



City of Huron
Agenda for the Planning Commission/DRB
Wednesday, April 19, 2023 *6:30p.m. Note Special Time

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**

PPN 42-61270.001	ConAgra	Conceptual Presentation #3 6:30pm to 7:15pm
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PPN 42-00811.000	730 River Road (Seven Lakeway Refractories)	Signage
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PPN 42-00694.000	404 Main Street (Gathering Grounds)	Addition
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PPN 42-65006.000	710 Cleveland Road W (Huron High School)	Signage
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PPN42-01943.001	North Main Street (Murray Property, Lot 11)	Temp Bus.
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VI. **Staff Report**

VII. **Adjournment**



TO: Chairman Boyle and Members of the Planning Commission and Design Review Board
FROM: Erik Engle, Planning Director
RE: ConAgra Site- Conceptual Plan Review
DATE: April 19, 2023

Current Zoning District: MU-GD (Site was re-zoned from I-2 to MU-GD on 2-8-22 per Ordinance 2022-6)

Parcel No.: 42-61270.001

Lot Size: 11.29 acres

Subject Matter/Background

Applicant, Ridge Stone General Contractors, submitted the attached Application and Plans on 11-16-22 for a proposed subdivision on the former ConAgra Property. As proposed, the site will contain 62 residential units and a neighborhood restaurant.

This parcel was rezoned back in February 2022 to Mixed Use -Granary District (MU-GD) to follow the vision of the City's Master Plan in the development of this parcel:

1127.02 (c) Mixed Use- Granary District. This district is established to ensure a cohesive and vibrant mix of uses which are developed in conjunction with a broad development plan. This section is intended to:

- (1) Promote a mix of uses, including commercial, entertainment, retail, night life, and residential space in a cohesive manner;
- (2) Encourage development that serves a regional community as envisioned within the City's Master Plan;
- (3) Provide a large-scale regional center of commerce;
- (4) Ensure organized development of large tracts of land and uses to prevent adverse effects of disjointed development; and,
- (5) Provide public access to the water front through greenspace, walking areas, and view sheds.

Section 1127.09- Granary District Building Standards has been attached in its entirety for informational purposes.

The code is flexible in relation to uses and building siting/orientation.

The proposed plans are being presented for a Conceptual Presentation #3 only at this meeting.

Project Description: Subdivision: (lots with public Streets) 62 residential units, 1 neighborhood restaurant, pond, dedicated perimeter walkway

A conceptual presentation of the proposed plans will be held at this meeting; staff is seeking Planning Commission/DRB comments and input on the proposed concept.

Staff is seeking Planning Commission/DRB comments and input on the proposed concept being presented. Pending comments/input from the Planning Commission/DRB, future meetings required by this body would include, but are not limited to:

- Preliminary Plat Approval
- Final Plat Approval

Based on the board's comments/input and the applicant's ability to submit the comprehensive plans for a Preliminary Plat Approval (Sketch Plan), the date for a public hearing should be determined in order for the Board to make a motion to set the public hearing.

Preliminary Plat Requirements: The following materials will need to be submitted for the Preliminary Plat review:

Supporting Materials:

1. Project Narrative - Explain the proposed development and/or use of lots providing type and number of dwelling units and type of business or industry (if known or applicable); State how the proposed development relates to the existing land use character of the vicinity; State how the proposed development will relate to the Huron Vision 2020 Master Plan and any other applicable standards/resolutions; State the type of sewage disposal proposed for the development if public facilities are not available. If other than a treatment plant, letters from the Ohio Environmental Protection Agency and the County Health Department stating what type of sewage disposal will be approved is required.
2. Legal description and/or property survey for each parcel included
3. List of property owners and active home-owners associations within 150 feet; parcel number, owner name, complete address

Plans and Maps:

1. Vicinity Map - north arrow, scale (100 feet or less to the inch from an accurate survey), and date; boundaries of the property with accurate distances and bearings
2. Preliminary Plat -
 - a. North arrow, scale bar, and date
 - b. The name under which the proposed subdivision is to be recorded and the names and addresses of the subdivider, the owners, and the registered engineer or surveyor platting the tract
 - c. The location of the current property, section and congressional township lines, US Survey, and lines of incorporated areas, streets, buildings, watercourses, sinkholes, tree masses and other similar existing features within the area to be subdivided and how these relate to the overall area.
 - d. Location and approximate distances of all existing buildings
 - e. Names and boundaries of all adjoining subdivisions and the names of adjoining parcels of unsubdivided land
 - f. Zoning district(s) in which the proposed subdivision is located
 - g. Existing contours with intervals of five feet where the slope is greater than 10% and not more than one foot where the slope is less than 10%. Elevations shall be based upon sea level datum. The location of bench marks and their elevation, and all other monuments shall also be shown
 - h. Proposed locations, names, and dimensions of streets, alleys, lots, building lines shown. All existing and proposed streets shall be identified and labeled
 - i. All easements labeled and dimensioned, including required 30'-0" conservation easements along floodways, if applicable
 - j. Approximate area of proposed lots in square feet
 - k. Location, invert elevation, and size of existing sanitary and storm sewers, water mains, culverts, street lights and other utilities and underground structures within or immediately adjacent to the tract
 - l. Parcels of land intended to be dedicated to or temporarily reserved for public use or reserved by deed covenant. Please include proposed conditions for any deed covenants, if applicable
 - m. For commercial, industrial, and mixed-use developments, the locations, dimensions, and appropriate grade of proposed parking and loading areas, alleys, pedestrian walks, street and the points of vehicular ingress and egress to the development

Required Plans for Final Plat Approval:

1. Final Plat
2. Landscape Plan
3. Lighting Plan
4. Pedestrian and Amenities Plan

Other Site Plan Review Materials (Internal)

1. Grading Plan - Internal
2. Conservation Plan - Internal
3. Stormwater Plan (SWPPP Review) - Internal

*All plans and maps must be to scale. Please submit five (5) small (11x17) and five (5) large (24x36) to scale copies. Please email digital files to the Planning Department.

Staff Recommendation:

By nature of the market, staff is privy to the mostly residential nature the site will become and recommends approval to move forward with the formal submittal with the basic concept including road layout, perimeter pedestrian walkway, and overall ratio of commercial use to residential.

For the formal submittal, staff further recommends the developer take a deeper look at the MU-GD zone requirements (1127.09 attached) and consider these minimum adjustments pursuant to the required general building standards:

- At a minimum shift the pond units up to the right-of-way for a more traditional neighborhood feel
- Consider a shared one-way drive lane for the rear loaded center units; this will cut back on the amount of asphalt needed with the individual drives.
- Consider incorporating usable/programmable public green space/landscape buffers into the site around the pond (2,000 sf of public green space must be provided for every one (1) acre of development)
- Incorporate sidewalks/multi-use paths around the loop drive and internally through the site (Pedestrian and Amenities Plan required per code; 6'-0" minimum width)
- Landscape plan to be included in final plat review
- Consider several different elevation options to break up the monotony of the same elevations; this will help give the development a more authentic neighborhood aesthetic
- Designated on-street parking/bike lane is a plus

Further, staff encourages the developers to look into New Urbanist communities that are a majority residential in nature as inspiration for the type of development the MU-GD zone is intended for –

- Wheeler District – Oklahoma City, OK
- Carlton Landing, OK
- Hammond's Ferry – North Augusta, SC
- Seaside, FL

Attachments:

- Application
- Design Elevations
- Section 1127.09

1127.09 MIXED USE - GRANARY DISTRICT (MU - GD).

Building Standards, Lot Standards, and Setback Requirement for the Mixed-Use Granary District:

Building Standards: MU-GD

Schedule 1127.09

District Standards

District size, min. (acres) - 5

Lot Standards

Lot area, min. (sq. ft.) - N/A

Lot area, max. (sq. ft.) - N/A

Lot width, min. (ft.) - 40

Lot coverage, min. (%) - 50%

Lot coverage, max. (%) - 100%

Setback

Front, min. (ft.) - 0

Front, max. (ft.) - 50

Side, min. (ft.) - 0

Side, max. (ft.) - 50

Rear, min. (ft.) - 0

Rear, when abutting R zoned district - 15

Building Standards

Height, max. (ft.) - 75 ft. Parapet wall allowed to exceed height by 4 ft.

Gross Floor Area Maximum, Commercial (sq. ft.) - 25,000

Residential Density, Dwelling Units per acre - 50

Gross Floor Area Minimum, Residential Dwelling Unit (sq. ft.) – 700

Note: Residential adjacency standards apply and may affect setback and building height design features.

(a) Building Siting and Orientation. Buildings shall be oriented in the most logical manner dependent upon the layout of the development as a whole. Elements such as proximity and vantage point of the river and lake, proximity to streets and ways, and access of public walks and other pedestrian amenities shall be taken into account. Buildings shall be oriented in a way to promote a fluid flow of traffic, both vehicular and pedestrian-based.

(1) Entrance orientation. Entrances shall be clearly visible and identifiable from the street and delineated with elements such as roof overhangs, recessed entries, landscaping, or similar design features. The primary entrance must be placed along the frontage of any pedestrian or vehicular way. A secondary entrance is permitted in the case that the respective side of a building is adjacent to the waterfront and must also be identifiable by architectural design treatment.

(b) Uses. Permitted, conditional, and accessory uses may occur within each building type as specified in Appendix A, Permitted Uses.

(c) Parking.

(1) This district is intended to promote pedestrian and bicycle access, with as little space taken up by parking surface area as possible ensuring quality urban design. Therefore, the incorporation of jointly used parking structures shall be utilized as part of a general development concept.

(2) Required spaces. The spaces within the district shall be determined based on the schedule set forth in Chapter 1133 Off-street Parking and Loading Regulations. In order to foster more dense development, the use of parking structures is permitted.

(d) Signs. The installation and maintenance of signage shall be done in accordance with Chapter 1129 Sign Regulations and the provisions of this Chapter. Additional regulations include the following:

(1) Pole signs are prohibited.

(2) Wall and projecting signs are encouraged. Projecting signs may be up to ten (10) feet in height on one-story buildings and fifteen (15) feet in height on two (2) or more story buildings. Signs must not project further than five (5) feet from the part of the building the sign is affixed to. All projecting signs shall be placed so that the base of the sign is at least ten (10) feet above ground level, except when the projecting sign is located above a landscaped area or other area

that does not permit pedestrian or vehicular traffic beneath the sign, in which case the sign must be placed so that the base of the sign is at least six (6) feet above ground level.

(e) Landscaping. The installation and maintenance of landscaping materials shall be done in accordance with Chapter 1131 Landscape Requirements.

(f) Sidewalks and Pedestrian Amenities. Pedestrian circulation shall be addressed with the use of sidewalks and other modes of internal connections. Each general development concept within this district, shall have a pedestrian amenities plan. The plan shall include the following:

(1) Interconnected pedestrian plan that allows for continuous access to all uses within the development area.

(2) Indication of surface materials being used, which shall include visually attractive and durable, low-maintenance surface materials such as pavers, brick, or concrete.

(3) Streetscape design features shall be incorporated, including decorative lighting, benches, landscape materials and shade trees, and other architectural features highlighted within the Master Plan.

(4) Design specifications for all pedestrian amenities. Perimeter paths and pedestrian walkways should be a minimum of six (6) feet wide. Interior paths and pedestrian walkways shall be a minimum of four (4) feet wide, except when along the frontage of a building or structure which encompasses the main entrance, in which case the walkway shall be six (6) feet in width.

(g) Greenspace and Public Amenities. Areas of lawn, trees, and other vegetation or artistic architectural structures set apart for passive recreational use or aesthetic purposes must be provided as part of a general development concept.

(1) Requirements. A minimum of two thousand (2,000) square feet of public greenspace must be provided for every one (1) acre of development.

(2) Design. Creativity is strongly encouraged within greenspace areas.

(3) Location. Ten percent (10%) of the green space shall be adjacent to the water front in order to maintain public access to the water front.

(h) Internal Streets and Vehicular Circulation. Internal streets shall be constructed with curbs to define the limits of the roadway. Internal streets shall be constructed in the same manner as specified by the Thoroughfare Plan: Neighborhood Link. Streets shall be laid out in a system designed to minimize pedestrian and vehicular conflicts and to promote the fluid flow of traffic.

(i) Lighting. Lighting shall be installed using a combination of attractively designed fixtures of varying heights throughout the development, including along pedestrian ways, along streets, and within parking areas to provide a safe, secure, and aesthetically pleasing development. Lighting within the district shall be employed in such a manner as to prevent glare or direct light onto adjacent residential property.

(j) Curb Cuts and Access Points. This district should be developed and planned with prioritization placed on pedestrian and bicycle traffic, with curb cuts and access points segregated as much as possible. (Ord. 2015-7. Passed 8-25-15.)

1127.10 VARIATIONS TO AN APPROVED GENERAL DEVELOPMENT CONCEPT.

(a) Minor Variations. Minor variations from an approved General Development Concept may be approved by the Planning Commission upon finding that the variations are generally in keeping with the spirit and concept of the approved General Development Concept, in accordance with the conditions required by the City Council in its approval, and in accordance with the requirements of this Chapter. For the purposes of this Section, a minor variation shall include:

(1) Small, incidental alterations to the location or number of spaces in off-street, surface parking lots.

(2) Small, incidental construction of accessory structures;

(3) Incidental increases/decreases in the square footage of principal buildings. Any increase in the overall number of permitted dwelling units shall not be considered a minor variation;

(4) Minor alterations in the placement of dwelling units within a phase of the overall project;

(5) Minor design modifications that will have no discernible impact on neighboring properties, the public, or those intended to occupy or use the proposed development.

(b) Other than Minor Variations. All variations contained on a development plan that are not described in this chapter shall be reviewed by the Planning Commission. If the Planning Commission finds that such variations are generally in keeping with the spirit and concept of the approved General Development Concept, in accordance with any required conditions, and in accordance with the requirements of this Chapter and this Code, the Planning Commission shall approve such variations.

(c) If approval of any variations to a General Development Concept result in a necessary change to existing zoning or previously authorized development agreements, the Planning Commission must forward the revised General Development Concept and any relevant zoning amendments or revised development agreements to City Council for review and approval.

(d) Upon receiving a recommendation from the Planning Commission for approval of any zoning amendments or development agreements necessary for the proper execution of a revised General Development Concept, the City Council will review the General Development Concept. Any zoning amendments shall be done in accordance with procedures spelled out within section 1139.03 of the Huron Planning and Zoning Code. Any development agreements shall be authorized in the manner of a Resolution.

(e) Failure on the part of the Developer to conform to said plans included within the General Development Concept, and/or applicable Municipal requirements and/or the terms and conditions of the City's approval shall be grounds for action by the City.

(f) Amendments to a General Development Concept. Amendments to a General Development Concept, whether by the original applicant or subsequent applicants, shall be submitted and reviewed in accordance with procedures set forth in this Chapter regarding Conformity to Standards, General Development Concepts, and Procedures for Approval.

(Ord. 2015-7. Passed 8-25-15.)

Appendix A - Permitted Uses

Use	MU-RFD	MU-CD	MU-GD
Residential and Lodging			
A. Single-family dwellings	NP	NP	NP
B. Townhouses, stacked or otherwise	P	P	P
C. Dwelling units on the first floor of a commercial building	NP	NP	NP
D. Dwelling units above the first floor of a commercial building	P	P	P
E. Hotel, 16 or fewer guest rooms	P	NP	P
F. Hotel, greater than 16 guest rooms	P	P	P
G. Bed and Breakfast	P	NP	NP
H. Transient Rental	P	P	P
Office and Professional Services			
A. Administrative, business and/or professional office	P	P	P
B. Bank and other financial institutions (not payday loan centers)	P	P	P
C. Medical or Dental Office	NP	P	P
D. Medical, Dental or Health Services Clinic (Definition examples)	NP	P	P
E. Veterinary service clinics	NP	NP	NP
Retail, Entertainment and Services			
A. Retail establishments	P	P	P
B. Restaurant, indoor seating	P	P	P
C. Restaurant, outdoor seating	P	P	P
D. Drive-thru facility	NP	NP	NP
E. Bars and Taverns	P	P	P
F. Artisan studios, photography shops, and art galleries	P	P	P
G. Grocery Stores	NP	NP	NP
H. Anchor or box retail	NP	NP	P
I. Outdoor displays or sales	C	C	P
J. Service establishment, personal	P	P	P
K. Bakery	P	P	P
L. Farmers Market or open air market	P	C	C

M. Breweries, distilleries, wineries and associated tasting rooms	P	P	P
N. Strip center development	NP	NP	NP

Entertainment - Recreation			
A. School, specialty or personal instructor	P	P	P
B. Theater, indoor	P	P	P
C. Assembly hall, membership club, conference center	P	P	P
D. Public park or playground area	P	P	P
E. Accessory outdoor recreational facilities	P	NP	P
F. Bowling alleys	P	NP	P
Community and Civic Facilities/Other			
A. Places of worship/Church	P	P	P
B. Library	P	P	NP
C. Cultural institution	P	P	NP
D. Governmental offices	P	P	NP
E. Parking surface area	P	P	P
F. Parking structure	P	P	P

(Ord. 2022-5. Passed 2-8-22.)

