 1129.05 (d)***

In October of 2022, the applicant submitted a new application for commercial signage variances to the BZA for approvals, explaining: *The building has undergone significant construction since the last variance request and has further created the need for additional signage. We are moving forward with the approved 288 sf wall sign as planned, however, are now requesting (2) additional wall signs and (12) directional signs and will not be moving forward with the previously approved 132 sq ft wall sign and the 12 sq ft directional signage\*.*

**On 10-10-22 the BZA approved of the following variances for two wall mounted signs and twelve directional signs:**

- 489 total sf variance for the two wall mounted signs (244.5 sf variance for each wall mounted sign)
- 84 total sf variance for the directional signs (7 sf variance for each of the twelve (12) directional signs)

The only change to the previous proposal is the addition of the "AMP" logo. The applicant is now seeking the required design approval of these signs, please refer to the design elevations included.

**Staff Recommendation:**

The proposed signage has received the required variances from the BZA. Staff believes the signage is proportionally complimentary to the expansive façade of the facility and is recommending design approval as submitted.

.

Attachments:

- Application
- Design Elevations

# Planning Commission (PC)

## Commercial Site Plan Application/Design Approval- Exterior/Design-Signage Only

DATE: 10-14-22

### Property Owner

Name: Ardagh Metal Beverage USA

Address: 1608 Sawmill Parkway

Phone: 219-728-5102

Email: \_\_\_\_\_

### Applicant

Name: Shaun Ensign

Company/Business Name: Legacy Sign Group

Mailing Address: 7933 W Hwy 6, Westville, IN, 46391

Phone: 219-728-5102

Email: shaune@legacysigngroup.com

### Location and Description of Project

Address: 1608 Sawmill Parkway County Parcel #: 42-02021-000

Existing Use: packaging supplier Acreage/Area of Site: \_\_\_\_\_

Proposed Use: only changing the sign Lot # (if applicable): \_\_\_\_\_

Estimated Value of Project: \$63,000 Total SF: 729

☐

New Construction

☐

Demolition

☒

Addition to Existing Structure

☐

Other: \_\_\_\_\_

<b>Zoning District:</b>	R-1	R-1A	R-2	R-3	B-1	B-2	B-3	I-1	<input checked="" type="checkbox"/> I-2	P-1	M
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<b>Flood Zone:</b>	A	AE	AO	AH	X (shaded)	X	(Definitions 1135.02(14))
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### Description of Project:

fabricate and install (2) wall signs of 364.5 sqft and (12) post and panel signs of 12.11 sqft

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**SECTION 1. SITE PLAN APPROVAL** \*The application fee of \$150.00 and a complete site plan with following information must be included with this application and provided in a PDF format:

- ☐ Legal Survey or Plat
- ☐ Dimensions of the Lot/Property Lines
- ☐ Size and Location of the Existing Structure (if applicable)
- ☐ Size and Location of the Proposed Structure
- ☐ Front, Rear, and Side Setbacks of Existing Structure (if applicable)
- ☐ Front, Rear, and Side Setbacks of Proposed Structure
- ☐ Height of the Proposed Structure
- ☐ Location of Sidewalks, Driveways, Drive Aisles, Parking Areas (with markings), Fire
- ☐ Lanes Location of all utility connections and infrastructure
- ☐ Plan for any curb cut/apron connection to public street

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

**SECTION 2. DESIGN APPROVAL (EXTERIOR, LANDSCAPING, LIGHTING, SIGNAGE)** \*  
The application fee of \$150.00 and complete plans to include the following information must be included with this application and provided in a PDF format.

- ☐ Photographs of Existing Conditions
- ☐ Elevations of Proposed Modifications
- ☐ Paint or Color Samples
- ☐ Exterior Building Material Samples
- ☐ Landscape Plan
- ☐ Exterior Lighting Plan
- ☐ Commercial Signage- Site Plan, Colored Elevations, Description of sign materials, Illumination specifications. Complete the table below:

Sign Type (circle)				Dimensions					
Sign #1:	<input checked="" type="checkbox"/> Wall	Window	Other:	Height		Width		Display Area	Height (if ground)
	Ground	Changeable Copy		6	X	75	=	364.5 sq. ft.	ft.
Sign Type (circle)				Dimensions					
Sign #2:	<input checked="" type="checkbox"/> Wall	Window	Other:	Height		Width		Display Area	Height (if ground)
	Ground	Changeable Copy		6	X	75	=	634.5 sq. ft.	ft.
Sign Type (circle)				Dimensions					
Sign #3:	<input type="checkbox"/> Wall	Window	Other:	Height		Width		Display Area	Height (if ground)
	<input checked="" type="checkbox"/> Ground	Changeable Copy		3'-1/4"	X	4'-1/8"	=	12.11 sq. ft.	5'-9 1/2" ft.
Sign Type (circle)				Dimensions					
Sign #4:	<input type="checkbox"/> Wall	Window	Other:	Height		Width		Display Area	Height (if ground)
	<input checked="" type="checkbox"/> Ground	Changeable Copy		3'-1/4"	X	4'-1/8"	=	12.11 sq. ft.	5'-9 1/2" ft.

same repeats for signs #5 through #12

**SECTION 3. DESIGN APPROVAL (COMMERCIAL SIGNAGE ONLY)** \* The application fee of \$50.00 and complete plans to include the following information must be included with this application and provided in a PDF format.

