



City of Huron
Agenda for the Planning Commission/DRB
Wednesday, July 17, 2024 5:00pm.

- I. **Call to Order**
- II. **Roll Call**
- III. **Adoption of the Minutes (n/a)**
- IV. **Audience Comments (3-minute time limit)** *Please step to the podium and state your name and address for the record.
- V. **New Business**
712 Cleveland Road E PPN 42-65009.000 Current Zoning: R-1
Owner/Applicant: East Cleveland Road LLC (Huron Sports Academy)-
Site and Design Plan Review for Commercial Signage
- VI. **Adjournment**



TO: Chairman Boyle and Members of the Planning Commission
FROM: Christine Gibboney, Administrative Assistant
RE: 712 Cleveland Road E- Commercial Signage
DATE: July 17, 2024

PPN 42-65009.000 Current Zoning: R-1 Address: 712 Cleveland Road E

Owner/Applicant: East Cleveland Road LLC (Huron Sports Academy)
Applicant- Brian Morgan, More Vang

Subject Matter/Background

Owner is proposing permanent signage for their new school, Huron Sports Academy, which opens on August 14, 2024. Proposed signage includes wall signs and window signs. The applicant also advised of a monument/ground sign and is working on getting the site plan and elevations, but had not submitted at the time of this report.

Land Use and Zoning

R-1 Single Family Residential District – School

Staff Analysis/ Recommendation:

This property as well as other schools within the city are located within the R-1 Zoning District which creates challenges regarding Commercial Signage as these are not recognized/allowed in R-1 Districts. Huron Sports Academy advised they would be opening in mid-August, and if possible, seeking approval to have a few of the permanent signs in place for the opening. Staff explained that we were not able to provide approval as both BZA and PC/DRB approvals are necessary before permits can be issued.

Staff consulted the Building Official regarding the past protocol with regard to process, since we know every school sign would have encountered this dilemma. He confirmed that the BZA would have to grant a variance to allow for the signage, and the PC/DRB would provide the site and design plan approvals.

To expedite the process to the extent we can, we are taking the case to this body first for site and design plan reviews and would ask that any recommendation be conditional pending BZA approval. The next regular BZA meeting is August 12th.

As staff understands it, with no code regulations for the proposed signage, the Planning Commission will apply design and construction standards to determine and approve site

and design plans in such a case. Staff did consult with both the Police and Fire Departments for any safety concerns relative to the proposed application, neither department had any issues with the signage.

Applicable Code Sections

1141.04 Powers and Duties of the Planning Commission Relating to Design Review.

1129.06 Design and Construction Standards

Chapter 1129- Sign Regulations (Appendix A) does not allow for commercial signage since this is a Residential District, except for ground signage which is acknowledged, with reference to 1129.05(d).

Section 1129.05(d) does reference ground signage, but seems to be referring to neighborhoods/subdivisions:

PERMANENT GROUND SIGNS					
DISTRICT	Maximum Number Permitted	Maximum Area (sq. ft.)	Maximum Height (ft.)	Minimum Setback from ROW (ft.)	Minimum Setback from Side Lot Line (ft)
R-1	1 per subdivision	8	6	7	5

Huron Sports Academy is proposing the following signage:

Wall Signs

- #1 300sf Oval Vinyl Signage- Brick Wall -Rear
- #2 290sf Rectangular Signage-Brick Wall- Rear
- #3 69sf Dybond Signage- School Name- Brick Wall Front of Building (existing location of Shawnee School Block Lettering)
- #4 10sf Metal Signage- Near Entrance- Brick Wall Front of Building (existing location of Shawnee Metal Sign)

Window/Door Signage- Vinyl Surface Logos

- #1 186sf Left Side- Doors & Windows (12 panels)
- #2 77sf Right Side- Doors & Windows (12 panels)
- #3 29sf Front Entrance Doors (3 panels)
- #4 78sf Front Window- (16 panels)

Ground Signage (location of previous digital sign)

The applicant has advised that they are looking to place a monument/ground sign in the same location of the previous sign. As of this writing, staff has not received the rendering or site plan for this sign.