PLOTTED: Apr 10, 2023 - 2:39pm
 DRAWING: M:\2024 (RidgeStone - 2022 General Services)\04 Huron Marina\PLANNING\DWG\2024 PP Alt 2.dwg: C01 PRELIM HURON



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.	-

HURON MARINA

RESIDENTIAL DEVELOPMENT

CLEVELAND ROAD
 HURON, OHIO 44839
 ERIE COUNTY
 OUTLOT 31

FILE: 22024 PP Alt 2.dwg

JOB NO.: 22024

DRAWN BY: CJG

ISSUED: PRELIMINARY

PRELIMINARY PLAN ALT 2

1/1

DGL
CONSULTING ENGINEERS, LLC
 3455 BRIARFIELD BLVD., SUITE E
 HURON, OHIO 44839
 PHONE: 419.593.0015
 www.dgl-rtd.com

PRELIMINARY

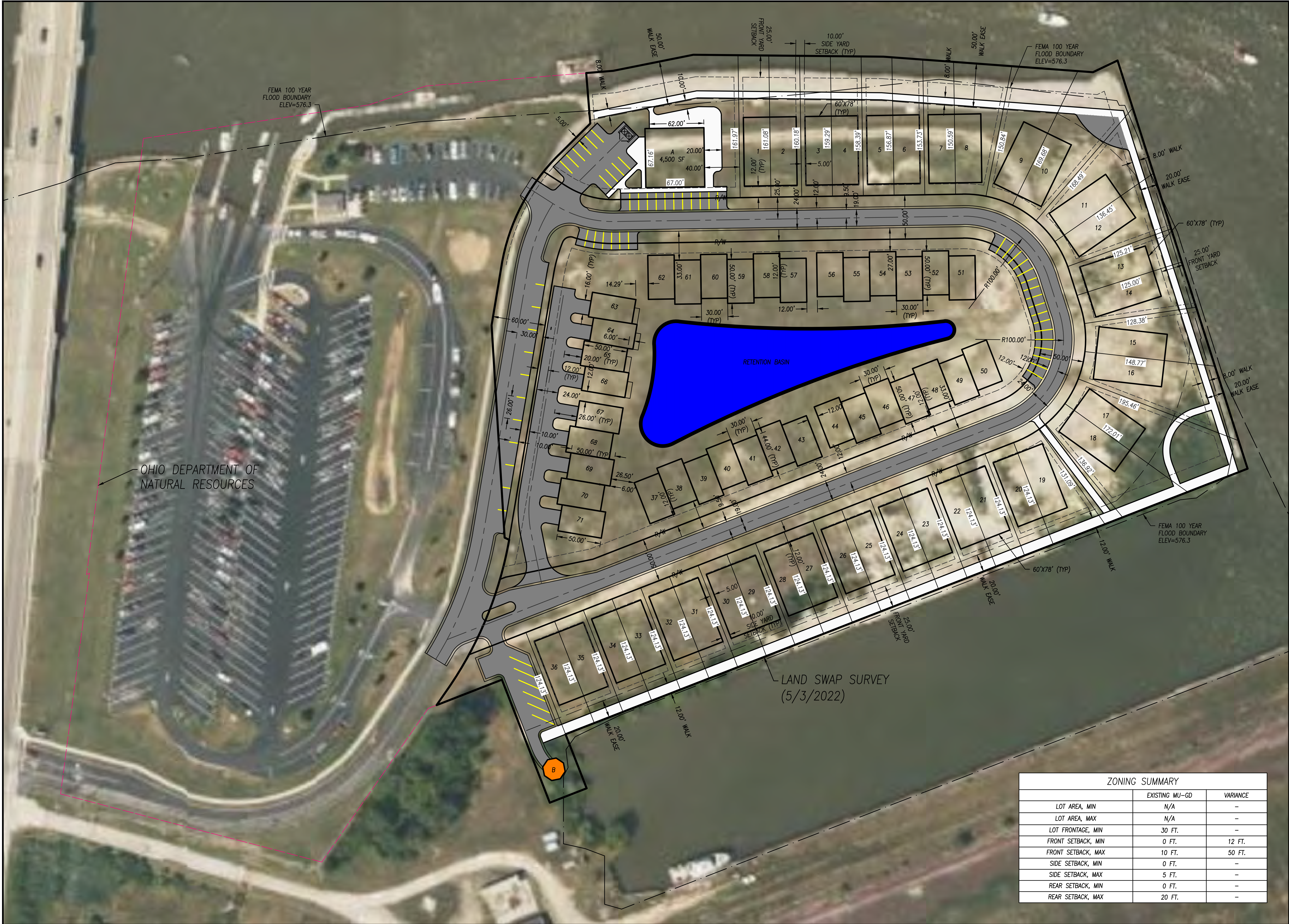
Apr 10, 2023

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SCALE: 1" = 50'

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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.	-

PRELIMINARY

Mar 30, 2023

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DGL CONSULTING ENGINEERS, LLC
 3455 BRIARFIELD BLVD, SUITE E
 WILMINGTON, OH 44097-1331
 PHONE: 440.393.5105
 www.dgl-rtd.com

HURON MARINA

RESIDENTIAL DEVELOPMENT

CLEVELAND ROAD
 HURON, OHIO 44839
 ERIE COUNTY
 OUTLOT 31

PRELIMINARY PLAN (ALT)

FILE: 22024 PP Alt.dwg

JOB NO.: 22024

DRAWN BY: CJG

ISSUED: PRELIMINARY

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PLOTTED: Mar 30, 2023 -- 11:52am
 DRAWING: M:\2024 (RidgeStone - 2022 General Services)\04 Huron Marina\PLANNING.Dwg\2024_PP.dwg: C01 PRELIM HURON



PRELIMINARY
Mar 30, 2023

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DGL CONSULTING ENGINEERS, LLC
 3455 BRIARFIELD BLVD, SUITE E
 WARREN, OH 44089
 PHONE: 440.393.0015
 www.dgl-rtd.com

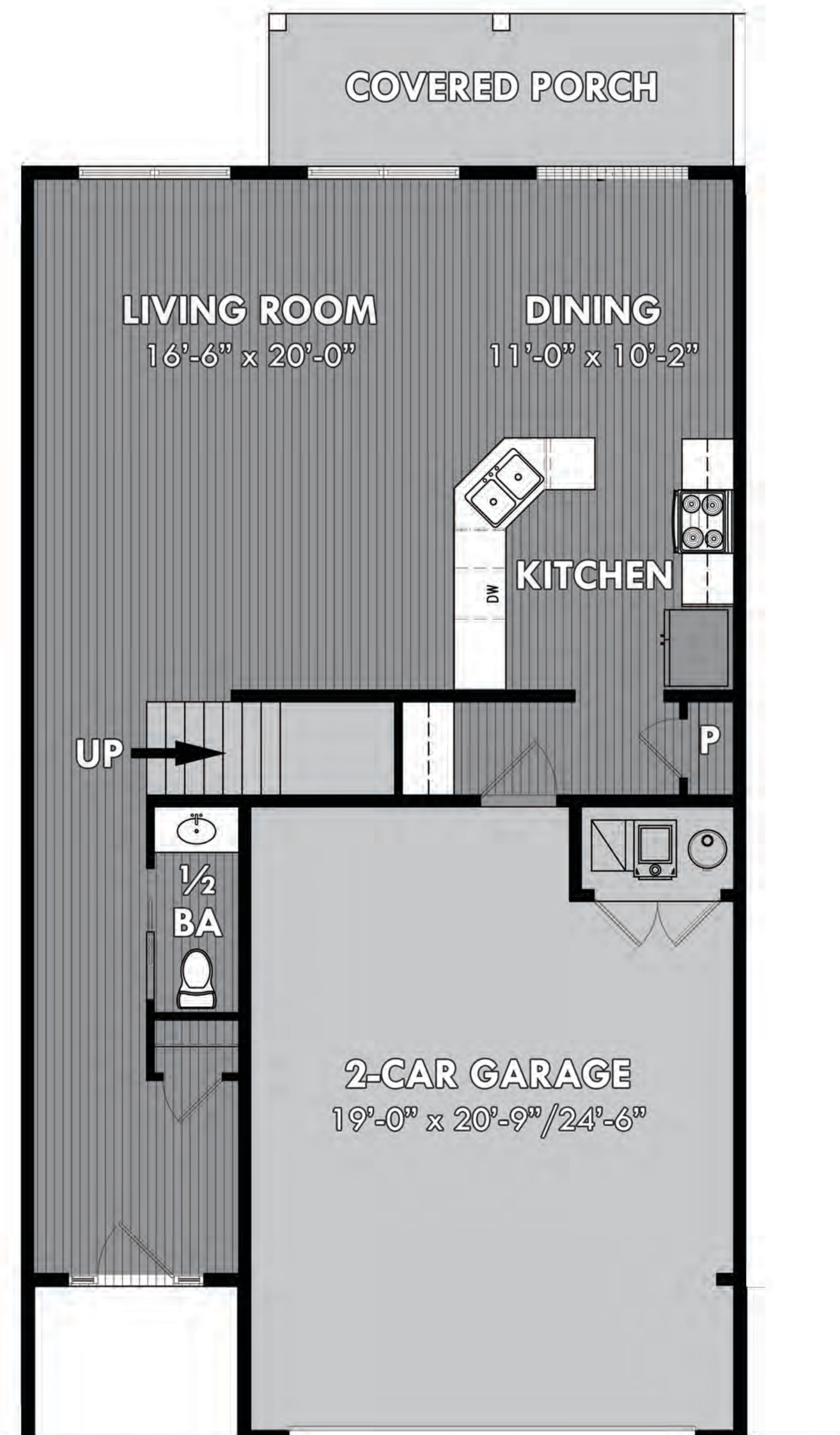
HURON MARINA
RESIDENTIAL DEVELOPMENT
 CLEVELAND ROAD
 HURON, OHIO 44839
 ERIE COUNTY
 OUTLOT 31

PRELIMINARY PLAN

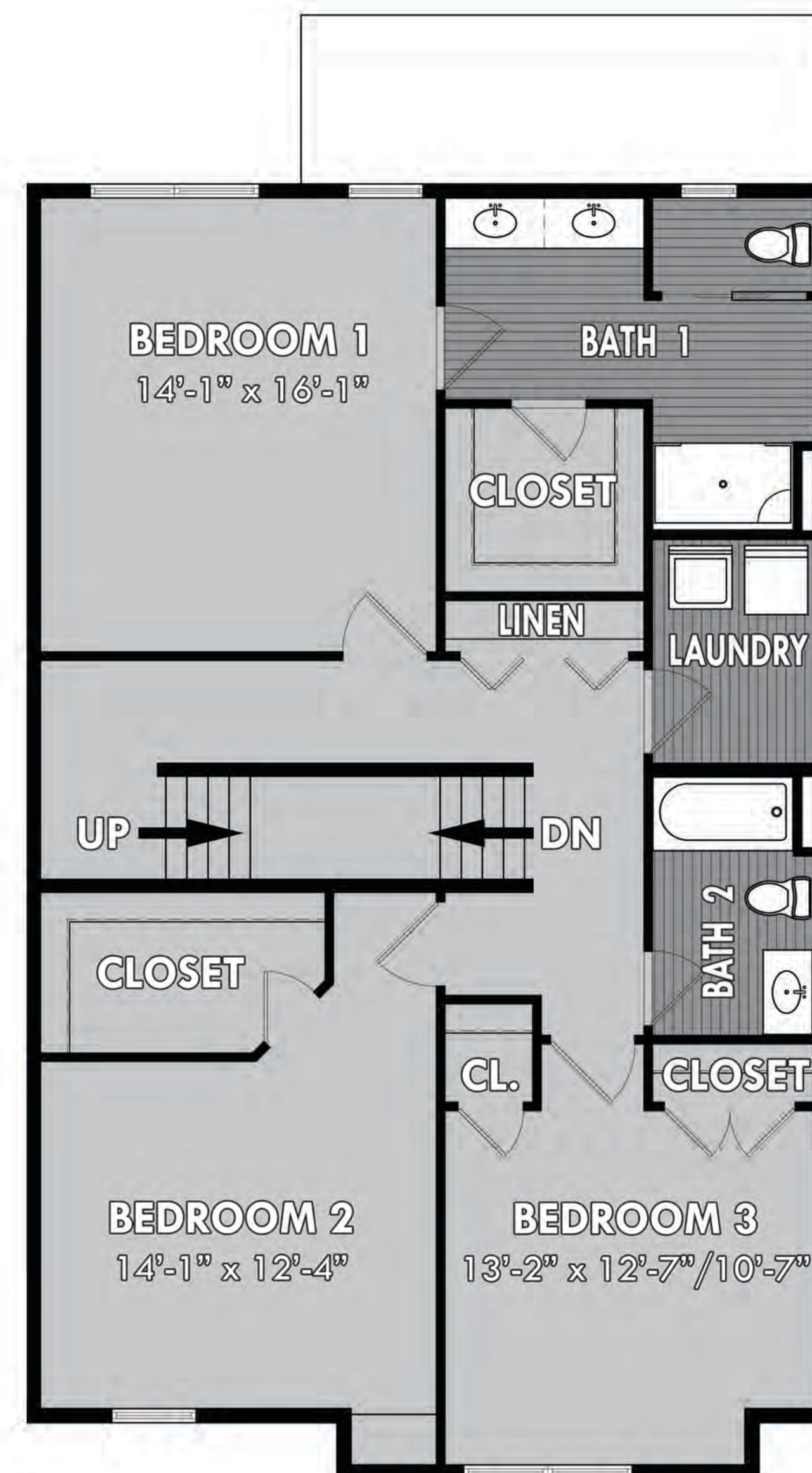
ZONING SUMMARY		
	EXISTING MU-GD	VARIANCE
LOT AREA, MIN	N/A	-
LOT AREA, MAX	N/A	-
LOT FRONTAGE, MIN	30 FT.	-
FRONT SETBACK, MIN	0 FT.	12 FT.
FRONT SETBACK, MAX	10 FT.	50 FT.
SIDE SETBACK, MIN	0 FT.	-
SIDE SETBACK, MAX	5 FT.	-
REAR SETBACK, MIN	0 FT.	-
REAR SETBACK, MAX	20 FT.	-

