

City of Huron
Agenda for the Planning Commission/DRB
Wednesday, March 15, 2023 5:00p.m.

- I. **Call to Order**
- II. **Roll Call**
- III. **Adoption of the Minutes (12-14-22, 1-18-23, 2-15-23)**
- IV. **Audience Comments (3-minute time limit)** *Please step to the podium and state your name and address for the record.
- V. **New Business**
 - PPN42-02081.004 366 N. Main Commercial Wall Signage
- VI. **Old Business**
 - PPN 42-61270.001 ConAgra Conceptual Presentation #2
- VII. **Staff Report**
- VIII. **Adjournment**



TO: Chairman Boyle and Members of the Planning Commission and Design Review Board
FROM: Erik Engle, Planning Director
RE: Commercial Wall Signage
DATE: March 15, 2023

Current Zoning District: B-2

Parcel No.: 42-02081.004

366 N. Main Street

Project Description:

The applicant is asking consideration for two (2) commercial wall signs. He has operated an office within this condo/business complex for many years as American Eagle Mortgage (Exhibit A). The applicant has submitted the application and elevations for new wall signage which will be Union Capital Mortgage. As proposed the wall signage meets sign code regulations of Chapter 1129 for size and number of signs.

Staff Analysis/Recommendation:

Applicant contacted staff regarding the replacement of the current wall signage to change the signage from American Eagle Mortgage to Union Capital Mortgage. During review it was discovered the existing signage which received permitting back in 2015, was based on zoning being B-3. It is unknown if this was the zoning at the time or if this was an error, however, as existing, the wall signage exceeds the size regulations for a B-2 zoning district. The applicant then revised the application to reduce the wall signage size to comply with Section 1129.04 Appendix A which specifies a max 30sf max.

Staff is in support of the two (2) wall signs as proposed for site and design plan approval.

Attachments:

- Application & Design Elevations

Planning Commission (PC)

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

DATE: 2/10/23
4/18/23

Property Owner

Name: Broadhead Land Holdings, LLC
Address: 2519 SR 61 South Norwalk, OH 44857
Phone: (419) 591-1611
Email: John@wasiniak.com

Applicant

Name: Jason Sas
Company/Business Name: Union Capital Mortgage
Mailing Address: 366 N. Main Street
Phone: 419 357 0508
Email: SAS.JASON72@gmail.com

Location and Description of Project

Address: 366 N. Main St. County Parcel #: _____
Existing Use: office Acreage/Area of Site: _____
Proposed Use: office Lot # (if applicable): _____
Estimated Value of Project: _____ Total SF: _____

☐ New Construction ☐ Demolition
☐ Addition to Existing Structure ☒ Other: _____

| | | | | | | | | | | | |
|------------------|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|---|
| Zoning District: | R-1 | R-1A | R-2 | R-3 | B-1 | B-2 | B-3 | I-1 | I-2 | P-1 | M |
|------------------|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|---|

| | | | | | | |
|-------------|---|----|----|----|------------|---|
| Flood Zone: | A | AE | AO | AH | X (shaded) | X |
|-------------|---|----|----|----|------------|---|

 (Definitions 1135.02(14))

Description of Project:

update signage for New Company Name / Logo.
~~Add additional Sign by The Road and front window Lettering~~
J.S.

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

SECTION 2. DESIGN APPROVAL (EXTERIOR, LANDSCAPING, LIGHTING, SIGNAGE) *

☐ 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: | 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. |

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: | Wall Ground | Window Changeable Copy | Height 3'9" x | Width 8' | Display Area = 30 sq. ft. | Height (if ground) ft. |
| Sign #2: | Wall Ground | Window Changeable Copy | Height 3'9" x | Width 8' | Display Area = 30 sq. ft. | Height (if ground) ft. |
| Sign #3: | Wall Ground | Window Changeable Copy | Height 2' x | Width 4' | Display Area = 8 sq. ft. | Height (if ground) ft. |
| Sign #4: | Wall Ground | Window Changeable Copy | Height X | Width 3' x 4' windows | Display Area = 24 sq. ft. | Height (if ground) ft. |

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: [Signature] Date: 2/10/23

Owner Signature: _____ Date: _____

For Departmental Use Only:

Date of Submission: 2/10/23 Application Fee: 50.00 PC Meeting Date: 3/15/23

DESIGN CONCEPT *



Prepared for: **Union Capital Mortgage**

Date: 1/19/23

Page: 1 of 2

****Design concepts are used to determine design direction and pricing ONLY and are not intended to be revised.***

Any revisions or changes can be made once the required deposit is placed.