\_\_\_ Signage Site Plan with all setback dimensions

\_\_\_ Rendering(s) of all signs with detail of dimensions, construction materials, graphics, illumination

Sign Type (circle)				Dimensions							
Sign #1:	<input checked="" type="radio"/> Wall	Window	Other:	Height		Width		Display Area		Height (if ground)	
	Ground	Changeable Copy		6	X	75	=	634.5	sq. ft.		ft.
Sign Type (circle)				Dimensions							
Sign #2:	<input checked="" type="radio"/> Wall	Window	Other:	Height		Width		Display Area		Height (if ground)	
	Ground	Changeable Copy		6	X	75	=	634.5	sq. ft.		ft.
Sign Type (circle)				Dimensions							
Sign #3:	<input type="radio"/> Wall	Window	Other:	Height		Width		Display Area		Height (if ground)	
	<input checked="" type="radio"/> Ground	Changeable Copy		3'-1/4"	X	4'-1/8"	=	12.11	sq. ft.	5'-9 1/2"	ft.
Sign Type (circle)				Dimensions							
Sign #4:	<input type="radio"/> Wall	Window	Other:	Height		Width		Display Area		Height (if ground)	
	<input checked="" type="radio"/> Ground	Changeable Copy		3'-1/4"	X	4'-1/8"	=	12.11	sq. ft.	5'-9 1/2"	ft.

same repeats for signs #5 through #12

**PLEASE NOTE:** Upon approval from the Planning Commission, your project may require Engineering Plan review and Storm Water/Erosion Control Plan review, associated fees will apply. Zoning and/or Building Permits may be required, associated permit fees will apply. All Contractors on your project must be registered with the City. Contact the Planning and Zoning Department with any questions: 419-433-5000 ext. 1302.

✓  
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 authorized 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: 12-28-22