If the Planning Commission/DRB approves of the site and design plans, staff would recommend the motion be conditional upon approval by the BZA.

Attachments:

PC/DRB Application & Renderings

Planning Commission (PC)

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

DATE: _____

Property Owner

Name: East Cleveland Road LLC

Address: 1750 Tysons Boulevard suite 1300, McLean, VA 22102

Phone: _____

Email: _____

Applicant

Name: Brian Morgan

Company/Business Name: More Vang

Mailing Address: 3670 Wheeler Ave. Alexandria, VA 22304

Phone: 703-751-3611

Email: bmorgan@morevang.com

Location and Description of Project

Address: 712 Cleveland Road E, Huron, OH 44839

County Parcel #: 42-65009.000

Existing Use: School

Acreage/Area of Site: 6.4937

Proposed Use: School

Lot # (if applicable): _____

Estimated Value of Project: _____ Total SF: 45,166

☐ New Construction

☐ Demolition

☐ Addition to Existing Structure

☒ Other: Permanent Signage on property

ZONING & FLOOD ZONE DISTRICTS

Zoning District: _____ (R-1 R-1A R-2 R-3 B-1 B-2 B-3 I-1 I-2 P-1 MU)

Flood Zone: _____ (A AE AO AH X-SHADED X)

Description of Project:

Installation of permanent signage on building

SECTION 1. SITE DEVELOPMENT PLAN APPROVAL (SECTION 1139.01) *The application fee of \$150.00 and a complete site development plan with the following information included:

1. SITE PLAN & SCALED DRAWINGS

- Legal Survey or Plat Map
- 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
- Existing and proposed land uses and the location of existing & proposed buildings and other accessory structures on the site.
- Location of vehicular ingress& egress, parking spaces (both existing & proposed) and the dimensions of same. *Refer to code for parking requirements.
- Extent and type of parking lot and driveway paving.
- Location and dimensions of all pedestrian ways and/or sidewalks.
- Location and size of all existing and proposed utilities
- Complete building elevations and signage including color renderings of same
- Lighting plan for the site including style and intensity of all parking lot and building mounted lighting. (Design Review)
- Landscape Plan. *Refer to code for requirements. (Design Review)
- The plan and method of disposing of all surface water from the development area; drainage plan shall be in accordance with Section 1115.03

2. WRITTEN STATEMENT

- A legal description of the site and state of the present ownership of all the land included within the site development area.
- A statement of ownership (names & addresses) and the present use of all properties within 150' of the exterior boundaries of the subject development site.
- A general indication of the expected schedules and/or phases of development.

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

The application fee of \$150.00 and complete plans to include the following information must be included with this application and provided in a PDF format.

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

Sign Type (circle)				Dimensions							
Sign #1:	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.

X Signage Site Plan with all setback dimensions (all signage on building)

X 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	Brick Wall Signage-1	12	X	25	=	300	sq. ft.	ft.
Sign Type (circle)				Dimensions						
Sign #2:	Wall	Window	Other:	Height		Width		Display Area		Height (if ground)
	Ground	Changeable Copy	Brick Wall Signage-2	9.08	X	32	=	290.67	sq. ft.	ft.
Sign Type (circle)				Dimensions						
Sign #3:	Wall	Window	Other:	Height		Width		Display Area		Height (if ground)
	Ground	Changeable Copy	Dibond Brick Wall Sign	2.33	X	29.67	=	69.23	sq. ft.	ft.
Sign Type (circle)				Dimensions						
Sign #4:	Wall	Window	Other:	Height		Width		Display Area		Height (if ground)
	Ground	Changeable Copy	Shawnee Sign	2	X	5	=	10	sq. ft.	4 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.