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

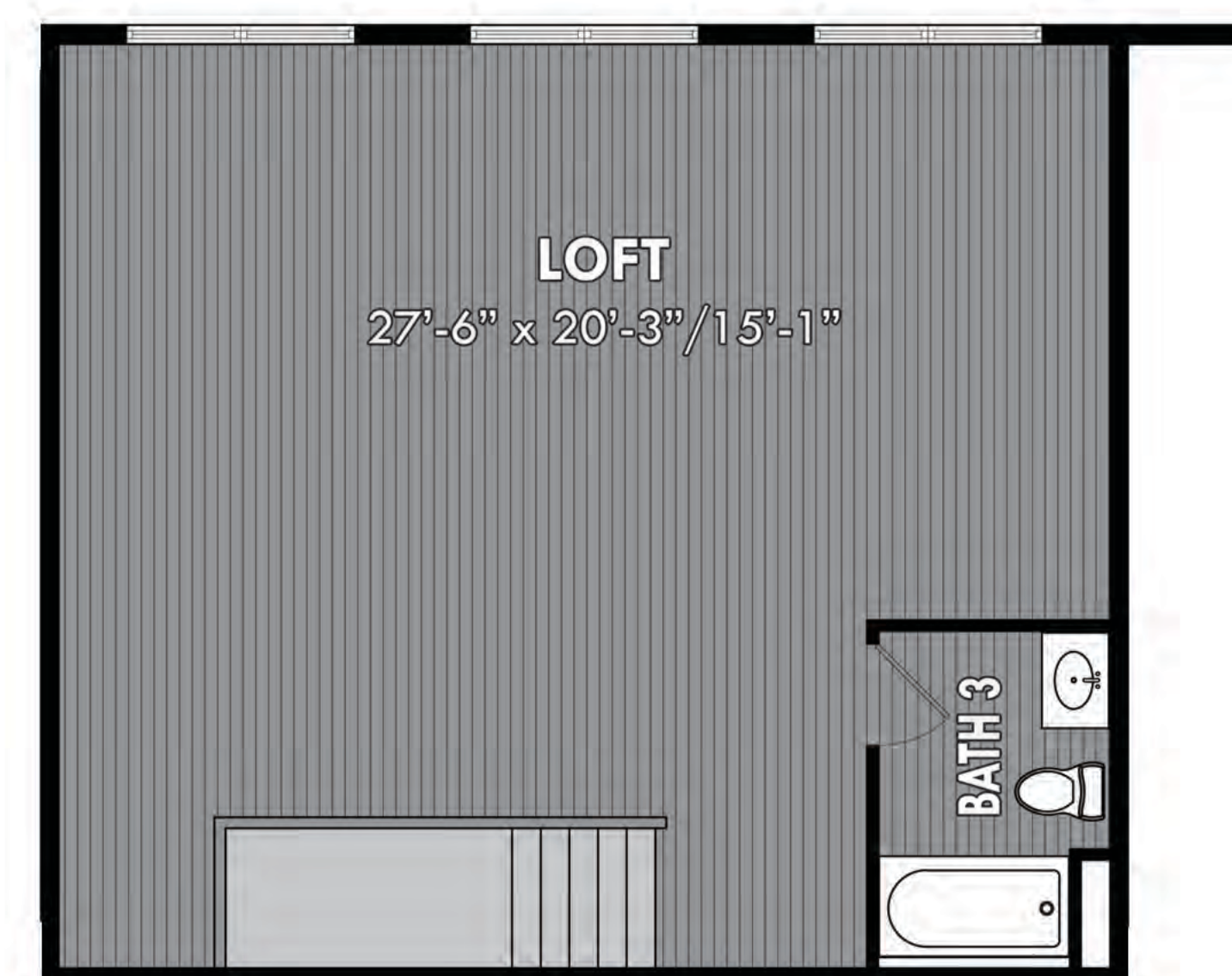
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FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

Each Unit Features
 3 Bedrooms
 3½ Baths
 2,790 SF
 Open Living Spaces
 Water Views
 Third Floor Loft
 Attached
 2-Car Garage
*Square Footage reflects
 heated living space
 and does not include Garage,
 Covered Entry,
 or Mechanical Closet*

FRONT ELEVATION

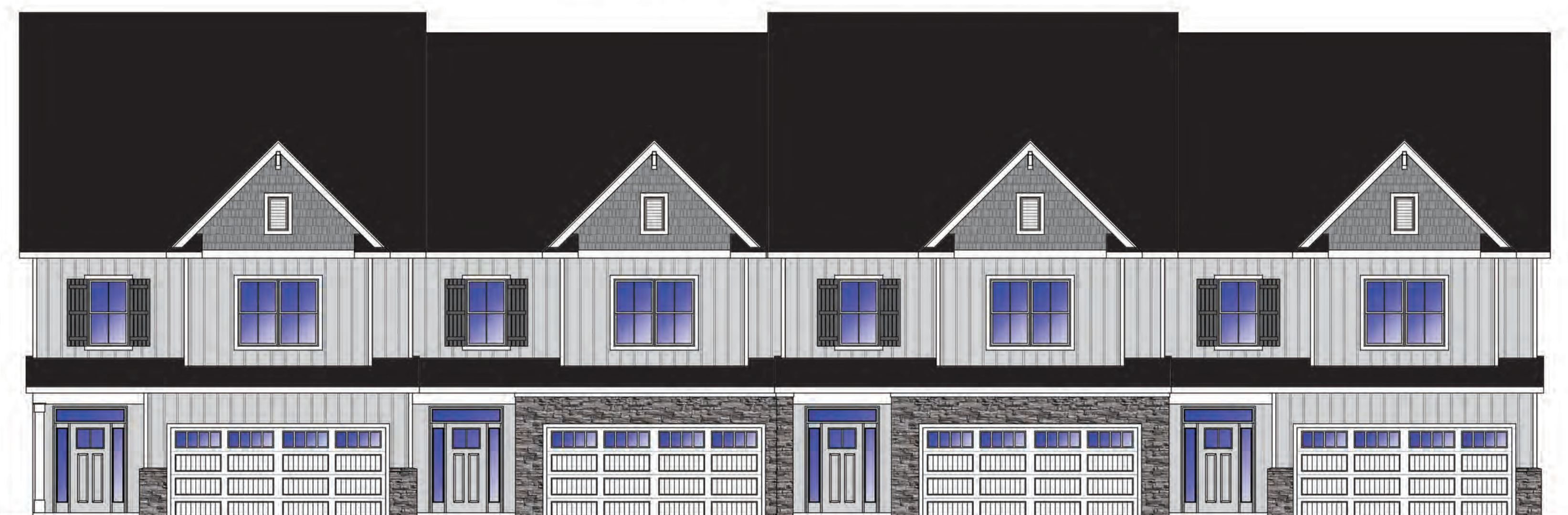
Black dimensional roof shingles will complement Shake Siding, Board-and-Batten Siding, and Applied Stone in Grey tones. White trim boards, Bracket Details, and Louver Trim will complete a "Coastal" look consistent with the Site.

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



HURON MARINA PROPOSED RESIDENTIAL DEVELOPMENT

Inner Loop Townhomes





TO: Chairman Boyle and Members of the Planning Commission and Design Review Board
FROM: Erik Engle, Planning Director
RE: Seven Lakeway Refractories LLC, 730 River Road - Replacement Signage
DATE: April 19, 2023

Current Zoning District: I-2

Parcel No.: 42-00811.000

Existing Land Use: Manufacturing

Property Size: +/- 1.943

Traffic Considerations: N/A

Project Description- Replacement Signage

The applicant is seeking approval for the replacement of existing wall signage due to the change in the company name and logo. They are proposing the following:

- Wall Sign: (1) 36" x 240" (60sq ft) single-sided panel sign with digitally printed graphics.
- Wall Sign: (1) 22" x 144" (22 sq ft) single-sided panel sign with digitally printed graphics.
- Awning Recover: (1) shed style awning 124" x 38" (32.72) over the entrance using black vinyl awning material with white graphics.
-

Staff Analysis/Recommendation:

As proposed, the replacement wall signage is in compliance with zoning code which allows for a max area of 120sq ft for wall signage. The awning over the front door will be replaced to reflect the new name change. Staff is in support of both the wall and awning signage as proposed and recommend approval of same.

Attachments:

- Application & Design Elevations

Planning Commission (PC)

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

DATE: 2.23.23

Property Owner

Name: Seven Lakeway Refractories LLC
Address: 730 River Road- Huron, OH 44839
Phone: 419-433-3030
Email: lezzie.goff@sevenlakeway.com

Applicant

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

Location and Description of Project

Address: 730 River Road County Parcel #: 42-00811.000
Existing Use: _____ Acreage/ Area of Site: 1.943
Proposed Use: same Lot # (if applicable): _____
Estimated Value of Project: \$4285⁰⁰ Total SF: 114.72

☐

New Construction

☐

Demolition

☒

Addition to Existing Structure (1) ☐ Other: Replacement (2) signs
sign added

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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Flood Zone:

A

AE

AO

AH

X (shaded)

☒ X

(Definitions 1135.02(14))

Description of Project:

Please See Attached

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			
Sgn #1:	Wall Ground	Window Changeable Copy	Other:	Height _____	Width _____	Display Area _____ sq. ft.	Height (if ground) _____ ft.
				_____	X _____	= _____	
Sign Type (circle)				Dimensions			
Sgn #2:	Wall Ground	Window Changeable Copy	Other:	Height _____	Width _____	Display Area _____ sq. ft.	Height (if ground) _____ ft.
				_____	X _____	= _____	
Sign Type (circle)				Dimensions			
Sgn #3:	Wall Ground	Window Changeable Copy	Other:	Height _____	Width _____	Display Area _____ sq. ft.	Height (if ground) _____ ft.
				_____	X _____	= _____	
Sign Type (circle)				Dimensions			
Sgn #4:	Wall Ground	Window Changeable Copy	Other:	Height _____	Width _____	Display Area _____ sq. ft.	Height (if ground) _____ ft.
				_____	X _____	= _____	

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	Other: <u>BLOG</u>	Height <u>36"</u>	Width <u>240"</u>	Display Area <u>60</u> sq. ft.	Height (if ground) ft.
Sign #2:	Wall Ground	Window Changeable Copy	Other:	Height <u>22"</u>	Width <u>144"</u>	Display Area <u>22</u> sq. ft.	Height (if ground) ft.
Sign #3:	Wall Ground	Window Changeable Copy	Other:	Height X	Width =	Display Area sq. ft.	Height (if ground) ft.
Sign #4:	Wall Ground	Window Changeable Copy	Other: <u>AWNING</u>	Height <u>38"</u>	Width <u>124</u>	Display Area <u>32.72</u> 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: Monica L. Fletcher Date: 2-23-23
 Owner Signature: _____ Date: _____

For Departmental Use Only:

Date of Submission: 2/27/23 Application Fee: _____ PC Meeting Date: 4-19-23

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	Other BLOG	Height 36"	Width 240"	Display Area = 60 sq ft	Height (if ground) ft.
Sign #2	Wall Ground	Window Changeable Copy	Other	Height 22"	Width 144"	Display Area = 22 sq ft	Height (if ground) ft.
Sign #3	Wall Ground	Window Changeable Copy	Other	Height X	Width	Display Area = sq ft	Height (if ground) ft.
Sign #4	Wall Ground	Window Changeable Copy	Other AWNING	Height 38"	Width 124	Display Area = 32.72 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: Monica L. Fletcher Date: 2-23-23

Owner Signature: Leanne Pite Date: 2/23/2023

For Departmental Use Only:

Date of Submission: 2/27/23 Application Fee: _____ PC Meeting Date: _____



Job Location:

Seven Lakeway Refractories
730 River Road
Huron, OH 44839

Sign A:

BUILDING SIGN: BRADY SIGNS TO PRODUCE AND INSTALL (1) 36" X 240" SINGLE-SIDED PANEL SIGN WITH DIGITALLY PRINTED GRAPHICS. DUE TO MATERIAL SIZE LIMITATIONS THE COMPLETED SIGN WILL CONSIST OF MULTIPLE PANELS THAT WILL SEAM TOGETHER. EXISTING SIGN TO BE REMOVED AND DISPOSED OF. SEE DWG77012A FOR MORE DETAILS
*NOTE: REMOVAL OF OLD SIGN WILL LIKELY LEAVE A SHADOW ON THE BUILDING. RECOMMEND PRESSURE WASHING AND/OR BUILDING TOUCH-UP. NOT INCLUDED BY BRADY SIGNS.

240" x 36" = 60 sq ft

Sign B:

WALL SIGN: BRADY SIGNS TO PRODUCE AND INSTALL (1) 22" X 144" SINGLE-SIDED PANEL SIGN WITH DIGITALLY PRINTED GRAPHICS. DE TO MATERIAL SIZE LIMITATIONS THE COMPLETED SIGN WILL CONSIST OF MULTIPLE PANELS THAT WILL SEAM TOGETHER. EXISTING SIGN TO BE REMOVED AND DISPOSED OF. SEE DWG77012A FOR MORE DETAILS.

144" x 22" = 22 sq ft

Sign C:

AWNING" RECOVER (1) SHED STYLE AWNING 10'-4" X 3'-2" X 2' USING BLACK VINYL AWING MATERIAL WITH WHITE GRAPHICS. AWNING WILL BE REMOVED AND TAKEN AWAY TO BE RECOVERED, ONCE READING IT WILL BE RETURNED AND REINSTALLED. SEE DWG77012A.

124" x 38" = 32.72 sq ft



OWNER CONSENT FOR SIGN INSTALLATION & PERMITS

Business Name Seven Lakeway Refractories LLC

Job Site Address 730 River Road

Huron, OH 44839

Date: 2/17/2023

Customer Name: Lezlie Goff

Phone Number: 419-433-3030

Email Address: lezlie.goff@sevenlakeway.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:

Lezlie Goff

Lezlie Goff

Customer Signature

Customer Name (printed)

1721 Hancock Street • Sandusky, OH 44870
p: 419.626.5112 • f: 419.625.5985

BRADYSIGNS.COM

SIGN A

240.00"



Scope Of Work

Produce and install (1/ea) AMC panel signs.

1/4" Aluminum composite material

Digital print graphics

Size: 36" x 240" = 60 SQ FT

*Panels will seam together due to material size limitations.

NEW



EXISTING SIGN

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Customer: Seven Lakeway

Date: 1/23/23

Location: 730 River Rd. Huron, OH 44839

File Name: Dwg77012A

Client Approval: _____

Date: _____

**Scope Of Work**

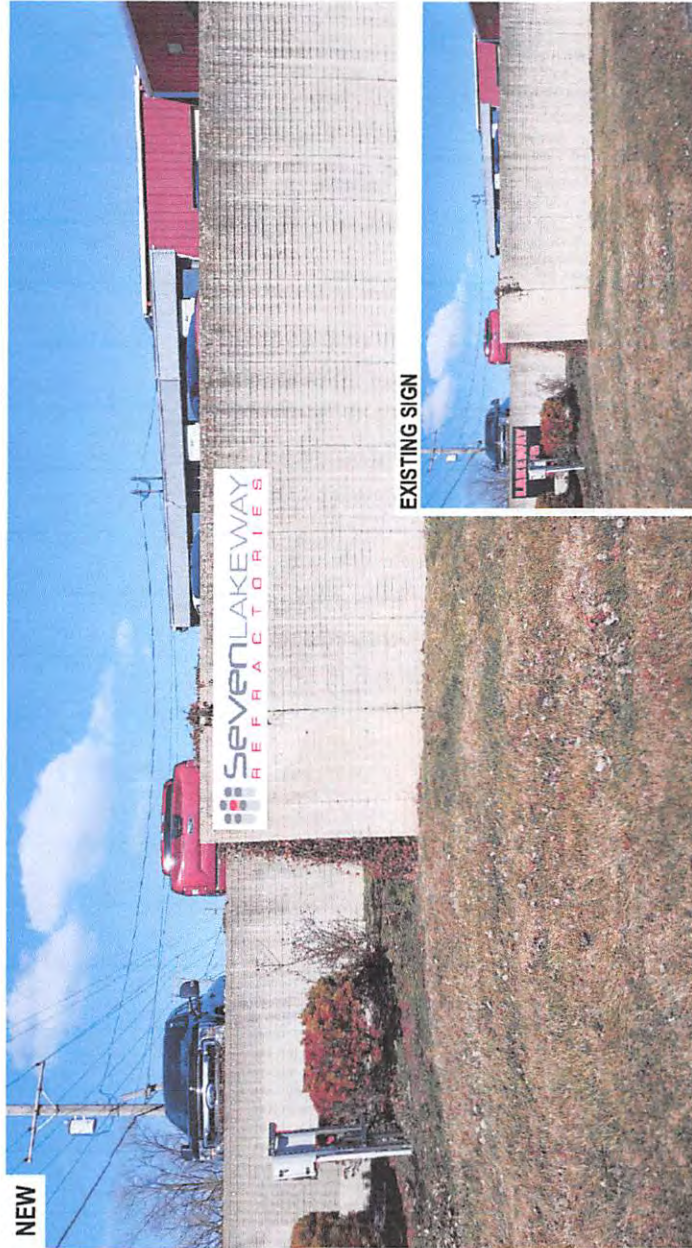
Produce and install (1) AMC panel sign.