Owner Signature:  Date: 12-28-22

**For Departmental Use Only:**

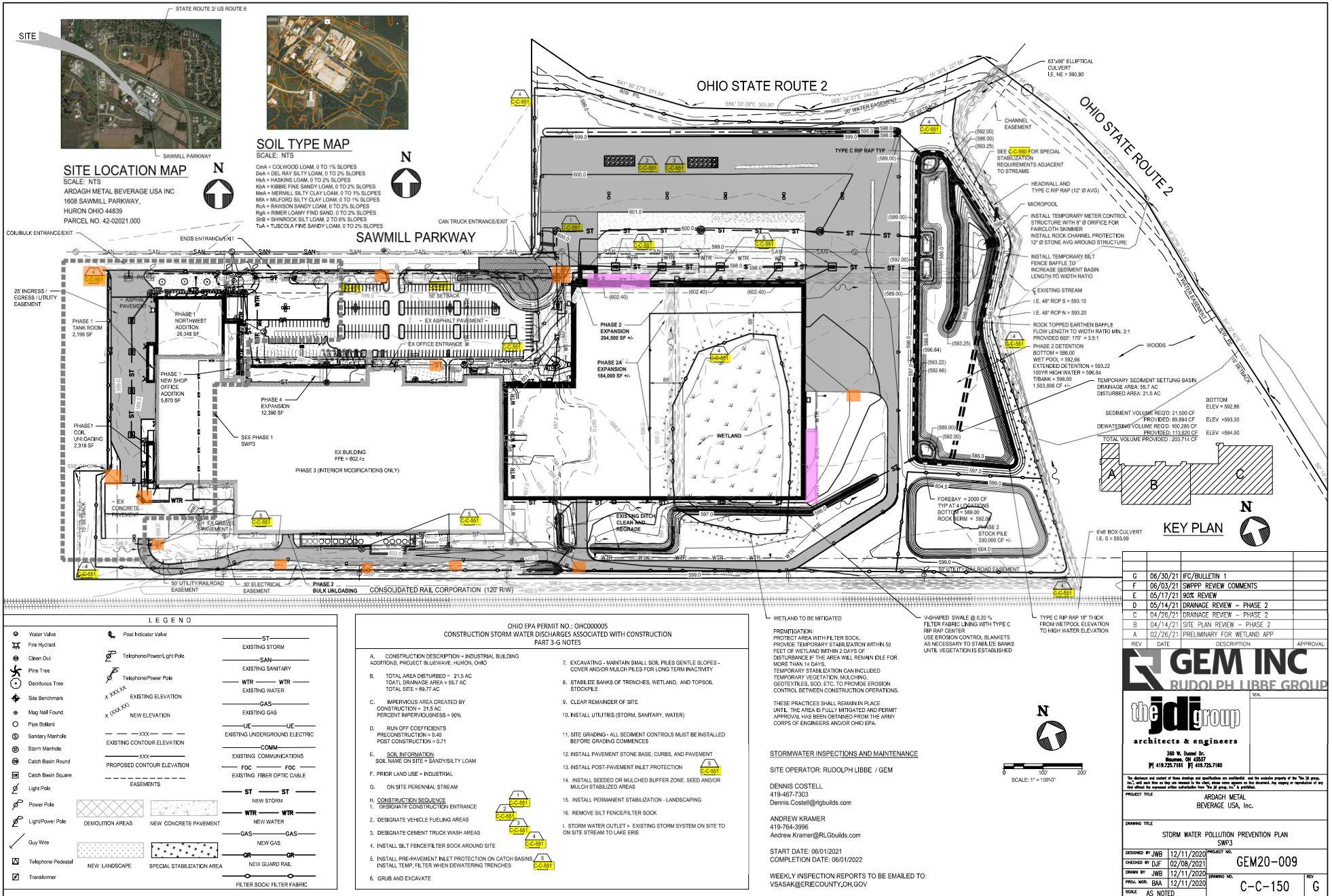
Date of Submission: \_\_\_\_\_

Application Fee: \_\_\_\_\_

PC Meeting Date: \_\_\_\_\_

= proposed directional  
signs placements  
Total sqft: 1,740.36

= proposed wall sign  
placements  
Total sqft: 729



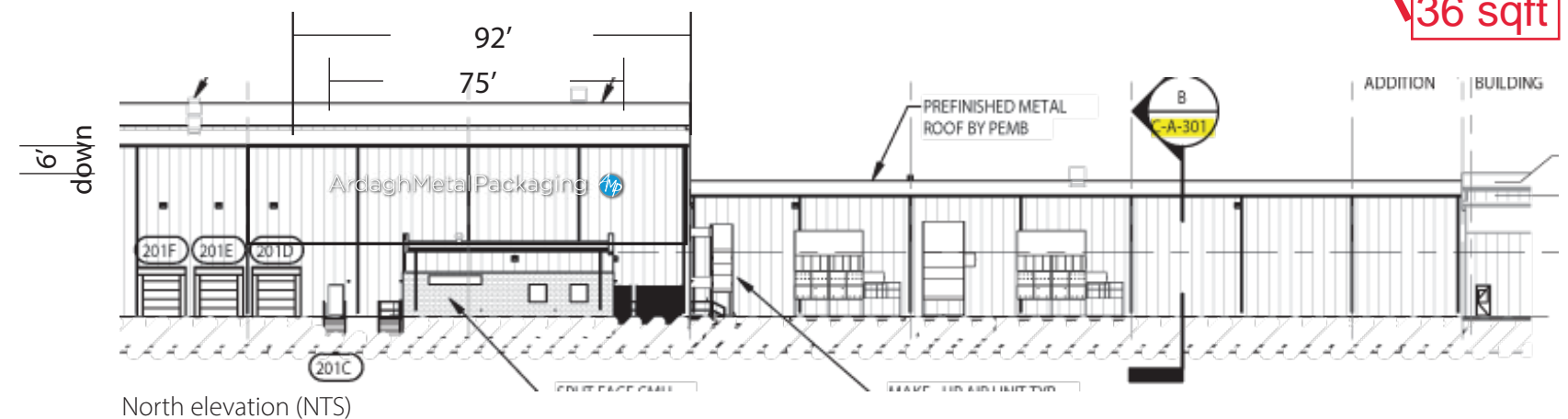
75'-0" OAW

# ArdaghMetalPackaging

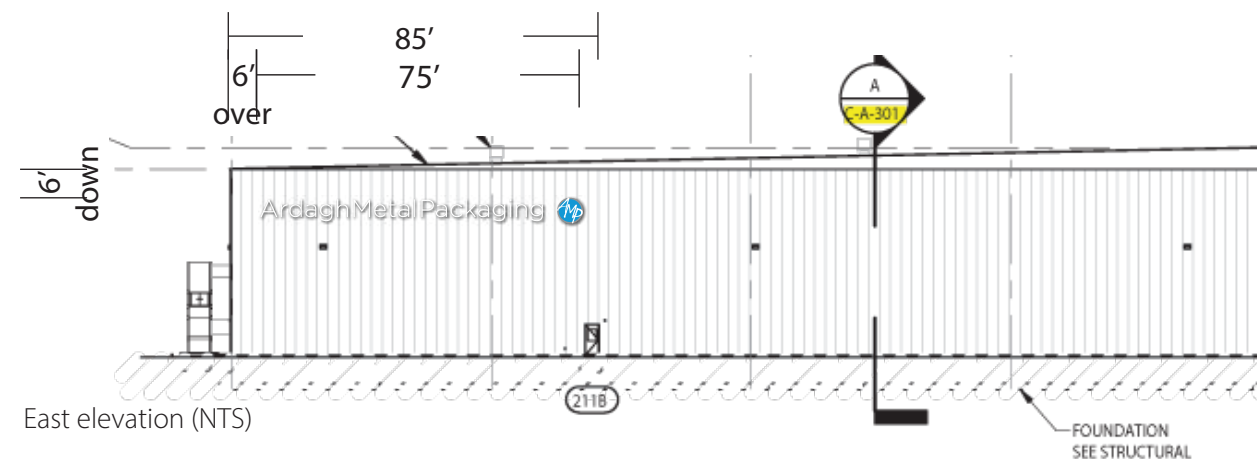


328.5 sqft

36 sqft



North elevation (NTS)



East elevation (NTS)

SCALE: 3/16" = 1'

● REMOVE AND DISPOSE OF EXISTING SIGNAGE ON BUILDING, PATCH HOLES AND INSTALL TWO (2) SETS OF FACE LIT LED ILLUMINATED CHANNEL LETTERS MOUNTED FLUSH TO CORRUGATED METAL BUILDING FASCIA