Please review carefully and reply with either acceptance of concept or changes that impact the project scope.

DESIGN CONCEPT *



Prepared for: **Union Capital Mortgage**

Date: 1/19/23

Page: 2 of 2

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AMERICAN
EAGLE
MORTGAGE

A DIVISION OF LendUS. 


Existing

3

Existing



AMERICAN
EAGLE
MORTGAGE

A DIVISION OF LendUS 

Existing



APPLICATION FOR PRELIMINARY PLAN APPROVAL

To the
Huron Planning Commission
Huron, Ohio

For Office Use Only

Application No. ____

Date: 2/17/2023_____

The undersigned applies for approval of a Preliminary Plan Layout for a Major Subdivision and certifies that all materials submitted with this application are true and correct.

1. Name of Subdivision: TBD Huron Marina – multi family waterfront project with neighborhood_____

2. Location: Cleveland Road, Huron OH 44839 (Outlot 31)_____

3. Name of Applicant/Subdivider: Ridge Stone General Contractors_____

Signature:_____

Address: 7015 Lighthouse Way #500, Perrysburg, OH 43551_____

Phone: 419-874-8847_____ Fax: 419-874-8120_____

4. Name of Owner, if different from Applicant: City of Huron_____

Address: 417 Main Street, Huron, OH 44839_____

Phone: 419-433-5000_____ Fax:_____

5. Name of Surveyor or Engineer: DGL Consulting Engineers, LLC_____

Address: 3455 Briarfield, Boulevard, Suite E, Maumee, OH 43537_____

Phone: 419-535-1015_____ Fax:_____

6. Is this a revision to a previously approved Preliminary Layout: ____ Yes X____ No

7. Current Zoning District: MU-GD_____

8. Was a Zoning District Change and/or Conditional Use Requested? ____ Yes X____ No

If YES, the Preliminary Plan will not be approved until it conforms to the local zoning. Include a copy of the Application for Zoning Amendment if a change has been requested but not yet acted upon. Include a copy of the Huron City Council action if the request was approved.

9. Type of Subdivision: ☒ Lots with public streets; ☐ Lots with private streets; ☐ Other

10. Number of Sublots/Dwelling Units proposed? 69_____

11. Will construction of improvements and platting be done in phases? ☐ Yes ☒ No

If YES, a phasing plan must be submitted and approved.

12. List other materials submitted with this application.

| <u>Item</u> | <u>Number</u> |
|--|---------------|
| 1. Huron Plot Map_____ | _____ |
| 2. Inner Loop Layout (still in design, will share ASAP)_____ | _____ |
| 3. Outer Loop Layout_____ | _____ |
| 4. _____ | _____ |

Submission Requirements for Preliminary Plans:

- 5 copies of Preliminary Plan layout, **FOLDED** to fit in a 9"x12" envelope, and including a phasing plan if applicable
- 1 electronic copy
- completed application form, with any necessary attachments
- applicable application fees (\$150)

For Official Use Only

Date Received: 3/1/23

Date of Meeting of Planning Commission: 3/15/23

Plat Fee \$: 150.00 Conceptual Plan #2

Action by Planning Commission: _____

Attach Resolution

If Preliminary Plan Layout is rejected, reasons for rejection: _____

Date:

Subdivision Reviewer

PLOTTED: Feb 22, 2023 -- 2:03pm
 DRAWING: M:\2024 (RidgeStone -- 2022 General Services)\04 Huron Marina\PLANNING\DWG\2024_PP.dwg: C01 PRELIM HURON



SCALE: 1" = 50'

PRELIMINARY
Feb 22, 2023

| NO | REVISION | DATE |
|----|----------|------|
| 9 | | |
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| 7 | | |
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DGL
 CONSULTING ENGINEERS, LLC
 3455 BRIARFIELD BLVD., SUITE E
 HURON, OHIO 44839
 PHONE: 433.335.1015
 www.dgl-rtd.com