1/4" Aluminum composite material

Digital print graphics

Size: 22" x 144" = 22 SQ FT

*Panels will seam together due to material size limitations.



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

Customer: Seven Lakeway

Date: 1/23/23

Location: 730 River Rd. Huron, OH 44839

File Name: Dwg77012A

Client Approval: _____

Title: _____

Date: _____

AWNING C

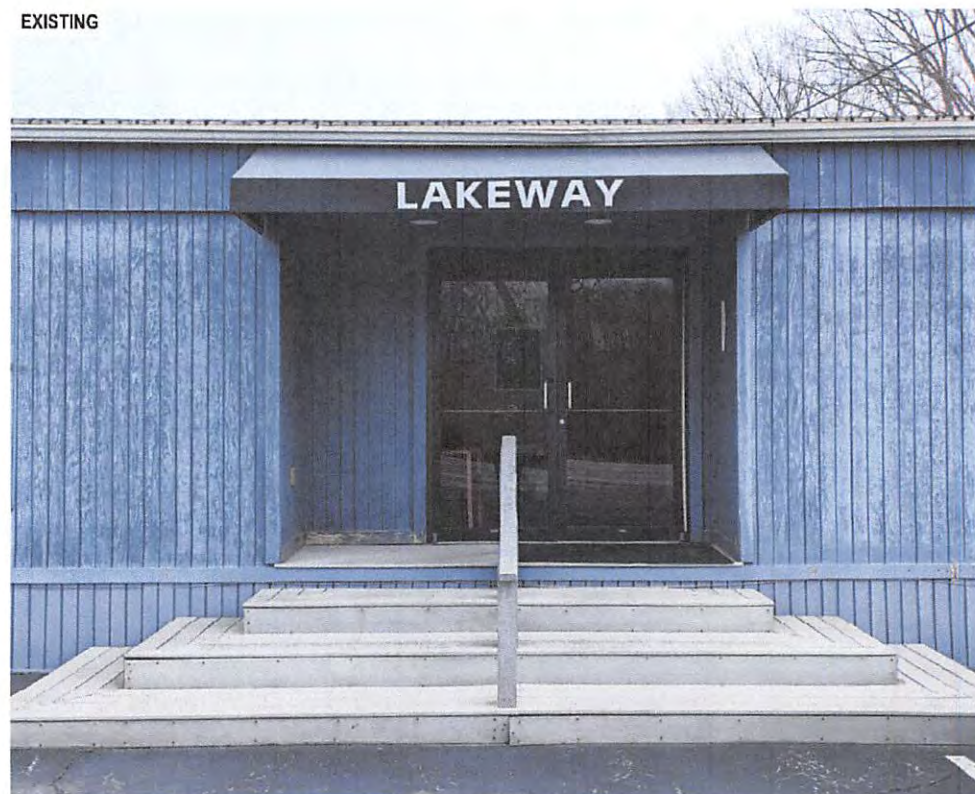
NEW



ENLARGED VIEW OF GRAPHICS



EXISTING



Scope Of Work

Recover existing awning with new vinyl material

124"W x 38"D x 24" Wall Rise

White vinyl logo graphics applied

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Phone: 419-626-5112
www.brady signs.com

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Customer: Seven Lakeway

Date: 1/23/23

Location: 730 River Rd. Huron, OH 44839

File Name: Dwg77012A

Client Approval:

Title:

Date:

- A** ACM Sign - Wall Mounted
- B** ACM Sign - Wall Mounted
- C** Awning



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 Sandusky, OH 44870
 Phone: 419-626-5112
 www.bradydesigns.com

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Customer: Seven Lakeway Date: 1/23/23
 Location: 730 River Rd. Huron, OH 44839 File Name: Dwg77012A
 Client Approval: Title: Date:

SIGN A

240.00"



Scope Of Work

Produce and install (1/ea) AMC panel signs.

1/4" Aluminum composite material

Digital print graphics

Size: 36" x 240" = 60 SQ FT

*Panels will seam together due to material size limitations.



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from Brady Signs.

Customer: Seven Lakeway

Date: 1/23/23

Location: 730 River Rd. Huron, OH 44839

File Name: Dwg77012A

Client Approval: _____

Title: _____

Date: _____

SIGN B



Scope Of Work

Produce and install (1) AMC panel sign.

1/4" Aluminum composite material

Digital print graphics

Size: 22" x 144" = 22 SQ FT

*Panels will seam together due to material size limitations.



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

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Customer: **Seven Lakeway**

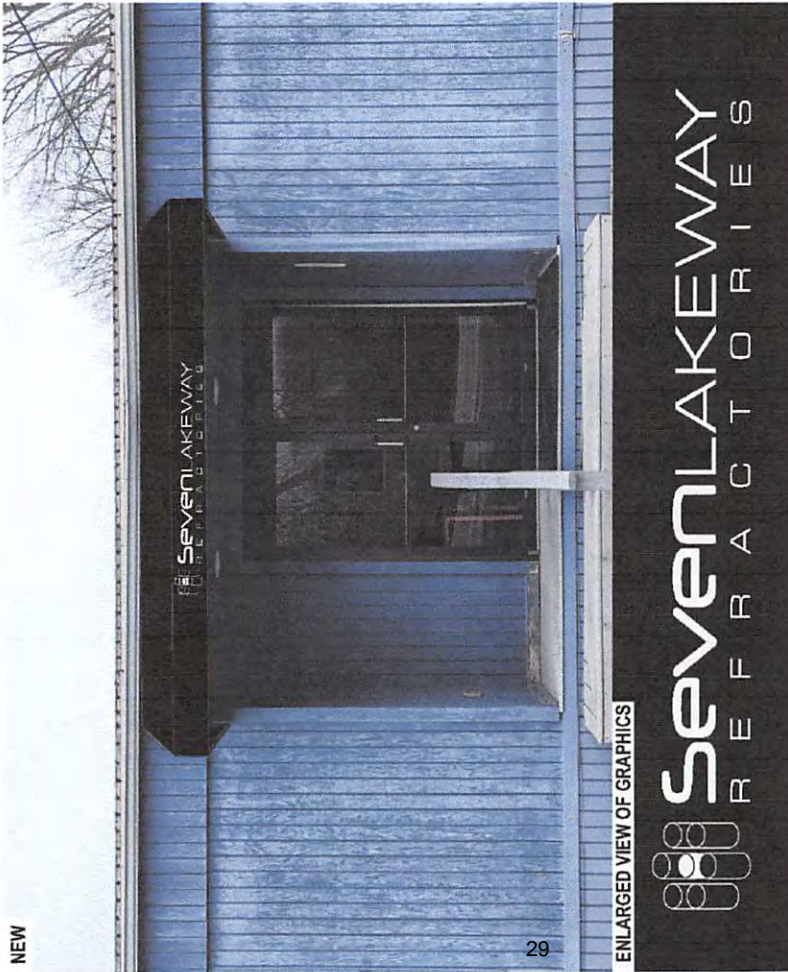
Date: **1/23/23**

Location: **730 River Rd. Huron, OH 44839**

File Name: **Dwg77012A**

Client Approval: _____ Title: _____ Date: _____

NEW



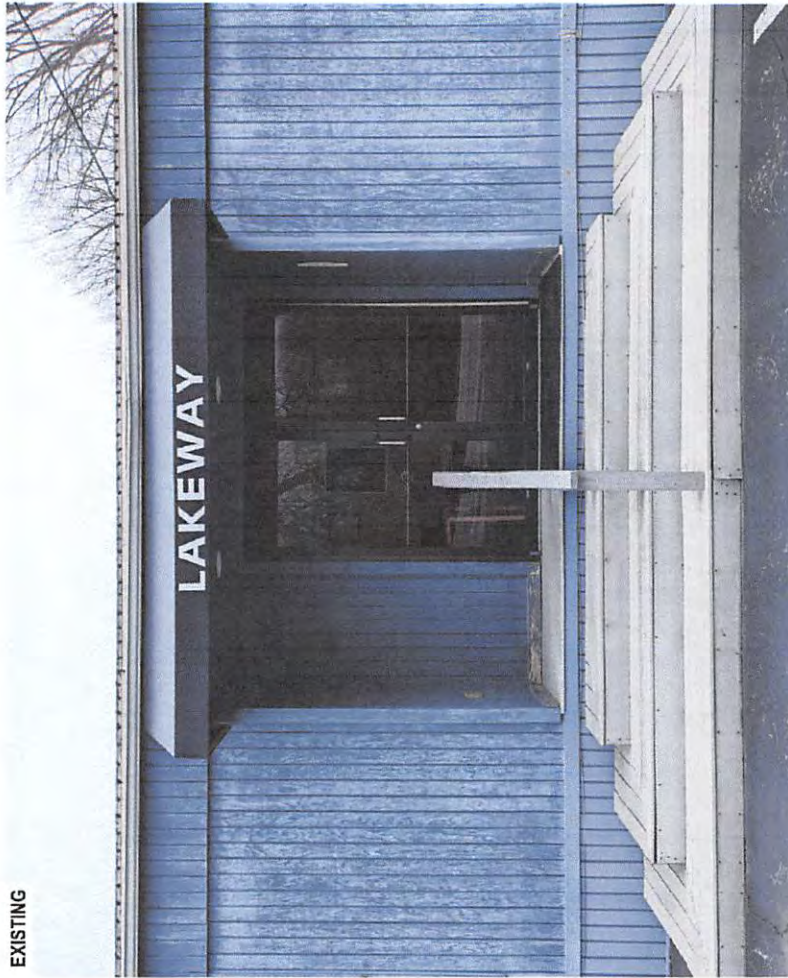
29

ENLARGED VIEW OF GRAPHICS

Scope Of Work

Recover existing awning with new vinyl material
124"W x 38"D x 24" Wall Rise
White vinyl logo graphics applied

EXISTING



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Customer: Seven Lakesway
Date: 1/23/23
Location: 730 River Rd. Huron, OH 44839
File Name: Dwg77012A

Client Approval: _____ Title: _____ Date: _____

- A** ACM Sign - Wall Mounted
- B** ACM Sign - Wall Mounted
- C** Awning



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BRADY SIGNS
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Customer: Seven Lakeway
 Location: 730 River Rd. Huron, OH 44839
 Client Approval: _____
 Title: _____
 Date: 1/23/23
 File Name: Dwg77012A



TO: Chairman Boyle and members of PC/DRB
FROM: Erik Engle, Planning Director
RE: 404 Main Street – Gathering Grounds Coffee House
DATE: October 10, 2022

Current Zoning District: B-1 Neighborhood Business District **Parcel No.:** 42-00694.000

Existing Land Use: Commercial Retail/Coffee Shop

Property Size: +/- 0.2652 acres

Traffic Considerations: No significant trip generation will be added to from the kitchen expansion.

Project Description

At the October 2022 BZA meeting the applicant proposed an addition to provide for more kitchen space in the existing coffee shop. The original building was constructed in the 1950's and is positioned on an angle to the corner of the lot.; the lot itself is long, narrow and angled, As existing the building is pre-existing, conforming relative to setback regulations.

Staff Analysis:

The parcel is a corner lot, which the code defines as being comprised of two front yards. The parcel itself is long, narrow and angular and the position of the existing building contributes to the difficulty with expansion. The existing structure is pre-existing, non-conforming to setbacks.

The proposed 170 sf addition to allow for additional kitchen space would be in line with the existing structure, which is set 15 ft. from the property line and would therefore require a front yard setback variance of 10 ft. There would be no side yard setback required as the adjoining property is also zoned B-1. Other viable options include retrofitting the existing interior and/or expanding the existing kitchen space to the south where the utilities are currently located, upon meeting with the applicant, it was mentioned these would be cost prohibitive and any addition to the rear would reduce the required parking spaces needed for off-street parking, which staff does not recommend.

Staff is working through a main street corridor plan in which land use is being analyzed and one of the recommendations going forward will be to relax front setback zoning requirements to allow for more flexibility in commercial development along the Main Street corridor. Ultimately the variance was approved.

Materials for the addition include the following:

- Standing seam metal roof to match
- Board and batten vinyl siding to match
- Shake vinyl siding to match

Staff Recommendation:

Since the proposed addition will match all materials and colors to the existing structure one-to-one and no significantly negative site impacts will be made from the addition, staff recommends approval as submitted.

Planning Commission (PC)

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

DATE: 3/13/23

Property Owner

Name: Ad-leaf Enterprises
Address: 404 Main St Huron, OH 44839
Phone: 419 677 1537 (cell)
Email: gatheringgroundscoffeehouse@yahoo.com

Applicant

Name: JIM WALLER
Company/Business Name: RUSSWOOD ENTERPRISES, LLC dba LEGENDS GENERAL CONTRACTORS
Mailing Address: 37 ST. MARY'S STREET NORWALK, OH 44857
Phone: 419-668-5343
Email: JIM@LEGENDSOH.COM

Location and Description of Project

Address: 404 MAIN ST HURON, OH County Parcel #: 42-00694.000
Existing Use: SMALL BUSINESS / COFFEE SHOP Acreage/Area of Site: .2652
Proposed Use: SMALL BUSINESS / COFFEE SHOP Lot # (if applicable):
Estimated Value of Project: \$106,872 Total SF: 2715 (INCLUDES ADDITION)

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

Zoning District:	R-1	R-1A	R-2	R-3	B-1	<u>B-2</u>	B-3	I-1	I-2	P-1	M
------------------	-----	------	-----	-----	-----	------------	-----	-----	-----	-----	---

Flood Zone:	A	AE	AO	AH	X (shaded)	<u>X</u>	(Definitions 1135.02(14))
-------------	---	----	----	----	------------	----------	---------------------------

Description of Project:

ADDITION FOR MORE KITCHEN/PREP SPACE, ADD ON 10'x17' ADDITION. BLOCK FOUNDATION / CONCRETE
FLOOR / 2x6 WALLS / PRE-ENGINEERED TRUSSES / VINYL SIDING TO MATCH EXISTING / STANDING SEAM METAL ROOF
TO MATCH / RELOCATE GAS METERS / EXIT DOOR IN NEW CONSTRUCTION / ELECTRICAL & PLUMBING FOR APPLIANCES
& EQUIPMENT / FLOORING RENOVATION ON EXISTING COFFEE HOUSE (PARTIAL)

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
- ☒ ~~N/A~~ 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 (PRINTS)
- ☒ Exterior Building Material Samples (PRINT)
- ☒ Landscape Plan
- ☒ Exterior Lighting Plan

~~N/A~~ 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.


N/A Signage Site Plan with all setback dimensions

N/A Rendering(s) of all signs with detail of dimensions, construction materials, graphics, illumination

Sign Type (circle)			Dimensions			
Sign #1:	Wall	Window	Height	Width	Display Area	Height (if ground)
	Ground	Changeable Copy				
			X	=	sq. ft.	ft.
Sign #2:			Sign #2:			
	Wall	Window	Height	Width	Display Area	Height (if ground)
	Ground	Changeable Copy				
			X	=	sq. ft.	ft.
Sign #3:			Sign #3:			
	Wall	Window	Height	Width	Display Area	Height (if ground)
	Ground	Changeable Copy				
			X	=	sq. ft.	ft.
Sign #4:			Sign #4:			
	Wall	Window	Height	Width	Display Area	Height (if ground)
	Ground	Changeable Copy				
			X	=	sq. ft.	ft.