**5" RETURNS** = PAINTED SATIN MAP WHITE

**COPY** = 7328 WHITE PLEX FACE WITH 1" WHITE TRIMCAP

**LOGO** = 2447 WHITE PLEX WITH TRANSPARENT DIGITAL PRINT VINYL ON FACE  
(BLUE TO MATCH PANTONE PROCESS BLUE, GRAY TO MATCH PANTONE COOL GRAY 7)

**STRINGER** = 2" SQUARE TUBE, PAINTED MAP TO MATCH DARK BLUE (TO MATCH BUILDING, TBD)

**ILLUMINATION** = 7100K WHITE LED

**LEGACY SIGN**  
GROUP

7933 W Hwy 6, Westville, IN 46391

PROJECT: Ardaugh Group,  
1608 Sawmill Parkway,  
Heron, OH

REP: Shaun Ensign 219-299-1998

DATE: 8-31-2022

DRAWING #: SE-0123-6A

DESIGNER: *James Bowling*

REVISIONS:

1. Revise qtys, install positions  
8-31-22 JB

CLIENT APPROVAL: \_\_\_\_\_

By signing this print, I understand that I am accepting all aspects of this drawing. This includes artwork, specifications, dimensions, spelling and all other representations herein. I also understand that color representations on this print are approximate, and may not match actual colors produced.





ArdaghMetalPackaging



9'  
down

92'

75'

**NORTH  
ELEVATION**

**NORTH ELEVATIONS DEMONSTRATING SIGN PLACEMENT**  
SEE PRINT SE-0123-6B FOR FULL SIGN SPECIFICATIONS AND DIMENSIONS

SCALE: NTS

**LEGACY SIGN**  
GROUP

7933 W Hwy 6, Westville, IN 46391

PROJECT: Ardaugh Group,  
1608 Sawmill Parkway,  
Heron, OH

REP: Shaun Ensign 219-299-1998

DATE: 8-31-2022

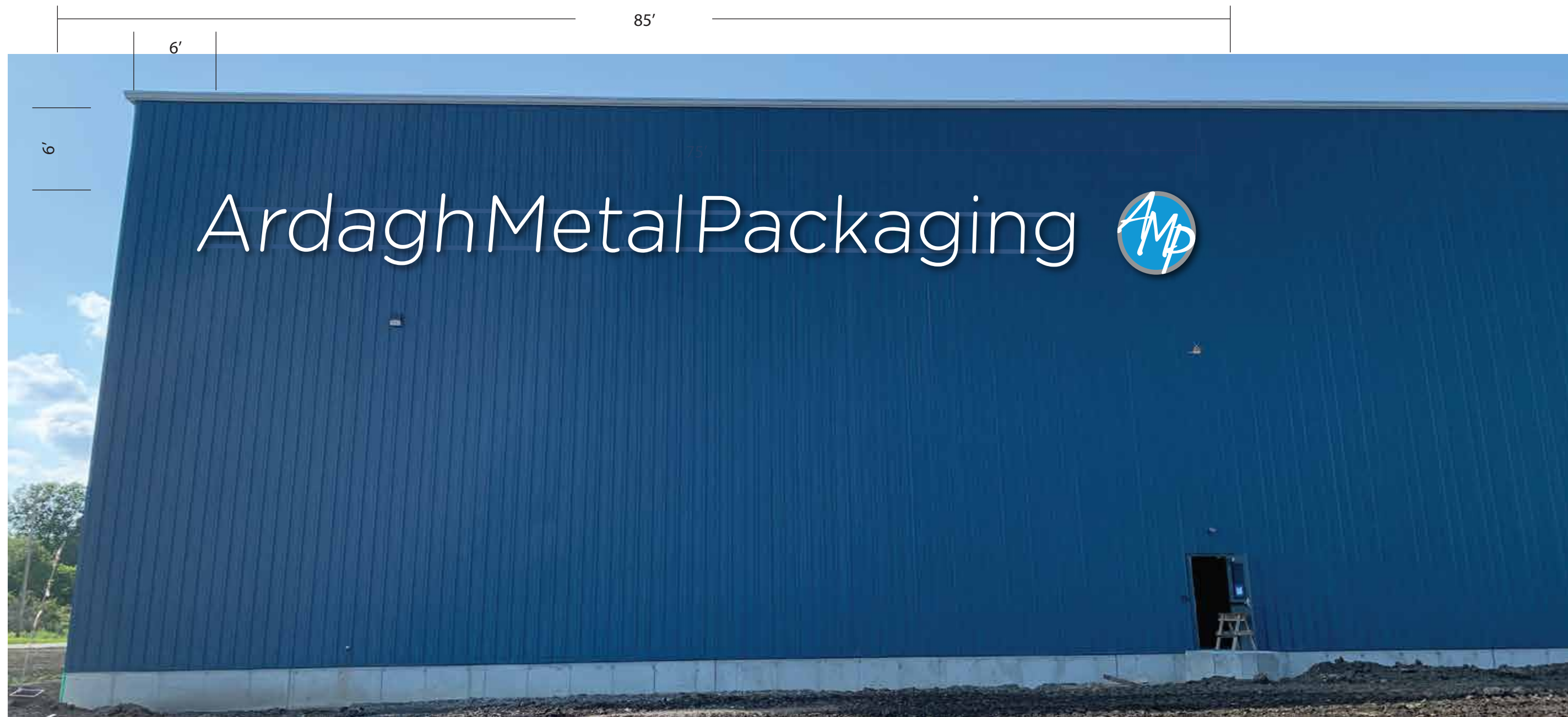
DRAWING #: SE-0123-6B

DESIGNER: *James Bowling*

REVISIONS:  
1.