HURON MARINA
RESIDENTIAL DEVELOPMENT

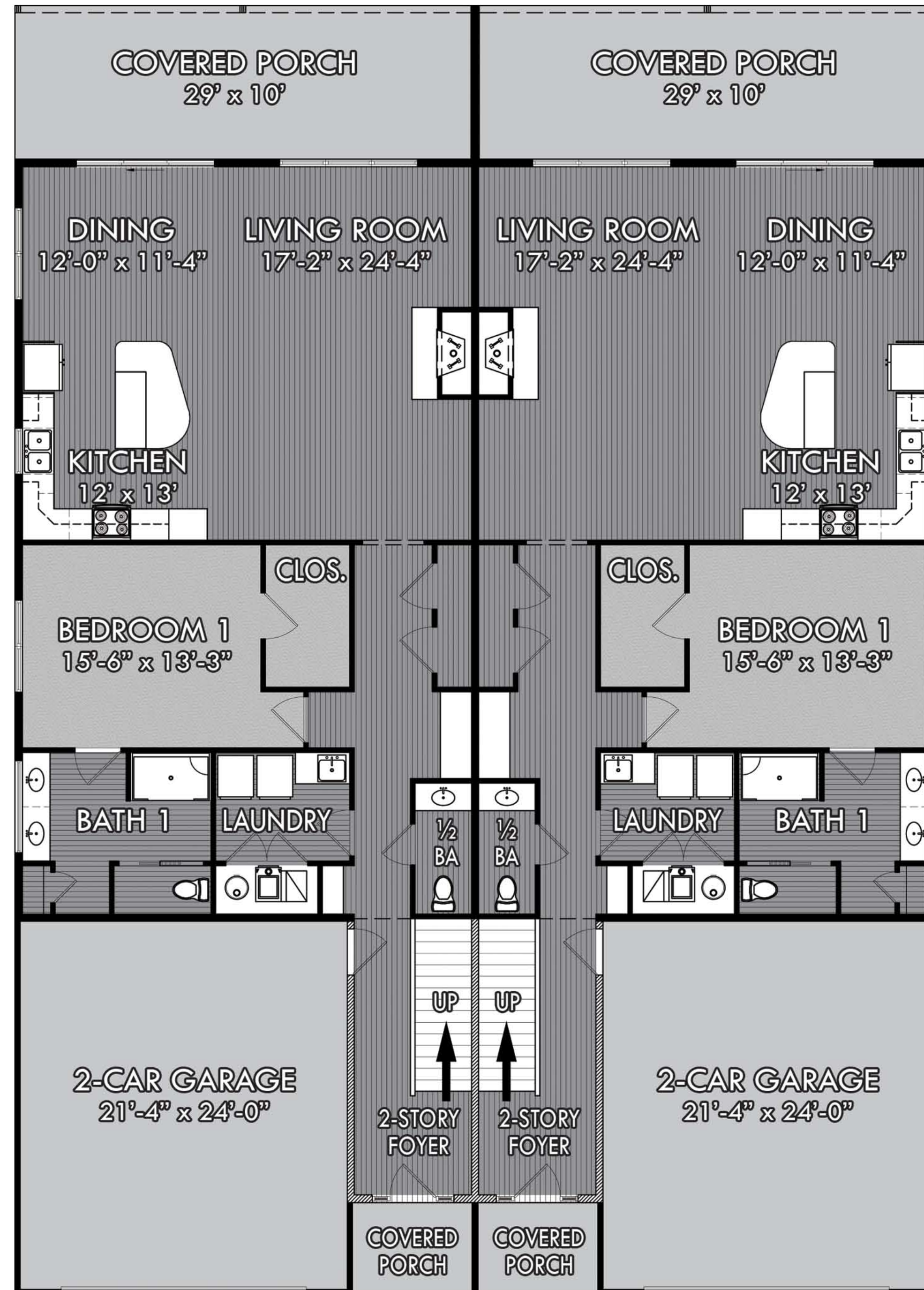
CLEVELAND ROAD
 HURON, OHIO 44839
 ERIE COUNTY
 OUTLOT 31