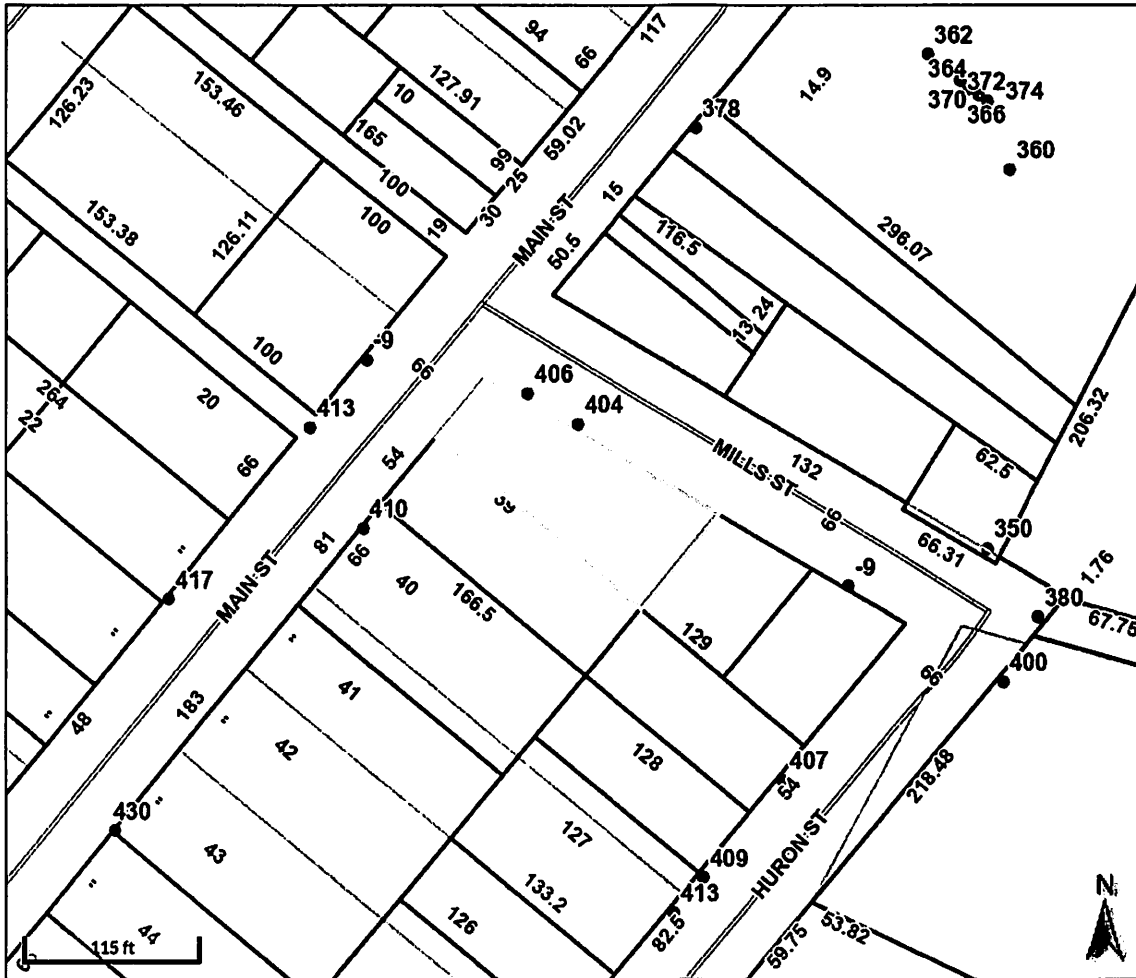
PLEASE NOTE: Upon approval from the Planning Commission, your project may require Engineering Plan review and Storm Water/Erosion Control Plan review, associated fees will apply. Zoning and/or Building Permits may be required, associated permit fees will apply. All Contractors on your project must be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

JW 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.

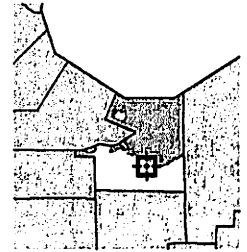
Applicant Signature:  Date: 3-14-23
 Owner Signature: _____ Date: _____

For Departmental Use Only:

Date of Submission: 3/16/23 Application Fee: 200.00 PC Meeting Date: April 19, 2023
150/50



Overview



Legend

- ☐ Parcels
- Parcel Dimensions
- Parcel Dimensions (Original)
- Lot Lines
- Lot Line Labels
- Streets
- Addresses
 - 0
 - 1
 - <all other values>

Parcel ID	42-00694.000	Acreage	n/a	Last 2 Sales	Date	Price	Vol/Page
Owner	AD LEAF ENTERPRISES CO (Owner Address)				5/21/2014	\$128000	4200694/
	AD LEAF ENTERPRISES CO (Tax Payer Address)				10/10/1996	\$91500	
Property Address	404 MAIN HURON						

Date created: 3/15/2023
Last Data Uploaded: 3/15/2023 7:57:28 AM

Developed by Schneider
GEOSPATIAL

SHIRLEY

1000'	100'
Home of St. Mark's Church	General Telephone Co. of Ohio
21	20
22	23
24	25
26	27

MILL STREET 66 Ft.

38	39
40	41
42	43
44	45

HURON

141	142
143	144
145	146

VAN RENSSSELAER

28	29
30	31
32	33

(STREET) 66 Ft.

47	48
49	50
51	52

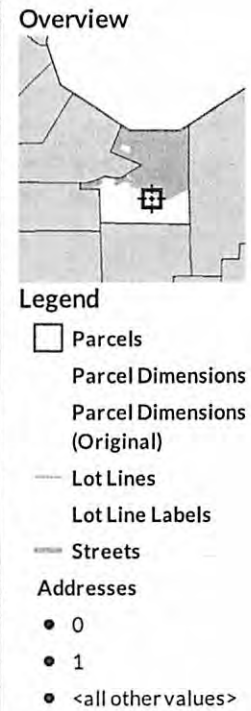
HURON

141	142
143	144
145	146

STANDARD

STREET 66 Ft.

HURON

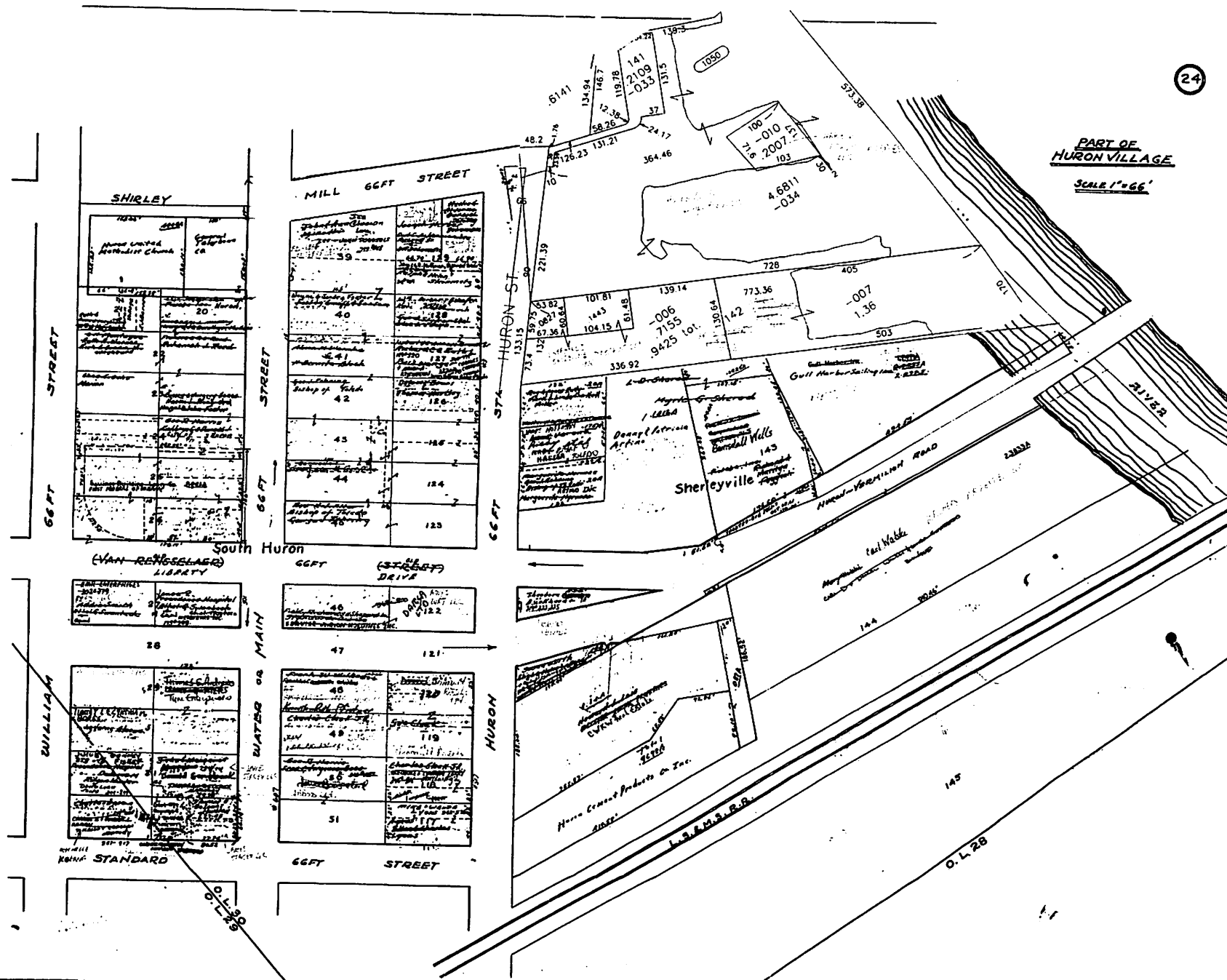


Parcel ID	42-00694.000	Acreage	n/a	Last 2 Sales	Date	Price	Vol/Page
Owner	AD LEAF ENTERPRISES CO (Owner Address)				5/21/2014	\$128000	4200694 /
	AD LEAF ENTERPRISES CO (Tax Payer Address)				10/10/1996	\$91500	
Property Address	404 MAIN						
	HURON						

Date created: 3/15/2023
Last Data Uploaded: 3/15/2023 7:57:28 AM

Developed by  **Schneider**
GEOSPATIAL

24

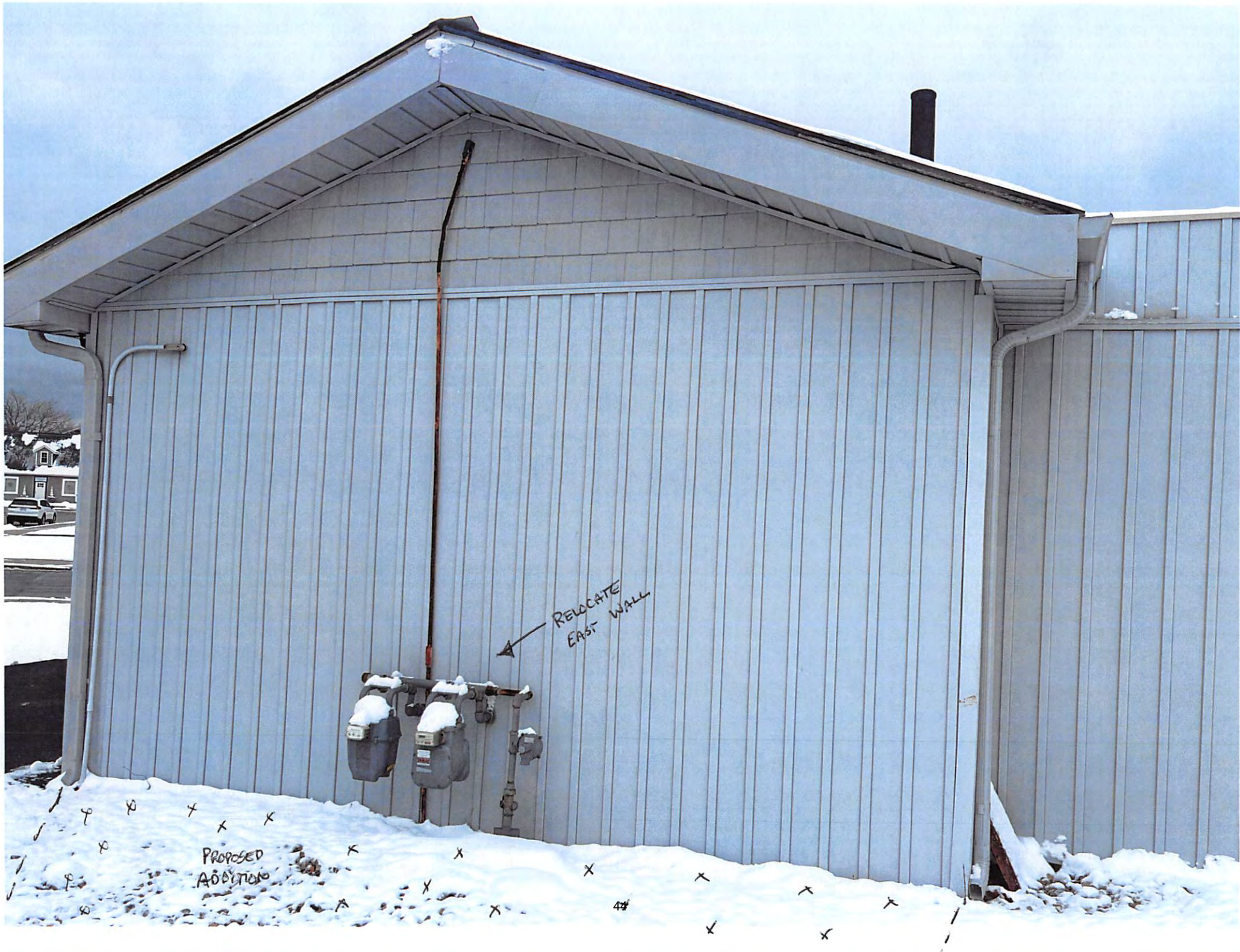










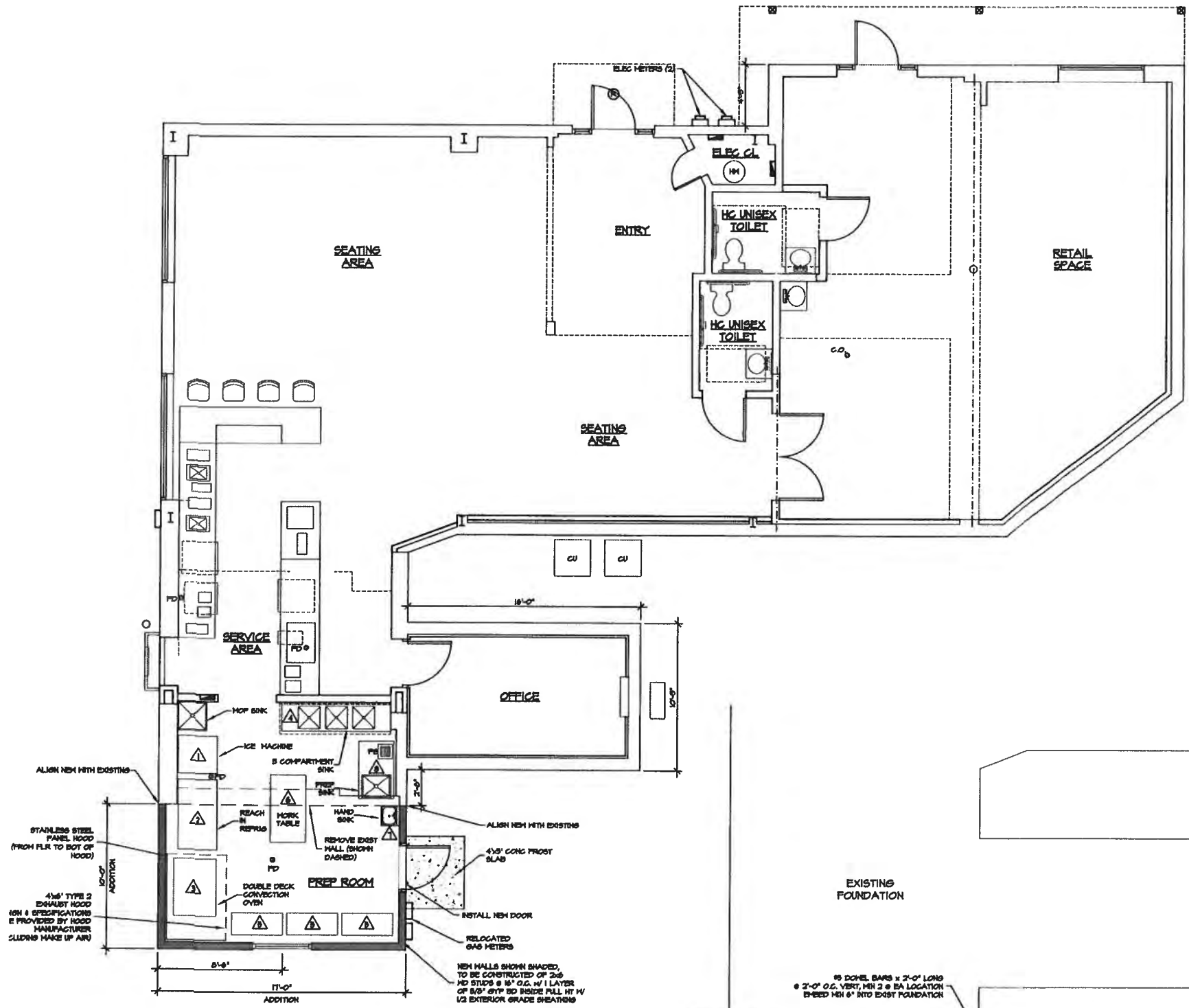


RELOCATE
EAST WALL

PROPOSED
ADDITION







FLOOR PLAN
SCALE: 1/4" = 1'-0"