CLIENT APPROVAL: \_\_\_\_\_

By signing this print, I understand that I am accepting all aspects of this drawing. This includes artwork, specifications, dimensions, spelling and all other representations herein. I also understand that color representations on this print are approximate, and may not match actual colors produced.



 NORTH ELEVATIONS DEMONSTRATING SIGN PLACEMENT  
SEE PRINT SE-0123-6B FOR FULL SIGN SPECIFICATIONS AND DIMENSIONS

EAST  
ELEVATION

SCALE: NTS



7933 W Hwy 6, Westville, IN 46391

PROJECT: Ardaugh Group,  
1608 Sawmill Parkway,  
Heron, OH

REP: Shaun Ensign 219-299-1998

DATE: 8-31-2022

DRAWING #: SE-0123-6C

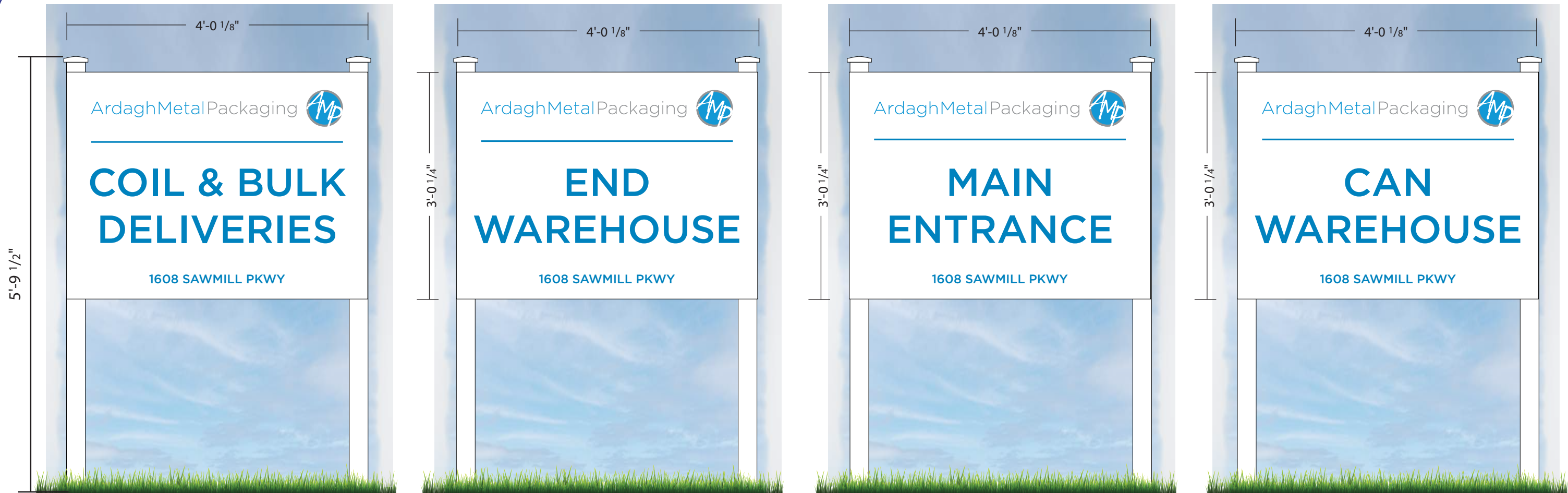
DESIGNER: *James Bunting*

REVISIONS:  
1.

CLIENT APPROVAL: \_\_\_\_\_

By signing this print, I understand that I am accepting all aspects of this drawing. This includes artwork, specifications, dimensions, spelling and all other representations herein. I also understand that color representations on this print are approximate, and may not match actual colors produced.





ONE (1) NEW POST AND PANEL SIGN  
Front View

ONE (1) NEW POST AND PANEL SIGN  
Front View

ONE (1) NEW POST AND PANEL SIGN  
Front View

ONE (1) NEW POST AND PANEL SIGN  
Front View

- **FOUR (4) NEW D/F ALUMINUM POST AND PANEL SIGN WITH SQUARE TUBE SUPPORTS WITH FLAT ALUMINUM FACES WITH DIGITALLY PRINTED GRAPHICS**

Each individual sign: 12 sqft Total  
sqft for (4) above: 48 sqft



Examples - post and panel signage (not actual install locations)

SCALE: 3/4" = 1'