X 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: K. Miller Date: 6/18/2024

Owner Signature: _____ Date: _____

For Departmental Use Only:

Date of Submission: _____

Application Fee: _____

PC Meeting Date: _____

PC Meeting Date:_____

Contact: Kevin Wilson

Phone No: 410-274-5540

Address: 712 Cleveland Rd. E. Huron, Ohio 44839

Survey Date:

04/24/2024

PM:

Sean Nigh



Huron Academy - Left Windows

Window 1: 18.5"W x 26.75"H

Window 2: 36"W x 26.75"H

Window 3: 36"W x 26.75"H

Window 4: 18.5"W x 26.75"H

Window 5: 18.5"W x 43"H

Window 6: 24.25"W x 36.5"H

Window 7: 24.25"W x 36.5"H

Window 8: 18.25"W x 43"H

Window 9: 18.5"W x 32"H

Window 10: 24.25"W x 23"H

Window 11: 24.25"W x 23"H

Window 12: 18.25"W x 32"H

Notes:

First surface vinyl





Huron Academy Site Survey Measurements

Contact: Kevin Wilson
Phone No: 410-274-5540
Address: 712 Cleveland Rd. E. Huron, Ohio 44839

Job No.: 51836-W-01

Survey Date: 04/24/2024

PM: Sean Nigh



Huron Academy - Right Side

Window 1: 18.25"W x 27.25"H
Window 2: 36"W x 27.25"H
Window 3: 36"W x 27.25"H
Window 4: 18.25"W x 27.25"H
Window 5: 18.25"W x 43"H
Window 6: 24.25"W x 36.5"H
Window 7: 24.25"W x 36.5"H
Window 8: 18.25"W x 32"H
Window 9: 18.25"W x 32"H
Window 10: 24.25"W x 23"H
Window 11: 24.25"W x 23"H
Window 12: 18.25"W x 32"H

Notes:

First surface vinyl





Huron Academy Site Survey Measurements

Contact: Kevin Wilson
Phone No: 410-274-5540
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Survey Date: 04/24/2024

PM: Sean Nigh



Huron Academy - Front Entrance

Window 1: 24"W x 34.5"H
Window 2: 24"W x 34.5"H
Window 3: 24.25"W x 34.5"H
Window 4: 24"W x 23"H
Window 5: 24"W x 23"H
Window 6: 24.25"W x 23"H

Notes:

First surface vinyl





Huron Academy Site Survey Measurements

Contact: Kevin Wilson
Phone No: 410-274-5540
Address: 712 Cleveland Rd. E. Huron, Ohio 44839

Job No.: 51836-W-01

Survey Date: 04/24/2024

PM: Sean Nigh



Huron Sport

Window 1-4: 49"W x 24"H

Window 5-12: 49"W x 44.5"H

Window 13-16: 49.125"W x 24"H

Notes:

First surface vinyl



**more
vang.**

More Vang ESTIMATE

Date: 06/18/2024

Opportunity No:

Account: Huron Sport

Contact:

Phone:

Address:

Job No.: 51836

Revision No.: 01

Part No: W-01

PM: Lindsey Bankert

Project Name:

Permanent Brick Vinyl Sign

Quantity:

1

Material(s):

Drytac Polar Grip Vinyl

Size:

300"W x 144"H

Finishing/Installation:



By signing this document, you are stating that you have reviewed and approved all size, image, color, content, layout, substrate and quantity specifications. Any further changes will be subject to charge.

Approval Signature:



Huron Academy Site Survey Measurements

Contact: Kevin Wilson
Phone No: 410-274-5540
Address: 712 Cleveland Rd. E. Huron, Ohio 44839

Job No.: 51836-W-01

Survey Date: 04/24/2024

PM: Sean Nigh

Huron Academy - Rear Brick Wall

Max Size: 384"W x 109"H

Notes: _____





More Vang ESTIMATE

Date: 06/18/2024

Opportunity No:

Account: Huron Sport
Contact:
Phone:
Address:

Job No.: 51836

Revision No.: 01

Part No: W-01

PM: Lindsey Bankert



Existing



Project Name:

School Sign

Quantity:

1

Material(s):

3mm Dibond

Size:

350"W x 28"H

Finishing/Installation:

Removing existing letters & replacing with dibond signage

350"

HURON SPORTS ACADEMY

28"

By signing this document, you are stating that you have reviewed and approved all size, image, color, content, layout, substrate and quantity specifications. Any further changes will be subject to charge.

Approval Signature:

