

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

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II. <u>Welcome New Members</u>

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. <u>Audience Comments</u> (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 Signage (Aldridge Restoration LLC)

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 storge 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)

<u>Commercial Site Plan Application/Design Approval-Exterior/Design-Signage Only</u>

DATE: 12/6/ 2023

Property Owner	
Name: Corey Aldrid	ge
Address: Po Box 11 ,	Huron, Ohto 44839
Phone: 419 - 602	7285
Email: <u>Corey mald</u>	ge Huron, Ohio 44839 7285 ridge @ gmail.com
Applicant	·
Name: Carev L	Huron's Big Storage Units LLC Box 11 Huron, Ohio 44839
Company/Rusiness Name	HUran's Dia Storage Units LLC
Mailing Address:	20x 11 Huran Ohio 44839
Phone: U19 -	602 - 7285
Fmail: Corev	maldridge
Location and Description of P	roject
Address: 1708 Sawmil	1 Parkway County Parcel #: 42-02 023.000
Existing Use: Other comm	County Parcel #: 42-02 023.000 n. Structures Acreage/Area of Site:
	Lot # (if applicable):
	N/A Total SF:
Estimated value of Froject.	10tai 51
New Construction	Demolition of the set of
Addition to Existing Struct	Demolition Struction ture Coffee Signage
riducion to Existing ou dec	
	(CENTAL CENT
ZONING & FLOOD ZONE DI	
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	E AO AH X-SHADED X)
Description of Project:	a a way of the Comment
<u>temp</u>	Signage. See Qubte from Brady Signs North side of property near sammill PKWY
4x 4 5 501	1 @ North side of property near sammill PKWY
See	Attached Photo of the site where signage will go. Il Be installed by a contractor, who will get 4x 4/gos e ground and attach this sign to the posts!
Sign Wil	Il be installed by a contractor, who will get 4x 4 gos
mto th	e ground and attach the sign to the posts!

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:

SECTION 1. SITE PLAN APPROVAL *The application fee of \$150.00 and a complete site

		Sign Type (circle)			Dimensions		
C: #1.	Wall	Window	Other:	Height	Width	Display Area		Height (if ground)
Sign #1:	Ground	Changeable Copy		4 ft x	8F+	= 32	sq. ft.	$\sim 6-8$ ft.
Market.		Sign Type (d	circle)			Dimensions		
Sign #2:	Wall	Window	Other:	Height	Width	Display Area		Height (if ground)
31g11 #2.	Ground	Changeable Copy		X		=	sq. ft.	ft.
		Sign Type (d	circle)			Dimensions		
Sign #3:	Wall	Window	Other:	Height	Width	Display Area		Height (if ground)
Sigii #3.	Ground	Changeable Copy		X		=	sq. ft.	ft.
		Sign Type (d	circle)	WE TO BE SHOWN		Dimensions		
	Wall	Window	Other:	Height	Width	Display Area		Height (if ground)
Sign #A.								
Sign #4:	Ground	Changeable Copy		X		=	sq. ft.	ft.

		Sign Type (o	circle)			Dimensions		
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HURON'S BIG STORAGE UNITS



COMING IN 2024 50' x 20' UNITS

huronsbigstorageunits.com

8.00



Visit BradySigns.com 1721 Hancock Street - Sandusky, Ohio 44870 Phone (419)626-5112

Proposal and Purchase Contract

THIS PROPOSAL IS VALID FOR 30 DAYS FROM THE DATE OF THIS PROPOSAL

CUSTOMER Huron's Big Storage Units 1708 Sawmill Parkway

Huron, OH 44839 Attn: Corey Aldridge PROPOSAL / JOB SITE Huron's Big Storage Units

1708 Sawmill Parkway Huron, OH 44839

Coming Soon Sign Panels

Proposal Date

12/5/2023 Drawing # Dwg77208A Proposal # Quo77208A

Sales Executive

Nathan Glass

THIS PROPOSAL AND PURCHASE CONTRACT IS SUBJECT TO THE WARRANTIES ,WARRANTY DISCLAIMER, TERMS AND CONDITIONS APPEARING HEREON, ON THE REVERSE SIDE HEREOF AND IN FINAL ORDER ACKNOWLEDGMENT ,AND PURCHASER AGREES TO BE BOUND THEREBY. NO MODIFICATIONS OR ADDITIONS THERETO SHALL BE BINDING UPON BRADY SIGN COMPANY, UNLESS EXPRESSLY CONSENTED TO IN WRITING IN EITHER THE PROPOSAL OR THE FINAL ORDER ACKNOWLEDGMENT. ANY CONFLICTING WARRANTIES, TERMS AND CONDITIONS IN ANY OF PURCHASER'S DOCUMENTS ARE SPECIFICALLY REJECTED BY BRADY SIGN COMPANY.

Item	Description		Amount
1	Brady Signs to produce and deliver (2) 4' x 8' single-sided panel signs. New sign panels to be produced using 1/4" thick aluminum composite material and will have digitally printed graphics. See Dwg77208A for more details. Production Lead Time: 3 - 5 weeks, commencement upon paid deposit, signed contract and zoning approval. Primary electric service to sign locations by others. Control of primary electric to sign (photocell or timeclock) by	\$	875.00
	others unless specifically requested by customer. Technical survey required and price is subject to change post survey. Sub total from above	\$	875.00
	Sales tax percentage	SCHOOL SCHOOL SECTION	6.75%
	Sales tax	PARTICION NAMED IN COLUMN	59.06
	Total	\$	934.06
	Downpayment due at time of Order		467.00
	Balance due upon completion of Contract (not including permit fees)	\$	467.06

ermanent 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:

<u>Maximum Number, Area and Height, Minimum Setback of Permanent Freestanding signs.</u> 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 <u>1129.05(d)</u>.

	SCHEDULI	E 1129.05(d)	, ,		
PERMANENT GR		3112>100(a)			
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