7933 W Hwy 6, Westville, IN 46391

PROJECT: Ardagh Group  
1608 Sawmill Pkwy  
Huron, OH

REP: Shaun Ensign 219-299-1998

DATE: 5-10-2022

DRAWING #: SE-0123-5

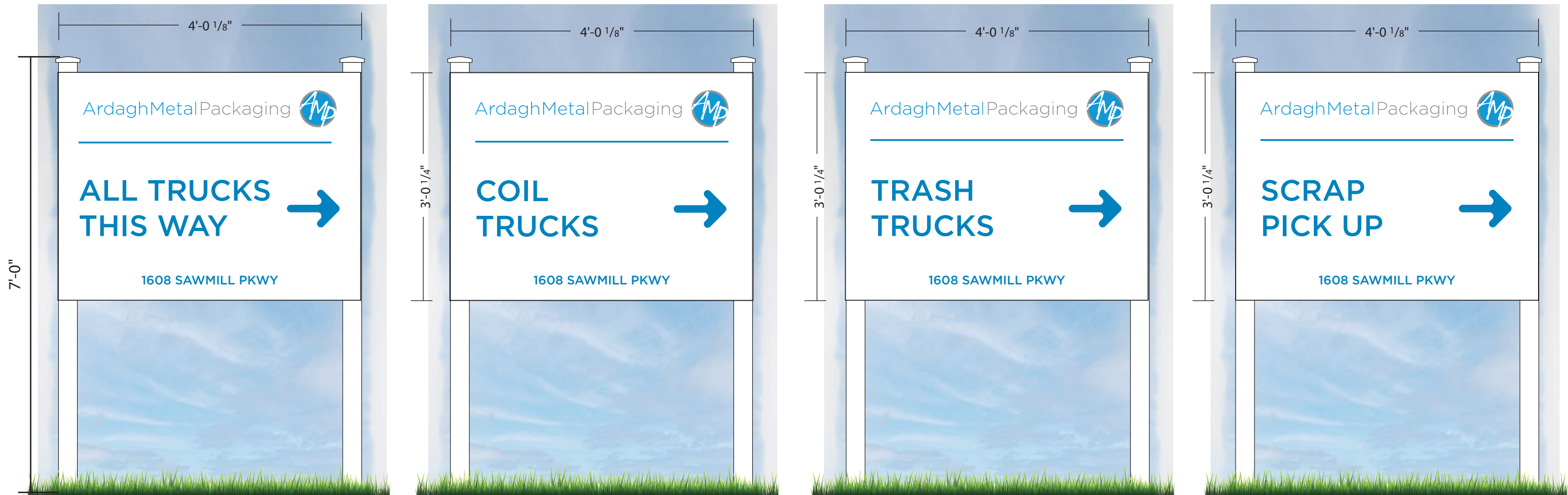
DESIGNER: **James Burling**

REVISIONS:  
1.

CLIENT APPROVAL: \_\_\_\_\_

By signing this print, I understand that I am accepting all aspects of this drawing. This includes artwork, specifications, dimensions, spelling and all other representations herein. I also understand that color representations on this print are approximate, and may not match actual colors produced.





ONE (1) NEW POST AND PANEL SIGN  
Front View

ONE (1) NEW POST AND PANEL SIGN  
Front View

ONE (1) NEW POST AND PANEL SIGN  
Front View

ONE (1) NEW POST AND PANEL SIGN  
Front View

- **FOUR (4) NEW D/F ALUMINUM POST AND PANEL SIGN WITH SQUARE TUBE SUPPORTS WITH FLAT ALUMINUM FACES WITH DIGITALLY PRINTED GRAPHICS**

Each individual sign: 12 sqft  
Total sqft for (4) above: 48 sqft



Examples - post and panel signage (not actual install locations)

SCALE: 3/4" = 1'



7933 W Hwy 6, Westville, IN 46391

PROJECT: Ardagh Group  
1608 Sawmill Pkwy  
Huron, OH

REP: Shaun Ensign 219-299-1998

DATE: 6-27-2022

DRAWING #: SE-0123-7

DESIGNER: **James Burling**

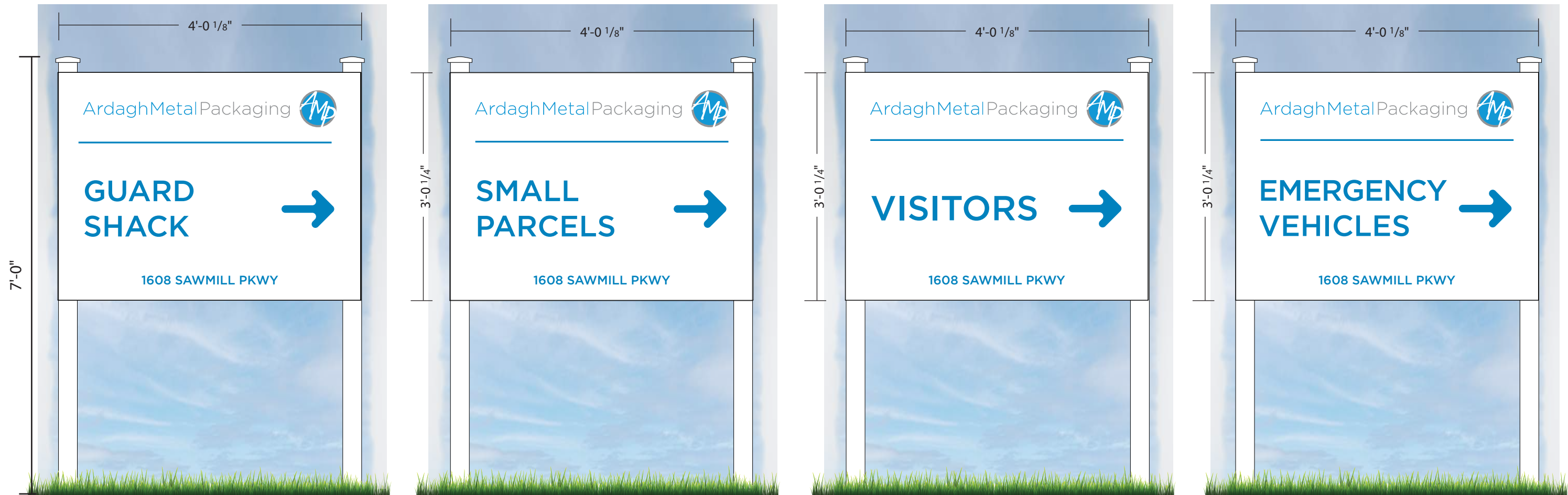
REVISIONS:  
1.