PRELIMINARY PLAN

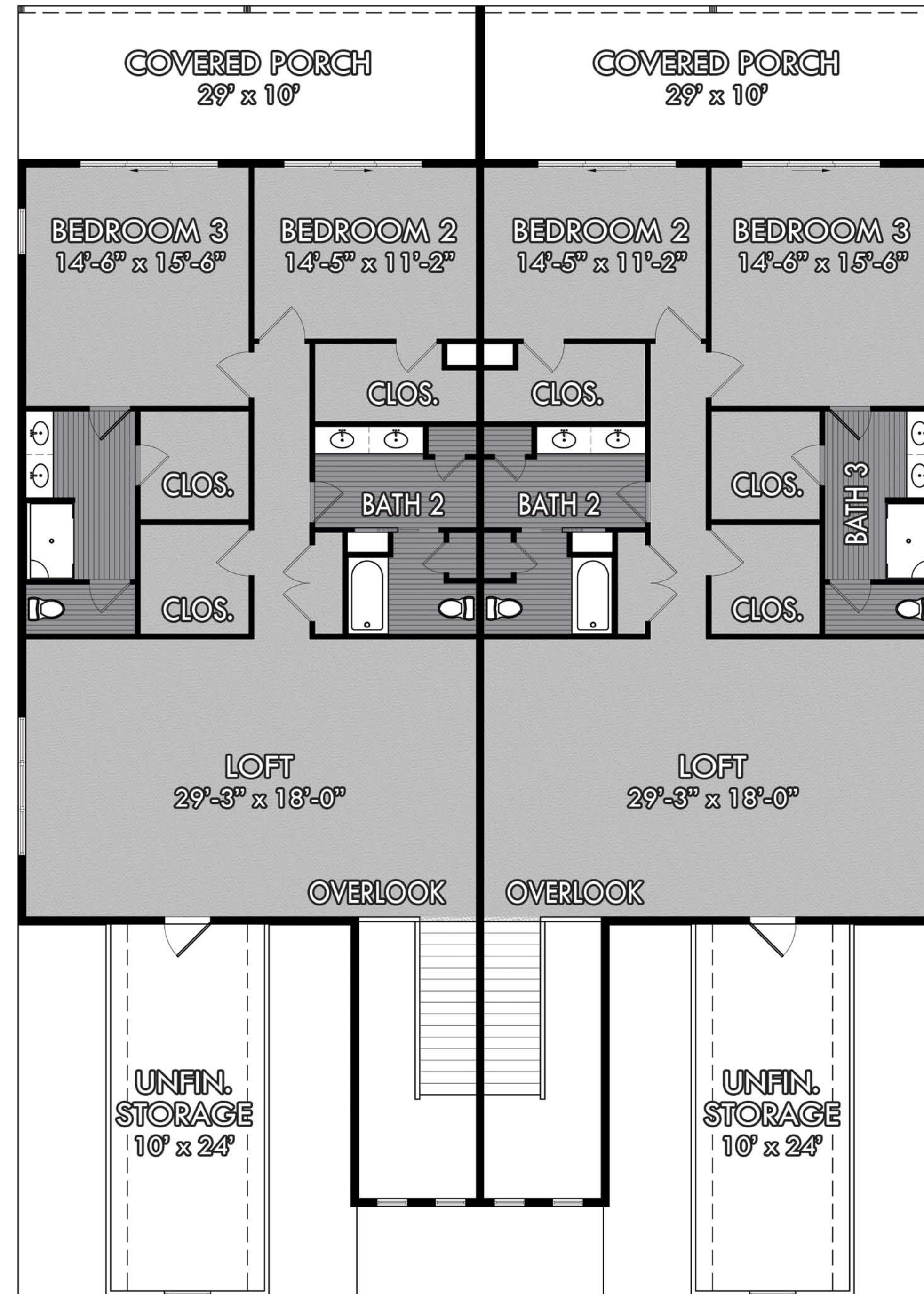
| ZONING SUMMARY | | |
|--------------------|----------------|----------|
| | EXISTING MU-GD | VARIANCE |
| LOT AREA, MIN | N/A | - |
| LOT AREA, MAX | N/A | - |
| LOT FRONTAGE, MIN | 30 FT. | - |
| FRONT SETBACK, MIN | 0 FT. | 12 FT. |
| FRONT SETBACK, MAX | 10 FT. | 50 FT. |
| SIDE SETBACK, MIN | 0 FT. | - |
| SIDE SETBACK, MAX | 5 FT. | - |
| REAR SETBACK, MIN | 0 FT. | - |
| REAR SETBACK, MAX | 20 FT. | - |

FILE: 22024 PP.dwg
JOB NO.: 22024
DRAWN BY: CJG
ISSUED: PRELIMINARY

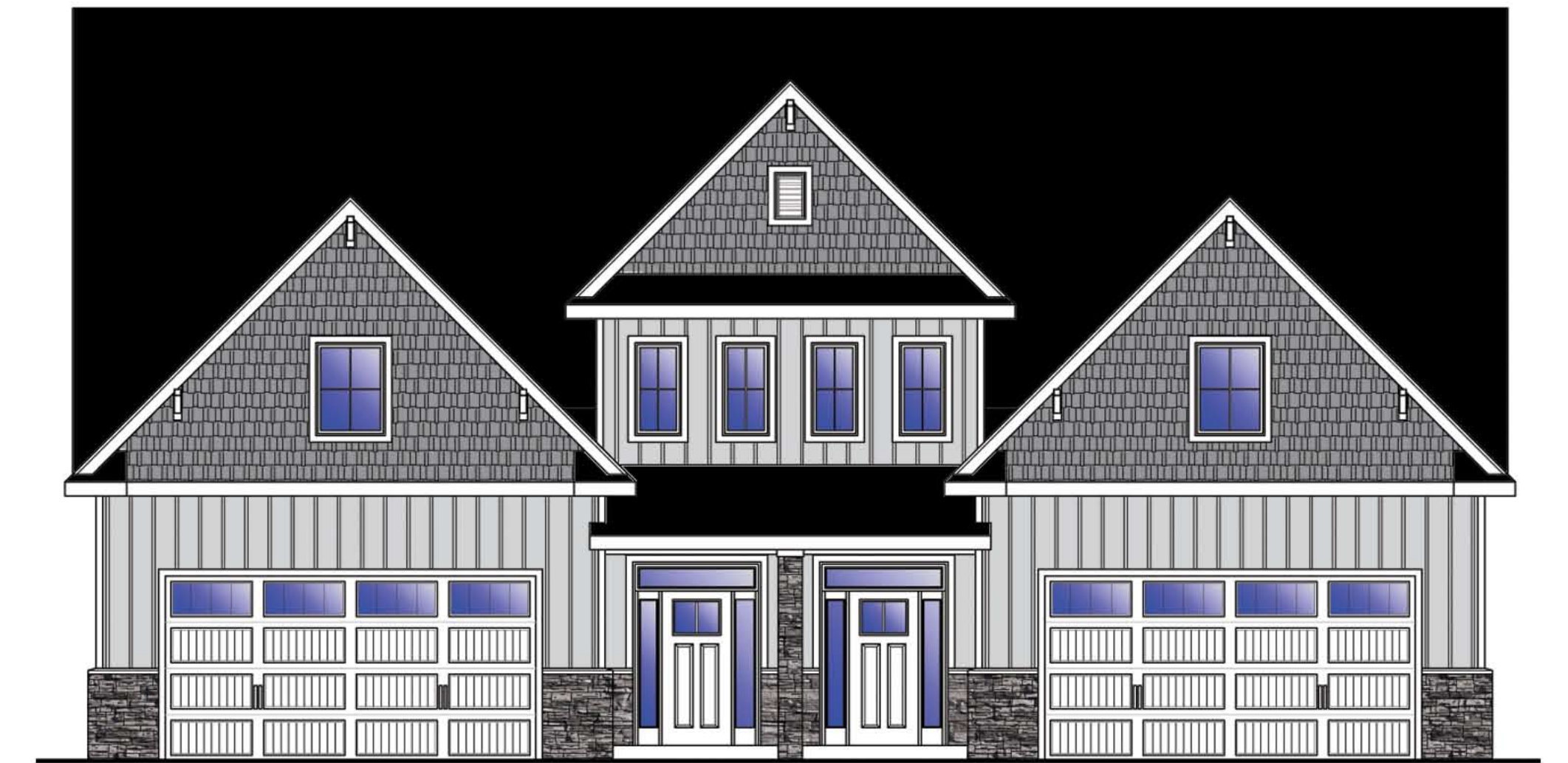
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FIRST FLOOR PLAN



SECOND FLOOR PLAN



FRONT ELEVATION

Black dimensional roof shingles will complement Shake Siding, Board-and-Batten Siding, and Applied Stone in Grey tones. White trim boards, Bracket Details, and Louver Trim will complete a "Coastal" look consistent with the Site.