EQUIPMENT SCHEDULE			
NO	ITEM	MFG	MODEL
01	ICE MACHINE	HOSHIZAKI AMICA	KM-45 BAH
02	REFRIGERATOR	BEVERAGE-AIR	HR2/HRP2/HR3/HRP32-15
03	DOUBLE DECK OVEN	VULCAN	VC44E
04	5 COMPARTMENT SINK	---	---
05	WIRE SHELVING	METRO	ALB42NC
06	CABINET TABLE	REGENCY	600EBS060D
07	HAND SINK	---	---
08	PREP SINK	---	---

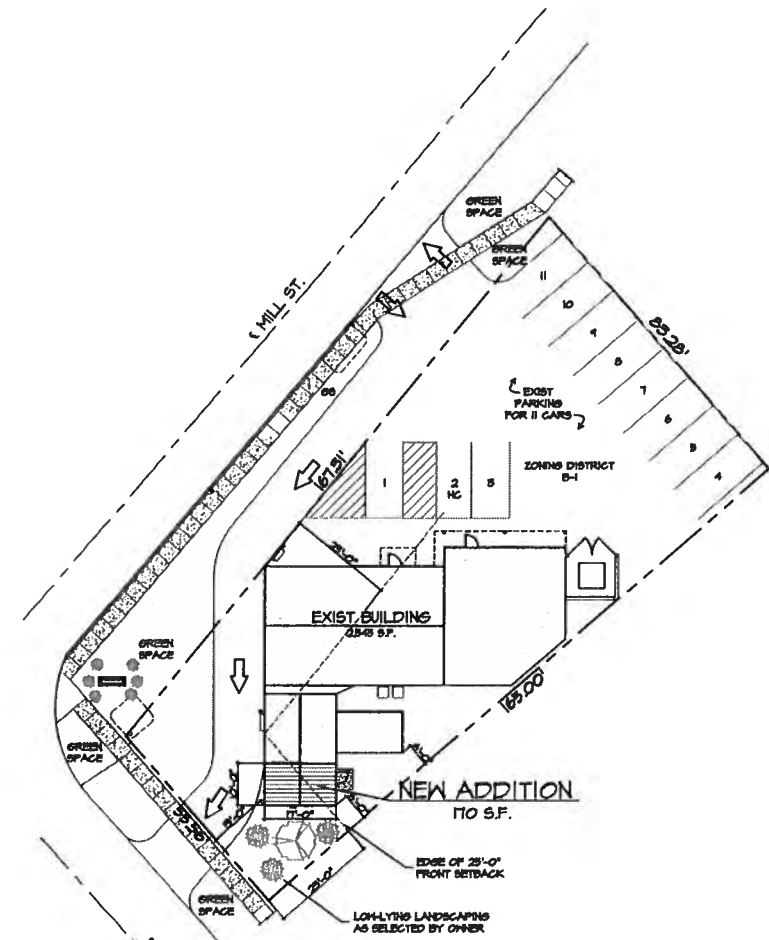
CODE REVIEW	
USE GROUP :	B/M (NON SEPARATED MIXED USES)
CONSTRUCTION TYPE :	VB
BUILDING AREA :	2545 S.F. EXIST 170 S.F. ADDITION 2715 S.F. (TOTAL)
OCCUPANCY :	47 (EXISTING)

DRAWING INDEX	
A-1	SITE PLAN, CODE REVIEW, DRAWING INDEX, FLOOR
A-2	PLAN, EQUIPMENT SCHEDULE, FOUNDATION PLAN
A-3	NORTH, SOUTH, & WEST ELEVATIONS

REVISIONS BY	

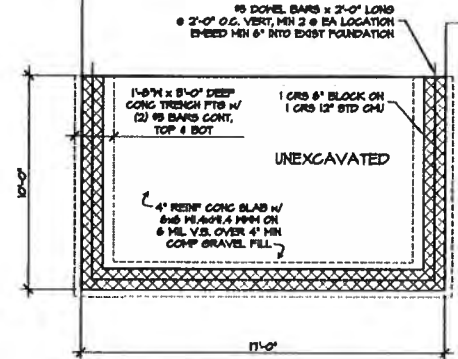
MARK W. RUBY
ARCHITECT
199 NORTH LEAVITT ROAD, SUITE 201
AMHERST, OH 44001
(440) 986-2051

NEW ADDITION FOR THE
GATHERING GROUNDS COFFEE
404 MAIN ST.
HURON, OH



SITE PLAN
SCALE: 1" = 20'-0"

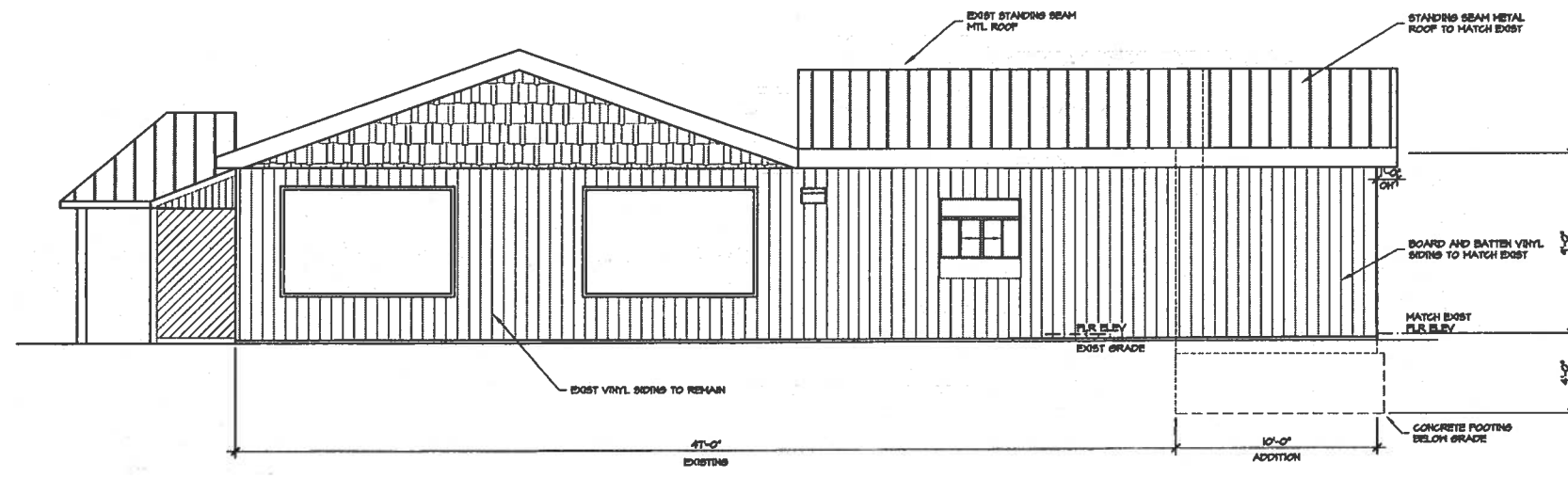
NOTE
CORNER OF THE NEW
ADDITION WILL BE 15'-0"
FROM THE R.O.W.,
THEREFORE A 10'-0" FRONT
YARD SETBACK VARIANCE IS
BEING REQUESTED



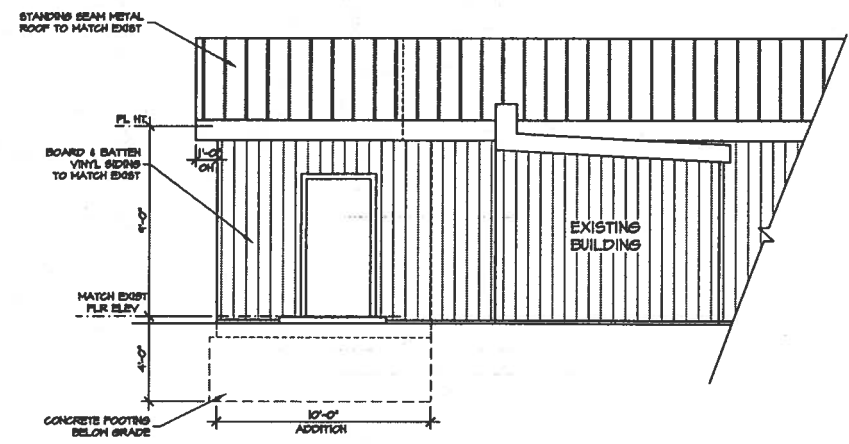
FOUNDATION NOTES:
CONCRETE IN FOUNDATIONS SHALL DEVELOP A COMPRESSIVE STRENGTH OF 5,000 PSI IN 28 DAYS. ALL OTHER CONCRETE SHALL BE 4,000 PSI IN 28 DAYS. EXTERIOR CONCRETE TO BE 4,000 PSI IN 28 DAYS WITH AIR ENTRAINMENT TO MEET ASTM C 260, SPECIFICALLY 65 AIR ENTRAINMENT PLUS OR MINUS 5%.
PROVIDE TYPE S MORTAR CONFORMING TO ASTM C 476.

FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

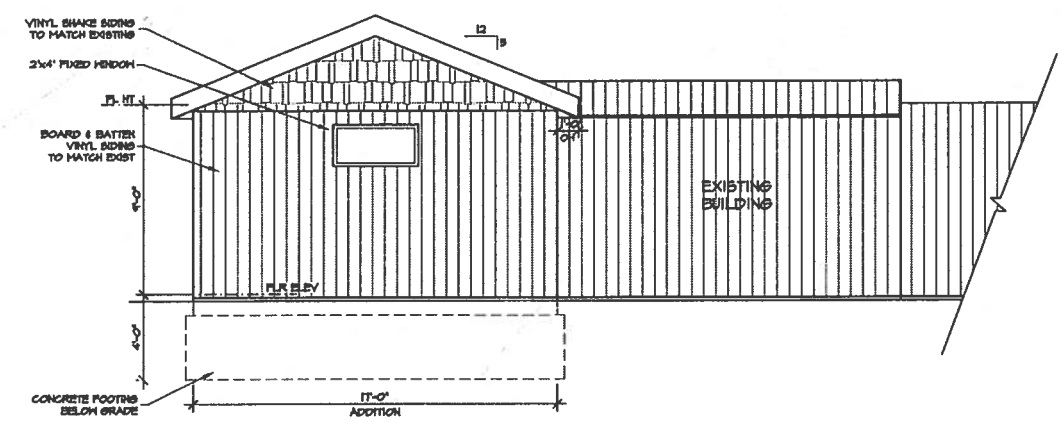
STATE OF OHIO
MARK W. RUBY
REGISTERED ARCHITECT
DATE 8/24/22
PROJ. 2216
SHEET
A-1



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS	BY
10/10/14	MD

MARK W. RUBY
ARCHITECT
199 NORTH LEAVITT ROAD, SUITE 201
AMHERST, OH 44001
(440) 985-2091

TITLE
NEW ADDITION FOR THE
GATHERING GROUNDS COFFEE
404 MAIN ST.
HURON, OH

STATE OF OHIO

MARK W. RUBY

REGISTERED ARCHITECT

DATE 8/24/22

PROJ. 2210

SHEET

A-2



October 11, 2022

Lea & Frank Wechter
Ad Leaf Enterprises Co
404 Main Street
Huron, OH 44839

**BEFORE THE BOARD OF BUILDING AND ZONING APPEALS
OF THE CITY OF HURON, OHIO**

IN THE MATTER OF:

Current Zoning District B-1


Parcel No.: 42-00694.000

Project Description- Area Variance

Applicant is proposing an addition to provide for more kitchen space in the existing coffee shop. The original building was constructed in the 1950's and is positioned on an angle to the corner of the lot.; the lot itself is long, narrow and angled, As existing the building is pre-existing, conforming relative to setback regulations. As proposed, the addition would require the following variances: 10 ft. front yard setback variance.

Upon evidence presented at a public hearing held in the Council Chambers at Huron City Hall, 417 Main Street, Huron, OH 44839 at 6:30p.m. on Monday, October 10, 2022, the BZA Board took the following action:

Granted the request for an area variance at 404 Main Street, a front yard setback variance of 10 ft. to allow for a proposed expansion.



Erik Engle, Planning Director

Retain this document with your property records/deed.



TO: Chairman Boyle and Members of the Planning Commission and Design Review Board
FROM: Erik Engle, Planning Director
RE: Huron High School- Replacement Signage
DATE: April 19, 2023

Current Zoning District: R-3

Parcel No.: 42-65006.000

Existing Land Use: Huron High School

Property Size: +/- 15 acres

Traffic Considerations: Corner Lot (Cleveland Road West/ Jim Campbell)

Project Description- Replacement of Ground Sign

The applicant is proposing the complete replacement of the existing ground sign. As existing the sign exceeds maximums for size and allowance of an electronic message board component, the replacement signage will remain in the same footprint, but will be slightly larger in area sf. The applicant received BZA approval, granting the required variances on March 20, 2023 as follows: As proposed, the following variances were approved

- 31.125 sq.ft. variance to the max sf area
- 6" variance for height
- 2' variance for ROW setback
- Electronic Message Board- Allow electronic message portion, variance to portion % of 26.6%, allow LED's, allow in a residential area.

Staff Analysis/Recommendation:

The replacement ground sign has received the required variance approvals from the BZA on 3-20-23. The new signage will be constructed in the same footprint, using the same foundation and electric. The electronic message board area will not scroll or contain any flashing, changing graphics and will have auto-dim functions.

As proposed, staff is in support of the replacement signage and recommend approval of same.

Attachments:

- Application & Design Elevations

Planning Commission (PC)

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

DATE: 2-9-2023

Property Owner

Name: Huron City Schools Contact James J. Tatman, Ed.D. Superintendent
Address: 712 Cleveland Road East, Huron, Ohio 44839
Phone: 0-419-433-1234 C-440-429-9000
Email: JTATMAN@HURON-CITY.K12.OH.US

Applicant

Name: Albert Haddock
Company/Business Name: Ellet Sign Company
Mailing Address: 3041 E. Waterloo Road Akron, OH 44322
Phone: 0-330-628-9907 x123 C-330-414-9509
Email: ALBERT@ELLETNEON.COM

Location and Description of Project

Address: 710 Cleveland Road W. County Parcel #: 92-65006.000
Existing Use: Huron High School Acreage/Area of Site: +/- 15
Proposed Use: Same - Huron High School Lot # (if applicable):
Estimated Value of Project: \$35,330 Total SF:

☐ New Construction
☐ Addition to Existing Structure

☐ Demolition
☒ Other: REPLACEMENT OF EXISTING
MONUMENT SIGN.