CLIENT APPROVAL: \_\_\_\_\_

By signing this print, I understand that I am accepting all aspects of this drawing. This includes artwork, specifications, dimensions, spelling and all other representations herein. I also understand that color representations on this print are approximate, and may not match actual colors produced.







ONE (1) NEW POST AND PANEL SIGN  
Front View

ONE (1) NEW POST AND PANEL SIGN  
Front View

ONE (1) NEW POST AND PANEL SIGN  
Front View

ONE (1) NEW POST AND PANEL SIGN  
Front View

- **FOUR (4) NEW D/F ALUMINUM POST AND PANEL SIGN WITH SQUARE TUBE SUPPORTS WITH FLAT ALUMINUM FACES WITH DIGITALLY PRINTED GRAPHICS**

Each individual sign: 12 sqft  
Total sqft for (4) above: 48 sqft



Examples - post and panel signage (not actual install locations)

SCALE: 3/4" = 1'



7933 W Hwy 6, Westville, IN 46391

PROJECT: Ardagh Group  
1608 Sawmill Pkwy  
Huron, OH

REP: Shaun Ensign 219-299-1998

DATE: 6-27-2022

DRAWING #: SE-0123-7B

DESIGNER: **James Burling**

REVISIONS:  
1.

CLIENT APPROVAL: \_\_\_\_\_

By signing this print, I understand that I am accepting all aspects of this drawing. This includes artwork, specifications, dimensions, spelling and all other representations herein. I also understand that color representations on this print are approximate, and may not match actual colors produced.







**TO:** Chairman Boyle and Members of the Planning Commission and Design Review Board  
**FROM:** Erik Engle, Planning Director  
**RE:** Diva Lashes- Commercial Signage- Replacement Panel (Huron Market Plaza)  
**DATE:** January 18, 2023

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**513 Cleveland Road West      Current Zoning District: B-3      Parcel No.: 42-00407.000**

**Subject Matter/Background:**

Diva Salon, a new Lash and Beauty business is opening within Huron Market Plaza and seeking design approval for wall signage. Applicant is proposing one (1) flat plastic replacement face with translucent digitally printed graphics.

**Project Description:**

The replacement wall panel as proposed is 23.96sq. ft and complies with Chapter 1129- Appendix A- Maximum Signage Area for B-3 zoning which provides for a max signage area of 50sq.ft. The design is simple in nature with black lettering against a white backdrop.

**Staff Recommendation:**

As proposed, the replacement wall signage is in compliance with the code and is aesthetically appropriate; staff recommends approval as submitted.

**Attachments:**

- Application
- Design Elevations



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



**Design Review Board Application - Signage**  
(Deadline for submission- 2 weeks prior to meeting date)

**Property Owner**

Name: Plaza Huron LLC.  
Address: 503 Main St- Huron- OH 44839  
Phone: 4192397895  
Email: Maggiecavero11@hotmail.com

**Applicant**

Name: Brady Signs Co - Monica L. Fletcher  
Company/Business Name: Brady Signs Co.  
Mailing Address: 1721 Hancock St. Sandusky, OH 44870  
Phone: 419-626-5112  
Email: monica@bradysigns.com

**Location and Description of Project**

Address: 513 Cleveland Rd West County Parcel #: 42-00407.000  
Existing Use: DIVA SALON Acreage/Area of Site: 6.163  
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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Replacement face

Sign Type (circle)			Dimensions			
Sign #1:	Wall	Window	Other:	Height	Width	Display Area
	Ground	Changeable Copy		24"	143.75"	23.96 sq. ft.
Sign Type (circle)			Dimensions			
Sign #2:	Wall	Window	Other:	Height	Width	Display Area
	Ground	Changeable Copy				
Sign Type (circle)			Dimensions			
Sign #3:	Wall	Window	Other:	Height	Width	Display Area
	Ground	Changeable Copy				
Sign Type (circle)			Dimensions			
Sign #4:	Wall	Window	Other:	Height	Width	Display Area
	Ground	Changeable Copy				

**\*Application fee of \$50 must be included with your submission. 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.

PLEASE NOTE: Upon approval from Design Review Board, your project will require Zoning and/or Building Permits, associated permit fees will apply. Contractors working on your project must be registered with the City.

Applicant Signature: Monica L. Fletcher Date: 12-20-22

Owner Signature: [Signature] Date: 12/20/2022

**For Department Use Only**

Date of Submission: 12/21/22 Application Fee: 50 DRB Meeting Date: 1-18-23

Comments:



## OWNER CONSENT FOR SIGN INSTALLATION & PERMITS

Business Name Diva Lashes By Maggie & Spa, LLC

Job Site Address 513 Cleveland rd w  
Huron, OH 44839

Date: 12/19/2022

Customer Name: Maggie Longer

Phone Number: Maggie Longer - 419-239-7895

Email Address: maggiecavero11@hotmail.com

Relating to the above reference job and as of this date, I acknowledge that Brady Signs has my authorization to:

- ☒ Complete sign installation
- ☒ Apply for and receive permits on behalf of my business
- ☐ Other \_\_\_\_\_

Production of new signage will not commence until full permit approval is granted at which time the estimated lead time for project completion noted on the estimate will begin.

DocuSigned by:

Maggie Longer

Customer Signature

Customer Name (printed)

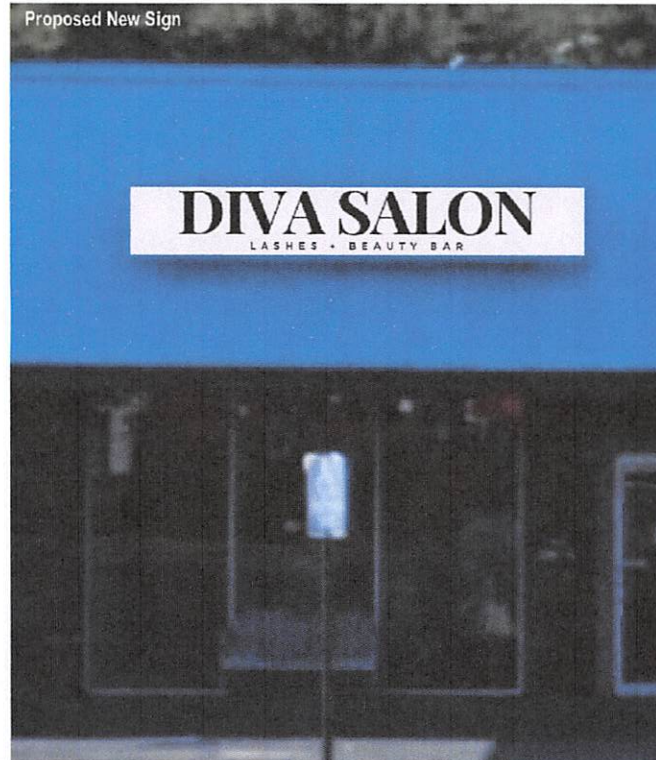


**Replacement Face**

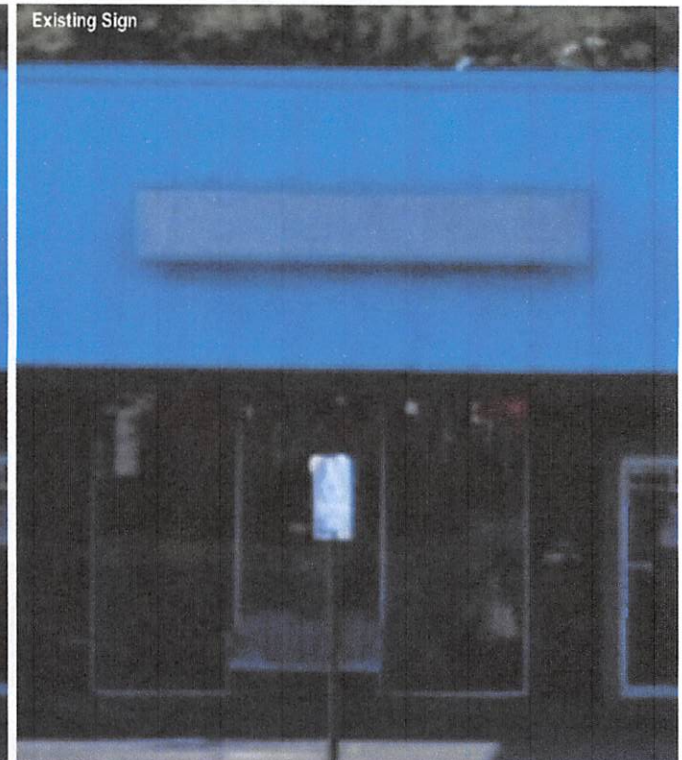
(1) Flat plastic replacement face with  
translucent digitally printed graphics.

**Cut Size: 24" x 143.75"**  
**VO: 21.25" x 140.75"**

Proposed New Sign



Existing Sign



This drawing is not to be used as an exact representation of color. Colors shown represent design intent only for customer's consideration. Copyright © 2022 Brady Signs.



1721 Hancock Street  
Sandusky, OH 44870  
Phone: 419-626-5112  
www.bradysigns.com

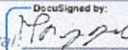
These drawings are the exclusive property of Brady Signs. They represent chargeable time spent. They are submitted for your personal use under the agreement that the use of the design is in its entirety or any part will not be reproduced, copied, lent or used for any purpose without written consent from Brady Signs.

Customer: Diva Salon

Date: 12/15/22

Location: 513 Cleveland Rd W. Huron, OH 44839

File Name: Dwg76278A

Client Approval:   
4483252F1B074E1

Title: Owner

Date: 12/19/2022