Colors and Patterns in the Elevation and Floor Plans may vary from this artist rendering

Each Unit Features

- 3 Bedrooms - 3½ Baths - 3,089 SF
- First Floor Bedroom Suite
- Open Living Spaces - Water Views
- Large Loft - Walk-In Attic Storage
- Attached 2-Car Garage

Square Footage reflects heated living space and does not include Garage, Covered Porches, or Unfinished Storage



HURON MARINA PROPOSED RESIDENTIAL DEVELOPMENT

Outer Loop Twinplex



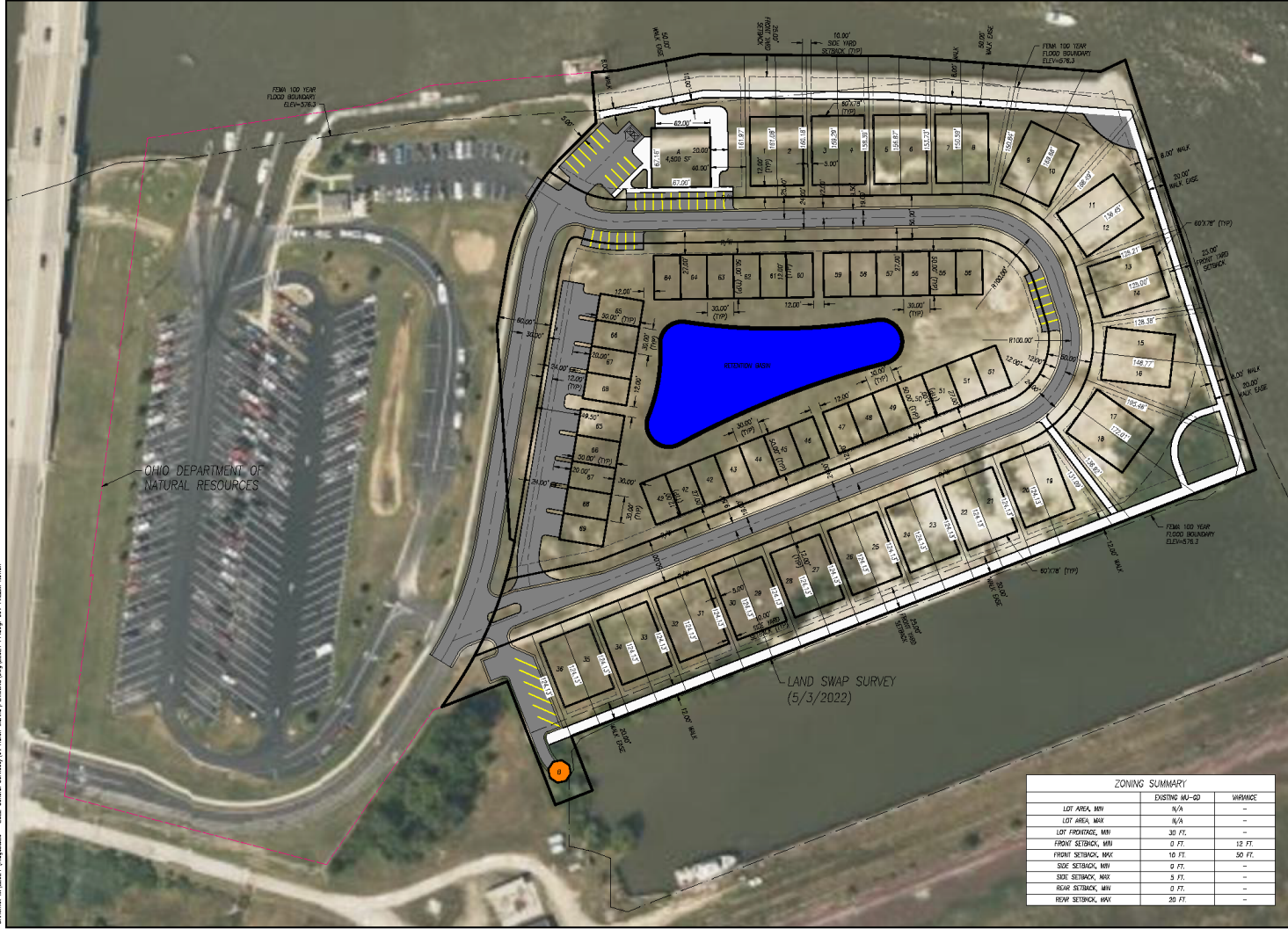
McCARTHY
Builders • Developers

CITY OF
HURON
A GREAT LAKE PLACE



CREATING A WATERFRONT COMMUNITY

PLATTED: Feb. 27, 2023 - 2:55pm
ZONING: M-1000 (Residential - 2022 General Survey) (4 Major Survey/PLANNING/Day 222021 P/L Map C31 PRELIM. HURON



| ZONING SUMMARY | | |
|--------------------|----------------|----------|
| | EXISTING MA-20 | VARIANCE |
| LOT AREA, MIN | N/A | - |
| LOT AREA, MAX | N/A | - |
| LOT FRONTAGE, MIN | 30 FT. | - |
| FRONT SETBACK, MIN | 0 FT. | 12 FT. |
| FRONT SETBACK, MAX | 10 FT. | 50 FT. |
| SIDE SETBACK, MIN | 0 FT. | - |
| SIDE SETBACK, MAX | 5 FT. | - |
| REAR SETBACK, MIN | 0 FT. | - |
| REAR SETBACK, MAX | 30 FT. | - |

FIRE: 22024 PD-100
JOB NO.: 22024
DRAWN BY: CFG
ISSUED: PRELIMINARY

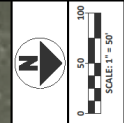
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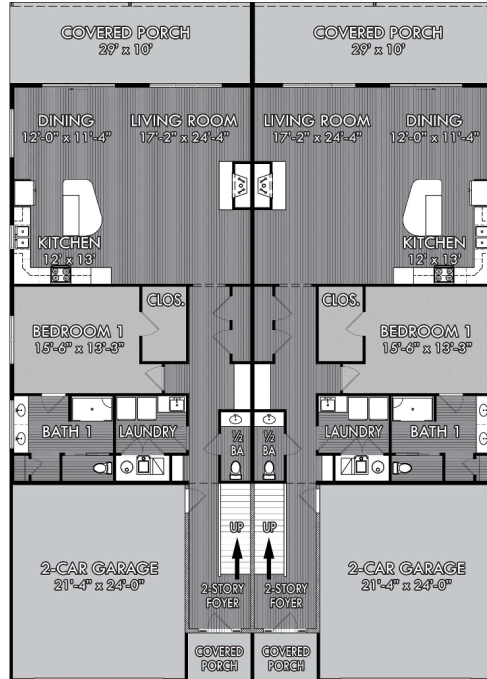
HURON MARINA
RESIDENTIAL DEVELOPMENT
CLEVELAND ROAD
HURON, OHIO 44839
OUTLOT 31
PRELIMINARY PLAN

DGL
DGL CONSULTING ENGINEERS, LLC
1400 BRANDED RIVOLI SQUARE
PHONE: 440.383.1015
WWW.DGL-LLC.COM

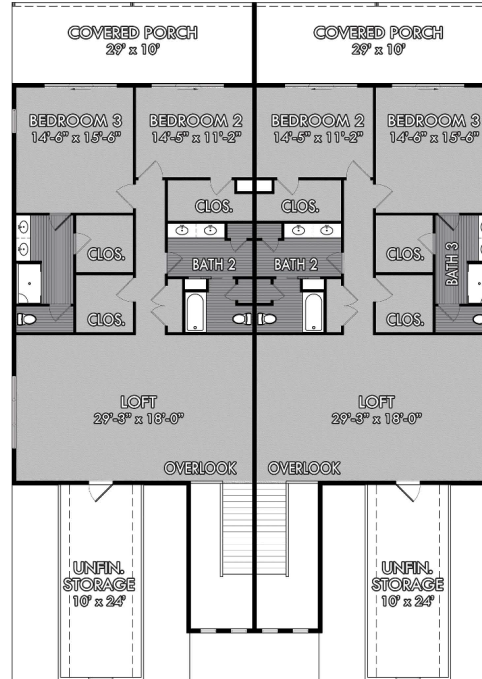
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PRELIMINARY
Feb 22, 2023

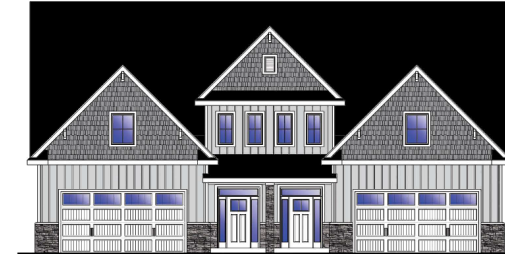




FIRST FLOOR PLAN



SECOND FLOOR PLAN



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Outer Loop Twinplex



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updated drawing ASAP. Still
incorporating feedback in design.



McCARTHY
Builders • Developers

CITY OF
HURON
A GREAT LAKE PLACE



ONE TEAM.
ONE VISION.
ONE MISSION.