Zoning District:	R-1	R-1A	R-2	<u>R-3</u>	B-1	B-2	B-3	I-1	I-2	P-1	M
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Flood Zone:	A	AE	AO	AH	X (shaded)	X	(Definitions 1135.02(14))
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Description of Project:

REPLACEMENT OF EXISTING MONUMENT SIGN.

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 #:	Wall	Window	Other:	Height	Width	Display Area	Height (if ground)
Sign #1:	Ground	Changeable Copy		X		= sq. ft.	ft.
Sign Type (circle)				Dimensions			
Sign #:	Wall	Window	Other:	Height	Width	Display Area	Height (if ground)
Sign #2:	Ground	Changeable Copy		X		= sq. ft.	ft.
Sign Type (circle)				Dimensions			
Sign #:	Wall	Window	Other:	Height	Width	Display Area	Height (if ground)
Sign #3:	Ground	Changeable Copy		X		= sq. ft.	ft.
Sign Type (circle)				Dimensions			
Sign #:	Wall	Window	Other:	Height	Width	Display Area	Height (if ground)
Sign #4:	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	Other:	Height 5'	Width 8'7 1/2"	Display Area = 43'14 sq. ft.	Height (if ground) 8'6" ft.
Sign #2:	Wall Ground	Window Changeable Copy	Other:	Height	Width	Display Area = sq. ft.	Height (if ground) ft.
Sign #3:	Wall Ground	Window Changeable Copy	Other:	Height	Width	Display Area = sq. ft.	Height (if ground) ft.
Sign #4:	Wall Ground	Window Changeable Copy	Other:	Height	Width	Display Area = 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: 2-5-2023

Owner Signature: [Signature] Date: 3/20/2023

For Departmental Use Only:

Date of Submission: 3-23-23

Application Fee: 50.00

PC Meeting Date: 4-19-23



SITE PLAN

CLIENT HURON HIGH SCHOOL

PROJECT/LOCATION 710 CLEVELAND ROAD WEST, HURON, OHIO 44839

DATE 02/07/23

REP. AH

FILE H4313

PAGE 1/2

This is an original, unpublished drawing created by ELLET SALES & SERVICE, INC. It is submitted for your personal use in connection with the project being planned for you by ELLET SALES & SERVICE, INC. It is not to be shown to anyone outside your organization nor is it to be used, reproduced, copied or exhibited in any fashion whatsoever. All or any part of this design (excepting registered trademarks) remain the property of ELLET SALES & SERVICE, INC.

Upon acceptance of contract or letter of quotation, ELLET SALES & SERVICE, INC. requires the customer initial the copy of the sketch and indicate any changed desired and return one copy along with the signed contract to our office prior to any work being done.

NO SCALE

APPROVED _____

DATE _____

PH 1-330-628-9907
FX 1-330-628-8347
TOLL FREE 1-888-652-8607
www.elletneon.com



FOR ARTISTIC PRESENTATION ONLY. TO BE RELEASED INTO PRODUCTION & INSTALLATION, DRAWING MUST BE APPROVED:

SALES AGENT _____

DATE _____

ELLET SIGN COMPANY
3445 E. WATERLOO RD. AKRON, OH



3'H ACTIVE AREA

41"H EMC CABINET

5'

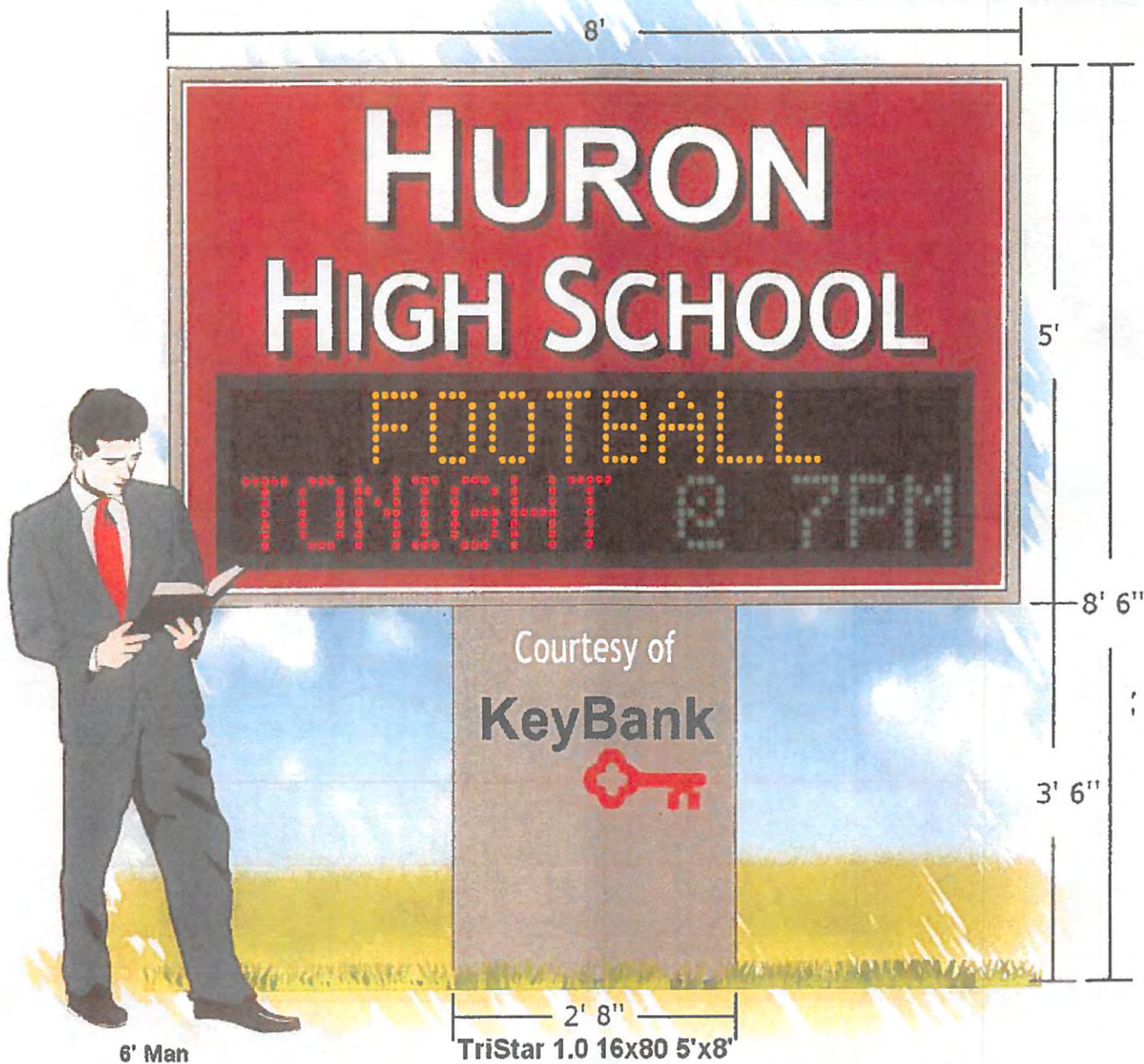
8'6"

42"

**ELECTRONIC MESSAGE BOARD:
3'H X 8' = 24 SQ. FT.
(55.6%, BASED ON ACTIVE DISPLAY AREA)**

ELLET SIGN COMPANY
3445 E. WATERLOO RD. AKRON, OH





Cabinet: 5' x 8'
Mount: Pedestal

Cabinet Color: Silver Gray
Face Color: Dark Red
Line Color: White

Fonts: Trebuchet(b), Arial(b)
Logo: key



TO: Chairman Boyle and Members of the Planning Commission and Design Review Board
FROM: Erik Engle, Planning Director
RE: North Main Street (Vacant Lot)- Temporary Store/Food Vendor Operation
DATE: April 19, 2023

Current Zoning District: B-3

Parcel No.: 42-01943.001

Existing Land Use: Vacant Lot

Property Size:
***Lot #11: 32' x 50'**

Traffic Considerations: On Street Parking – North Main Street.

Project Description- Temporary Store/Food Vendor

The applicant contacted the city with the idea for a proposed temporary food truck business to be located on Lot #11 of parcels 42-01943.001 which is owned by Shirley Murray Trustee (Jim Murray). The proposed idea is for the placement of an Airstream Trailer to be used for the sale of ice cream and consumer packaged goods and to provide an outdoor patio area with fencing, outdoor seating, and strung lighting.

Normally, the Planning and Zoning Department reviews and issues Temporary Store/Food Truck Permits, however, this application differs, in that, the applicant is seeking to include some semi-permanent/permanent features and indicated his desire to leave the Airstream trailer in the location for an extended period of time. That being said, staff found it beneficial to have this Commission review the plans through the regular process applied for any business operation. Staff will be the authority to review and issue the Temp. Store/Food Truck License.

Staff Analysis/Recommendation:

The code does not have a Food Truck Vendor section, however, as standard practice in the past, the city has applied Chapter 731 Temporary Stores to regulate Food Truck Vendors. As directed by legal in the past, we have created policy criteria on the application to address specific requirements pertaining to food truck vendors. (Code and application attached for reference). The Temporary Store Permit allows for operation for a period not exceeding 120 days and the applicable permit fee is \$150.00. After meeting with the applicant and reviewing his proposed plans which include a defined, fenced seating area, tables, lighting, staff felt additional review through the Planning Commission, as is done for any business, would be beneficial and appropriate in this case.

The applicant has been advised that any utilities he is seeking for the lot would require the property owner submitting the necessary permit application and applicable fees would apply.

As proposed, staff is in support of the plan to add a gravel courtyard, placement of the Airstream Food Trailer, fencing, tables, planters. One issue that staff realized was not in the plan are trash receptacles and location of either a small dumpster or trash containers. Trash removal will be required; however, this is something that the applicant would be required to arrange with a contractor for removal. Should the applicant proceed with a dumpster, staff recommends locating it discreetly or providing screening to match the proposed fencing. Furthermore, the applicant mentioned a potential water tank for other utilities. It is also recommended the location be discreet in nature preferably located in the rear of the trailer. Per the minimum parking requirements set in the code, the commercial/retail area must provide four (4) off-street parking spaces, which the site provides ample space for.

The proposed use is compliant with B-3 Zoning, staff would be seeking PC/DRB input and recommendation on the proposed aesthetics. Being a temporary store/food truck operation, staff would recommend that the trailer and all non-permanent items on the site (trash receptacles, picnic tables, planters) be removed at the expiration of the license.

Following Planning Commission approval, the applicant will be required to submit the Temporary Store/Food Truck application and all additional required documents specified in the application which will be reviewed by the Planning & Zoning Department with License issued by the department.

Overall, staff is in support of the plan and believes it temporarily activates the site in accordance with the City's Master Plan and will be a welcomed amenity to residents and visitors. Staff would recommend that no more than one (1) renewal application considered for the year 2023 (total 240 days of operation beginning late spring/early summer).

Attachments:

- Application & Design Elevations

Planning Commission (PC)

Commercial Site Plan Review/Design Review- Exterior/Design Review- Signage Only

The PC/DRB meets monthly on the third Wednesday of each month at 5:00p.m.in Council Chambers at City Hall, 417 Main Street, Huron, OH. This application is used for site plan approval, exterior design review including landscaping and lighting, and signage for new construction and any/all improvements of existing commercial/business/industrial facilities.

*** Prior to submission of this application, an initial plan review meeting with the Planning & Zoning Department is required.**

2023 PC/DRB MEETING DATE	APPLICATION SUBMISSION DEADLINE
JANUARY 18	DECEMBER 21, 2022
FEBRUARY 15	JANUARY 19
MARCH 15	FEBRUARY 16
APRIL 19	MARCH 16
MAY 17	APRIL 20
JUNE 21	MAY 18
JULY 19	JUNE 22
AUGUST 16	JULY 20
SEPTEMBER 20	AUGUST 17
OCTOBER 18	SEPTEMBER 21
NOVEMBER 15	OCTOBER 19
DECEMBER 20	NOVEMBER 16

RETURN THE COMPLETED APPLICATION, REQUIRED PLANS, AND APPLICATION FEES TO: THE CITY OF HURON, PLANNING & ZONING DEPARTMENT, 417 MAIN STREET, HURON, OH 44839 AND/OR VIA EMAIL: zoning@huronohio.us CONTACT OUR OFFICE WITH QUESTIONS 419-433-5000 EXT. 1302.

Planning Commission (PC)

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

DATE: 3/15/23

Property Owner

Name: Shirley Murray Trustee (Jim Murray)
Address: 613 Oneida View Huron, OH 44839
Phone: 415-640-0027
Email: jim.w.murray@gmail.com

Applicant

Name: Joe Harkelroad
Company/Business Name: Dockside Development Group LLC
Mailing Address: 319 Center St. Huron, OH 44839
Phone: 440-752-0606
Email: joe.harkelroad@gmail.com

Location and Description of Project

Address: North Main St. County Parcel #: 42-01943,001
Existing Use: Vacant land Acreage/Area of Site: 32'x66'
Proposed Use: sale of food Lot # (if applicable): 11
Estimated Value of Project: \$60,000 Total SF: 1920 SF



New Construction



Demolition



Addition to Existing Structure



Other: _____

Zoning District:	R-1	R-1A	R-2	R-3	B-1	B-2	<u>B-3</u>	I-1	I-2	P-1	M
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Flood Zone:	A	AE	AO	AH	X (shaded)	<u>X</u>	(Definitions 1135.02(14))
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Description of Project:

Sale of ice cream and consumer packaged goods
from food trailer. Build outdoor patio with fencing and
outdoor seating. Add electric, water and sewer to site.


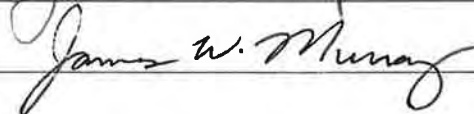
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- ___ Signage Site Plan with all setback dimensions
 ___ Rendering(s) of all signs with detail of dimensions, construction materials, graphics, illumination

Sign Type (circle)				Dimensions			
Sign #1:	Wall	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.

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: 3/15/23
 Owner Signature:  Date: 3/22/23

For Departmental Use Only:

Date of Submission: 3-24-23 Application Fee: 150.00 PC Meeting Date: 4-19-23

Parcel ID 42-01943.001 | Lot #11

Site Plan Summary

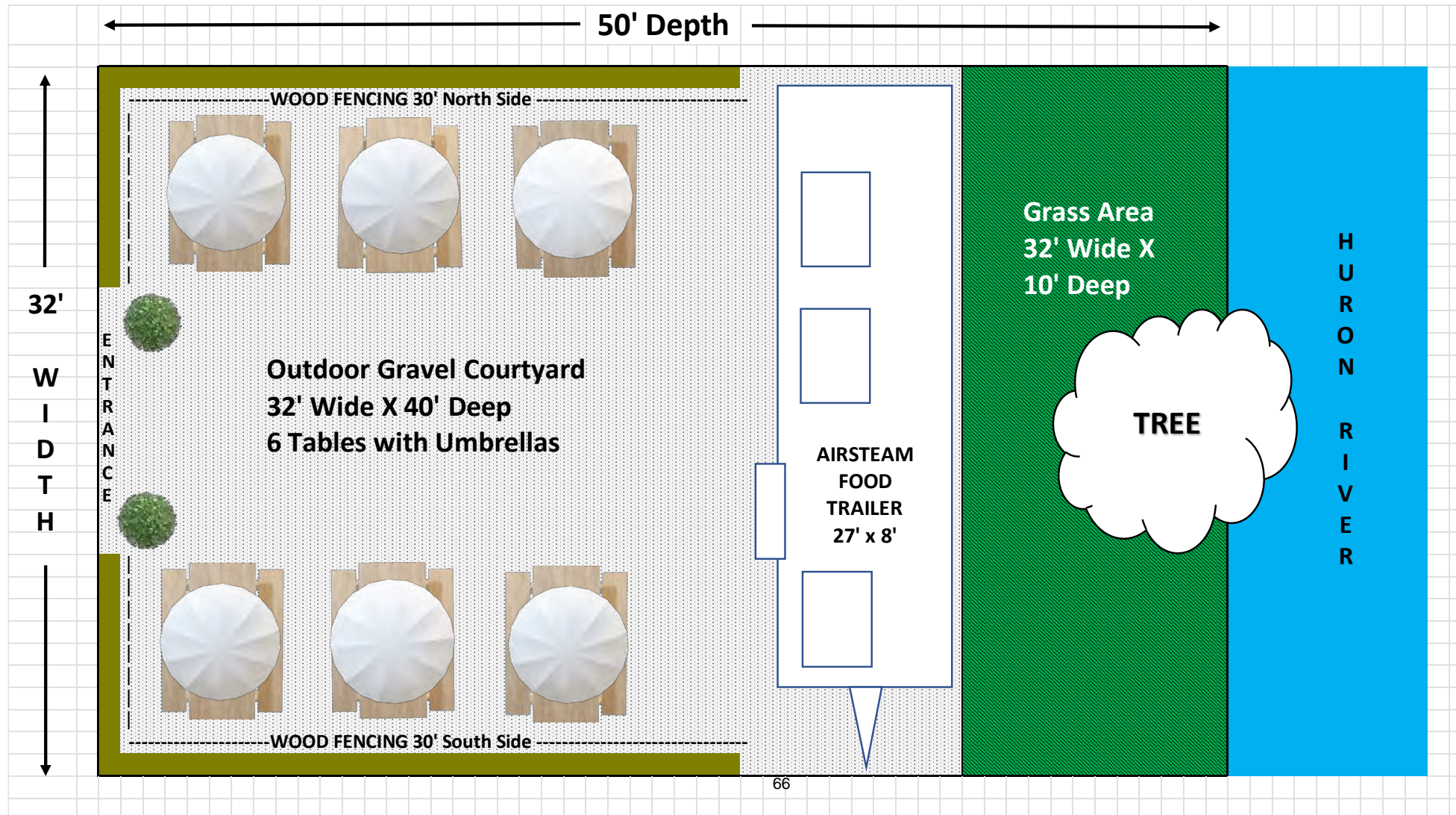
- Total area of Lot 11 is 32' wide & approximately 50' deep
- AirStream Food Trailer: 27' long x 7' wide x 10' High
- Gravel Courtyard: 32' wide x 40' deep
- Grass area behind trailer approximate 32' wide x 10' deep
- 6 outdoor tables with umbrellas and planters
- Wooden Fencing: 3' high with 6' high posts for string lighting. Fence to be 30' deep on both sides & 20' wide on street side with open entrance area from sidewalk





Current State of North Main Street – Lot #11

Site Plan – North Main Street | Murray Property | Lot #11





AirStream Food Trailer Example – Seaside, Florida

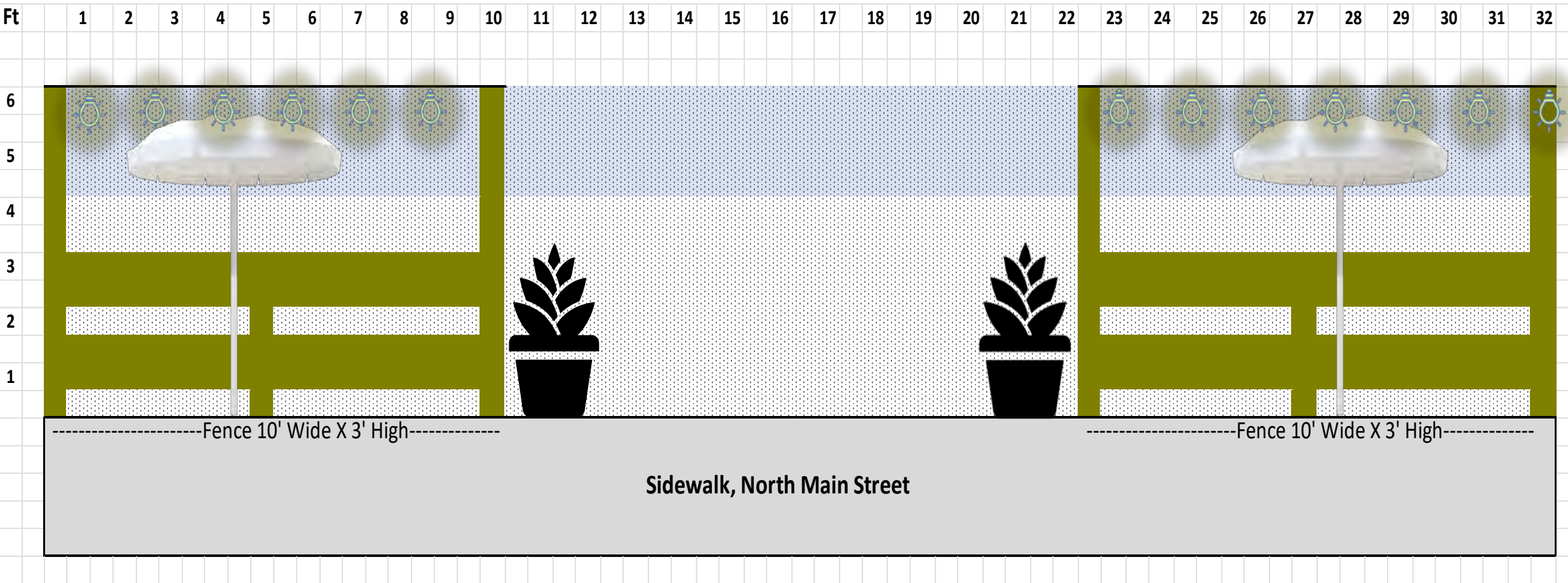


Airstream Trailer Dimensions

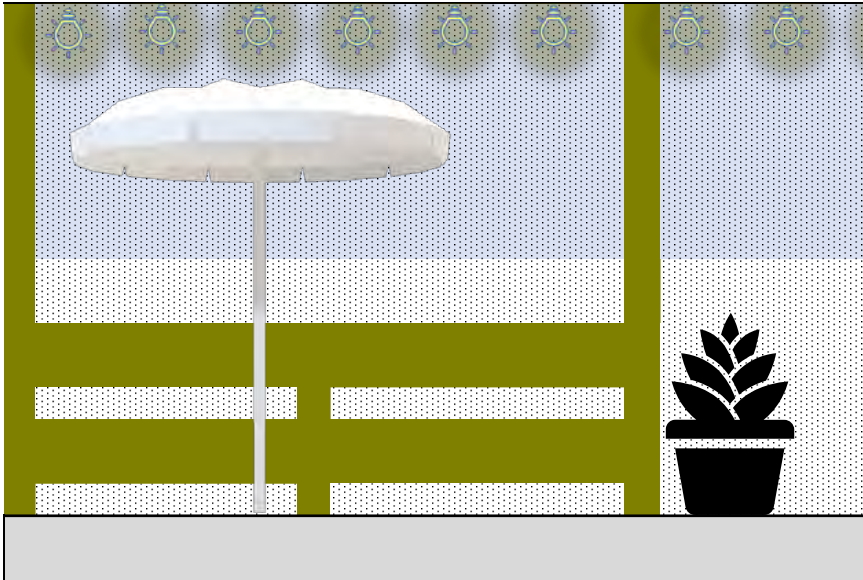
Dimensions

- Length 27'
- Height 10'
- Width 8'

Wood Fence (Entrance View) – 3’ high with 6’ high posts for string lighting



Wood Fencing / Gravel Courtyard Example (Height and layout may differ from example)



Shirley Murray Trustee Parcel
Water Lots 11-17 & Vacated Portion of Main Street & Wall Street
0.5309 Acre

Being situated in the State of Ohio, County of Erie, City of Huron, Water Lots 11-17 & the Vacated portion of Main Street and Wall Street in the Old Town Plat of Huron Village as shown on the Erie County Historical Tax Maps, Huron Old Town Plat 3 (1900 Series) and being more definitely described as follows:

Commencing at a drill hole, found, marking the intersection of the centerline of Main Street with the centerline of Wall Street; Thence South $50^{\circ}15'51''$ East along the centerline of Wall Street, a distance of 24.75 feet to a point on the revised East right-of-way line of Main Street per Erie County Records (DV 366 PG 177); Thence South $39^{\circ}44'09''$ West along the revised East right-of-way line of Main Street, a distance of 21.25 feet to a $1/2''$ iron pin & cap, set, marking it's intersection with the revised South right-of-way line of Wall Street (DV 366 PG 177) and the point of beginning;

(1) Thence South $50^{\circ}15'51''$ East along the revised South right-of-way line of Wall Street, passing through a $1/2''$ iron pin & cap, set at a distance of 56.50 feet, a distance of 66.33 feet to a point on the West shoreline of the Huron River, the same being the East line of said Old Town Plat of Huron;

(2) Thence South $39^{\circ}44'09''$ West along the East line of said Old Town Plat of Huron, a distance of 348.68 feet to a point;

(3) Thence North $50^{\circ}15'51''$ West along the South line of Water Lot 17 in said Old Town Plat, passing through a PK Nail, set at a distance of 11.33 feet, a distance of 66.33 feet to a drill hole, cut in concrete on the revised East right-of-way line of Main Street;

(4) Thence North $39^{\circ}44'09''$ East along the revised East right-of-way line of Main Street, a distance of 348.68 feet to the point of beginning, containing 0.5309 acre, more or less, of which 0.0228 acre is in Vacated Wall Street and 0.1321 acre is in Vacated Main Street and 0.3760 acre is in Water Lots 11-17, but being subject to all legal highways, easements and restrictions of record.

The above description was prepared from an actual survey by Daniel E. Hartung Jr., Professional Surveyor No. 5667 in November 2019. The bearings were assumed only for the purpose of indicating angles.

APPROVED as per Erie County Ordinance
And Section 1707.27 of the Ohio Revised Code
Administrative Code Chapter 1707.27 of the Ohio
for Agency use.

Engineer/Surveyor: Erie County Engineer's

Date: 11/7/19

Daniel E. Hartung Jr. 11/7/2019
Daniel E. Hartung Jr., PE, PS



APPLICATION FOR TEMPORARY STORE (FOOD TRUCK OPERATIONS)

In accordance with Section 731.02 of the Codified Ordinances of the City of Huron, Ohio, I, the undersigned, hereby apply to the City Manager for a license to open and maintain a temporary store and, under oath, give the following answers to questions contained in this application.

DATE: _____

NAME OF BUSINESS: _____

BUSINESS PERMANENT ADDRESS: _____

NAME OF OWNER: _____

ADDRESS: _____

PHONE NUMBER: _____ EMAIL: _____

PROPOSED LOCATION/OPERATION OF TEMPORARY STORE

ADDRESS: _____

PARCEL NUMBER: _____ ZONING DISTRICT: _____

DATES OF OPERATION (120 DAY TIME FRAME PURSUANT TO THE CODE)

BEGIN OPERATION: _____ LAST DATE OF OPERATION: _____

List the names of two (2) Ohio Municipalities in which you have previously operated a Temporary Store as defined in Section 731.01 of the Codified Ordinances of the City of Huron. Give the name(s) and address(es) of that business and length of time the business was operated:

How many employees will be employed: _____

Describe the nature of the product or service sold: _____

INCLUDE THE FOLLOWING ITEMS WITH YOUR APPLICATION

Copy of Health Department Permit

Copy of Insurance Certification

*Private property location- letter from the property owner authorizing the use of the property.

\$150.00 Temporary Store Application Fee.

I hereby certify that I am the owner of record of the named property, or I have been authorized by the property owner to make this application as an authorized agent, and agree to conform to all applicable laws, regulations, and ordinances of the City of Huron in the operation of this Temporary Store. All information contained within this application and supplemental materials is true and accurate to the best of my knowledge and belief.

SIGNATURE OF APPLICANT:_____

CHAPTER 731 Temporary Stores

731.01	Definition; exceptions.	731.05	Stores presumed temporary;
731.02	License required.		exceptions.
731.03	License application fee.	731.99	Penalty.
731.04	Bond in lieu of fee.		

CROSS REFERENCES

Power to regulate - see Ohio R.C. 715.64
 License revocation for receiving stolen property - see Ohio R.C.
 2961.03
 Pawnbrokers - see Ohio R.C. Ch. 4727
 Secondhand dealers - see Ohio R.C. Ch. 4737
 Receiving stolen property - see GEN. OFF. 545.18
 Peddlers, solicitors and canvassers - see BUS. REG. Ch. 711

731.01 DEFINITION; EXCEPTIONS.

As used in this chapter, "temporary store" means a store, storeroom, office or other place, opened and maintained for the sale to the public of goods, commodities or merchandise, where the seller or owner of such goods, commodities or merchandise operate such store, storeroom, office or other place, for a period of less than 120 days.

This chapter shall not apply to sales pursuant to the order of any court of competent jurisdiction in the State, or of the United States, nor to any person owning or operating a branch store, provided that such person, or the principal of such person, has been engaged in the same kind of business in the City for a period of more than 120 days prior to the date of opening such branch store. (Ord. 1962-20. Passed 7-23-62.)

731.02 LICENSE REQUIRED.

No person shall operate a temporary store unless licensed as provided herein.
 (Ord. 1962-20. Passed 7-23-62.)

731.03 LICENSE APPLICATION; FEE.

Application for a license to operate a temporary store shall be made to the City Manager. Upon approval of the application by the City Manager, and after payment of a fee of one hundred fifty dollars (\$150.00), the City Manager shall issue a license to the applicant. Such fee shall be refunded to the applicant if the store proves not to be in fact a temporary store.
 (Ord. 1962-20. Passed 7-23-62.)

731.04 BOND IN LIEU OF FEE.

In lieu of payment of the license fee, any person shall, within forty-eight hours after demand, cause to be furnished a bond subject to the approval of the City Manager, in the sum of one hundred and fifty dollars (\$150.00) payable to the City with surety and sureties satisfactory to the City Manager and conditioned upon the fact of continuation in business at the address indicated thereon, for a period of 120 days or more, after the date of opening such business or the payment of such fee; as it is the intent and purpose of this chapter to secure, for the City, full and adequate assurance that the operator of any store which may, in fact, prove to be a temporary store, shall pay directly, or indirectly, through his surety the fee herein provided.
(Ord. 1962-20. Passed 7-23-62.)

731.05 STORES PRESUMED TEMPORARY; EXCEPTIONS.

Any store which is hereafter opened, operated and maintained in the City shall prima-facie be presumed to be a temporary store, but such presumption may be overcome by evidence satisfactory to the City Manager that it is not a temporary store, in which case the City Manager shall not be required to impose such fee or take a bond in lieu of payment thereof.
(Ord. 1962-20. Passed 7-23-62.)

731.99 PENALTY.

Whoever violates any provision of this chapter is guilty of a minor misdemeanor. A separate offense shall be deemed committed each day during or on which an offense occurs or continues.

Food Truck Vendors-General Requirements

- 1) Applicant must have a valid Permit issued by the Erie County Health Department
- 2) Applicant must carry and provide proof of insurance on the business
- 3) Other requirements as mandated by the State of Ohio in operating a business
- 4) Food Truck License will be valid for a period of less than 120 days.

CODIFIED ORDINANCE CHAPTER 731- TEMPORARY STORES

What the city would require:

- 1) Review of Chapter 731-Temporary Store Ordinance for guidelines.
- 2) Completed Temporary Store License Application
- 3) \$150.00 Application fee
- 4) Copy of your Health Department Permit
- 5) Copy of Insurance Certificate.
- 6) If the location of the Food Truck will be on private property, a letter from the property owner confirming authorization of the food truck operation is required.
- 7) Submit your application packet to the City of Huron-Planning & Zoning Department.
- 8) Upon approval you will be issued a License to operate for a period of less than 120 days.
- 9) Signage regulations apply. No signage of any kind is allowed within the public right--of-way. Feather type signage is prohibited within the city.

*Locating on city-owned property such as parks, beaches, or any other city venue would require authorization through Doug Steinwart- Parks & Recreation Operations Manager 419-433-4848. If approved, the Temporary Store License Fee would be waived as an agreement with specified fee and/or percentage terms would apply.

*Events such as River Fest and the Rotary Festival are held on city property, but are not operated by the city. Contact organizations directly to inquire about being a vendor.

City of Huron
Planning & Zoning Department
417 Main Street
Huron, OH 44839
419-433-5000 ext. 1302