



City of Huron
Agenda for the Planning Commission/DRB
Wednesday, January 24, 2024 5:00pm.

I. **Call to Order**

II. **Welcome New Members**

Tim Sowecke (Term expires Dec. 2027)
Sam Artino (Term expires Nov. 30, 2025)

III. **Roll Call**

IV. **Adoption of the Minutes (12-13-23)**

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

VI. **New Business**

PPN42-02023.000

1708 Sawmill Parkway
(Aldridge Restoration LLC)

Signage

VII. **Old Business**

Final Amendments: Chapter 1129- Signage

VIII. **Staff Report**

IX. **Adjournment**



TO: Chairman Boyle and Members of the Planning Commission
FROM: Erik Engle, Planning Director
RE: 1708 Sawmill Parkway- Commercial Signage
DATE: January 17, 2024

PPN 42-02023.000 Current Zoning: I-2 Address: 1708 Sawmill Parkway

**Owner/Applicant: Owner- Aldridge Restoration LLC
Applicant- Corey Aldridge**

Subject Matter/Background

Owner is proposing the placement of a double-sided permanent metal ground sign constructed by Brady Signs, to be placed temporarily on the site to advertise his future storage units, for the purpose of getting new customers to invest in his proposed storage unit on his 6-acre property. Colors on the proposed sign are red and grey vinyl graphics as shown in the application. No illumination is being proposed.

Land Use and Zoning

I-2 General Industrial – City of Huron Vacant property 6.00 Acres

Staff Analysis/ Recommendation:

As proposed, the 32sf ground sign is compliant with Chapter 1129.05 (d): Maximum Signage Area for the I-2 District which allows for up to 100sf of max signage area. The sign meets all setback requirements, he is proposing setbacks of 20' frontage and 148' left and 185' right.

Staff recommends approval of the commercial sign as proposed.

Attachments:
DRB Application & Renderings

Planning Commission (PC)

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

DATE: 12/6/2023

Property Owner

Name: Corey Aldridge
Address: P.O. Box 11, Huron, Ohio 44839
Phone: 419-602-7285
Email: Coreymaldridge@gmail.com

Applicant

Name: Corey Aldridge
Company/Business Name: Huron's Big Storage Units LLC
Mailing Address: P.O. Box 11 Huron, Ohio 44839
Phone: 419-602-7285
Email: Coreymaldridge

Location and Description of Project

Address: 1708 Sawmill Parkway County Parcel #: 42-02 023.000
Existing Use: Other comm. Structures Acreage/Area of Site: 6
Proposed Use: _____ Lot # (if applicable): _____
Estimated Value of Project: N/A Total SF: _____

☐

New Construction

☐

Demolition

☐

Addition to Existing Structure

☒

Other:

Construction
Temp Signage

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:

Temp Signage. See Quote from Brady Signs

4x8 sign @ North side of property near Sawmill PKwy

See Attached Photo of the site where signage will go.
Sign will be installed by a contractor, who will set 4x4 posts
into the ground and attach the sign to the posts!

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		4 ft	X 8 ft	= 32 sq. ft.	~6-8 ft.	
Sign Type (circle)				Dimensions				
Sign #2:	Wall	Window	Other:	Height	Width	Display Area	Height (if ground)	
	Ground	Changeable Copy			X	=		
Sign Type (circle)				Dimensions				
Sign #3:	Wall	Window	Other:	Height	Width	Display Area	Height (if ground)	
	Ground	Changeable Copy			X	=		
Sign Type (circle)				Dimensions				
Sign #4:	Wall	Window	Other:	Height	Width	Display Area	Height (if ground)	
	Ground	Changeable Copy			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: <input type="text"/>	Height X	Width =	Display Area sq. ft.	Height (if ground) ft.
Sign #2:	Wall Ground	Window Changeable Copy	Other: <input type="text"/>	Height X	Width =	Display Area sq. ft.	Height (if ground) ft.
Sign #3:	Wall Ground	Window Changeable Copy	Other: <input type="text"/>	Height X	Width =	Display Area sq. ft.	Height (if ground) ft.
Sign #4:	Wall Ground	Window Changeable Copy	Other: <input type="text"/>	Height X	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.

CMA

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

Applicant Signature:  Date: 12/12/2023

Owner Signature:  Date: 12/12/2023

For Departmental Use Only:

Date of Submission: _____

Application Fee: _____

PC Meeting Date: _____

96.00"

48.00"

HURON'S BIG STORAGE UNITS



COMING IN 2024

50' x 20' UNITS

huronsbigstorageunits.com

Balance due upon completion of Contract (not including permit fees)	\$ 467.06
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Permanent Freestanding Ground Signs. Permanent freestanding signs shall be permitted for business/service activities that front a public street and are accessible by vehicular or pedestrian traffic. These signs shall comply with the following regulations:

Maximum Number, Area and Height, Minimum Setback of Permanent Freestanding signs. Permanent freestanding signs shall comply with the maximum number, area, and height limitations and minimum setback from the street right-of-way set forth in Schedule 1129.05(d).

SCHEDULE 1129.05(d)					
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
R-1A	1 per subdivision	8	6	7	5
R-2	1 per subdivision	8	6	7	5
R-3	1	12	8	7	5
MU-RFD					
MU-COD	1	12	8	7	5
MU-GD					
B-1	1 per lot	24	8	7	5
B-2	1 per lot	24	8	7	5
B-3	1 per lot	40	12	7	10
Green/ Recreation	1 per entrance from public street	40	6	7	10
I-1	1 per lot	100	8	7	30
I-2	1 per lot	100	8	7	30
P-I	1 per lot	30	6	7	30
Entrance/Exit Signs	2 per driveway	6	3	0	0



Richard H. Jeffrey

ERIE COUNTY AUDITOR | ERIE COUNTY, OHIO

