



City of Huron  
Agenda for the Planning Commission/DRB  
Wednesday, November 19, 2025 5:00pm.  
**REVISED**

I. **Call to Order**

II. **Roll Call**

III. **Adoption of the Minutes (9-11-25, 10-15-25)**

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

V. **Old Business**

50 Cleveland Road E                      PPN42-00926.003                      B-3  
Commercial Signage Replacement.

VI. **New Business**

502 Main Street                      PPN 42-01565.000                      B-1  
Commercial Signage Replacement Panels, Canopy color change

2300 University Drive                      PPN 42-01972.011                      I-1  
Accessory Structure addition.

930 S. Main Street                      PPN 42-02091.000                      R-3  
Lot Split/Lot Combo-Minor Subdivision

VII. **Staff Report**

VIII. **Other Matters**

Next Regular Meeting: December 17, 2025

IX. **Adjournment**



**TO:** Chairman Boyle and Members of the Planning Commission and Design Review Board  
**FROM:** Christine Gibboney, Planning & Zoning Manager  
**RE:** 50 Cleveland Road E- (currently Simply Better Realty)  
**DATE:** November 19, 2025

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**Current Zoning District:** B-3 General Business **Parcel No.:** 42-00926.003

**Existing Land Use:** Multiple Offices

**Traffic Considerations:** Cleveland Road East/ US 6 Bridge

**Owner:** Huron Business Center LLC  
Dave Owens  
1717 Cleveland Road E  
Huron, OH 44839

**Project Description-Design Review- Commercial Ground Sign Panel Change & New Wall Signage**

The applicant is proposing to replace the sign panel on the existing ground sign with a new double-sided, internally lit, signage panel and new wall signage for consideration. The location and brick pedestal base of the ground sign will not change.

**APPLICABLE CODE SECTIONS :** Chapter 1129- Sign Regulations

1129.05 (d) 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:

(1) 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\(d\)](#).

<b>SCHEDULE 1129.05(d)</b> <b>PERMANENT GROUND SIGNS</b>					
DISTRICT	Maximum Number Permitted	Maximum Area (sq. ft.)	Maximum Height (ft.)	Minimum Setback from ROW (ft.)	Minimum Setback from Side Lot Line (ft)
B-3	1 per lot	40	12	7	10

**Staff Analysis/Recommendation:**

An application for signage came before this body on 2-19-25, at which time the applicant was proposing a double sided digital/electronic message center panel. The proposed size of the digital/EMC exceeded the % allowed by the code, and the Commission did not support having digital/EMC signage in this location. The case was tabled to allow the applicant time to consider and resubmit an application.

The applicant has resubmitted an application for a double sided, internally lit, aluminum cabinet to be placed on the existing ground sign base. The display area of the sign is a total of 32sf, the height of the ground sign from ground level to the top is 7.5'. The sign will contain the names of the businesses located on the parcel. The top panel of the sign has a gray background with lettering in white "Huron Business Center", the three white background panels below will contain the business occupants. As of this writing, there is one business "Harbor Smart Homes". As proposed, the ground sign is compliant to area, height, setbacks and display representing businesses located on the premises.

The applicant is also proposing an aluminum wall sign at the main entrance with a total display area of 6sf. This sign will also reflect the Huron Business Center name and panels for the business occupants. Wall signage in B-3 Zoning Districts can be a maximum of 50sf with the number of wall signs based on eligible frontage. As proposed, the wall signage is compliant

As proposed, the new sign cabinet and occupant panels on the existing ground sign base, and the new wall signage are found to be compliant with 1129.05 (d) and 1129 Appendix A.

Staff would recommend approval of the ground sign and wall signs as proposed.

**Attachments:**

- Application, Existing Sign Panel, Design Elevations

# Planning Commission (PC)

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

DATE: 12-17-24

### Property Owner

Name: Dave Owens  
Address: 1717 Cleveland Rd E. , Huron OH 44839  
Phone: 239-839-1040  
Email: dave@djopartners.com

### Applicant

Name: Michele Loddo  
Company/Business Name: Allure signs & printiong  
Mailing Address: 5831 E Harbor Rd. R3  
Phone: 419-732-7880  
Email: allureoh@aol.com

### Location and Description of Project

Address: 50 Cleveland Rd, Huron Ohio County Parcel #: 42-0092.003  
Existing Use: office space Acreage/Area of Site: 2100  
Proposed Use: office space Lot # (if applicable): \_\_\_\_\_  
Estimated Value of Project: \$7,721.12 Total SF: 18.75 sqft.

☐

New Construction

☐

Demolition

☐

Addition to Existing Structure

☒

Other: replacing old sign with a new sign

### ZONING & FLOOD ZONE DISTRICTS

Zoning District: B-3 (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:

replacing exsiting sign on existing brick pedistal with double sided internally lit aluminum sign cabinet

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**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:

**A. 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.

**B. 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. STORMWATER/DRAINAGE/GRADING PLANS/SWPPP**

**DEVELOPEMENT PROJECTS DISTURBING LESS THAN 1 ACRE**

Development Sites Under One (1) Acre in Size: Individual development sites that are larger than 8,000 square feet and smaller than one (1) acre (43,560 square feet) in total size of disturbed area, can submit abbreviated soil erosion and sediment control plans with the topography plan for the requested permit(s). Refer to Chapters 1315, 1317 of City Ordinances for complete plan information required.

**DEVELOPMENT PROJECTS DISTURBING 1 OR MORE ACRES**

The City Engineer and Erie Conservation will determine the deposit amount required for applicable plan reviews. Approval of the plans from the City Engineer and Erie Conservation are required before Zoning and/or Building Permits can be issued. Refer to Chapters 1115, 1117, 1313, 1315 for required plan details.

**SECTION 3. 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				Dimensions							
Sign #1:	<input type="checkbox"/> Wall	<input type="checkbox"/> Window	Other:	Height		Width		Display Area		Height (if ground)	
	<input type="checkbox"/> Ground	<input type="checkbox"/> Changeable Copy			X		=		sq. ft.		ft.

Sign Type				Dimensions							
Sign #2:	<input type="checkbox"/> Wall	<input type="checkbox"/> Window	Other:	Height		Width		Display Area		Height (if ground)	
	<input type="checkbox"/> Ground	<input type="checkbox"/> Changeable Copy			X		=		sq. ft.		ft.

Sign Type (circle)				Dimensions							
Sign #3:	<input type="checkbox"/> Wall	<input type="checkbox"/> Window	Other:	Height		Width		Display Area		Height (if ground)	
	<input type="checkbox"/> Ground	<input type="checkbox"/> Changeable Copy			X		=		sq. ft.		ft.

Sign Type (circle)				Dimensions							
Sign #4:	<input type="checkbox"/> Wall	<input type="checkbox"/> Window	Other:	Height		Width		Display Area		Height (if ground)	
	<input type="checkbox"/> Ground	<input type="checkbox"/> Changeable Copy			X		=		sq. ft.		ft.

**SECTION 4. 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:	<input checked="" type="checkbox"/> Wall	<input type="checkbox"/> Window	Other:		Height		Width		Display Area		Height (if ground)
	<input type="checkbox"/> Ground	<input type="checkbox"/> Changeable Copy			3	X	2	=	6	sq. ft.	ft.
Sign Type (circle)					Dimensions						
Sign #2:	<input type="checkbox"/> Wall	<input type="checkbox"/> Window	Other:		Height		Width		Display Area		Height (if ground)
	<input checked="" type="checkbox"/> Ground	<input type="checkbox"/> Changeable Copy			4	X	8	=	32	sq. ft.	7.5 ft.
Sign Type (circle)					Dimensions						
Sign #3:	<input type="checkbox"/> Wall	<input type="checkbox"/> Window	Other:		Height		Width		Display Area		Height (if ground)
	<input type="checkbox"/> Ground	<input type="checkbox"/> Changeable Copy				X		=		sq. ft.	ft.
Sign Type (circle)					Dimensions						
Sign #4:	<input type="checkbox"/> Wall	<input type="checkbox"/> Window	Other:		Height		Width		Display Area		Height (if ground)
	<input type="checkbox"/> Ground	<input type="checkbox"/> 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 OR 1303.

**APPROVAL FROM THIS BOARD WILL EXPIRE 1 YEAR FROM THE DATE OF ISSUANCE.**

      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: Michele Loddo *Michele Loddo* Date: 10-7-25

Owner Signature: Dave Owens Date: 10-7-25

**For Departmental Use Only:**

Date of Submission: \_\_\_\_\_ Application Fee: \_\_\_\_\_ PC Meeting Date: \_\_\_\_\_

419-732-7880



AllureOH@aol.com

aluminum internally lit sign cabinet 4'x8'



existing sign

aluminum sign 3'x2'





Erie County,

built by the Erie

42-00926.003



Ohio Parcel

County Auditor's

Show search results for 42-...



Viewer

Office



**TO:** Chairman Boyle and Members of the Planning Commission and Design Review Board  
**FROM:** Christine Gibboney, Planning & Zoning Manager  
**RE:** 502 Main Street- Mickey Mart Gas Station  
**DATE:** November 19, 2025

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**Current Zoning District:** B-1- General Business **Parcel No.:** 42-01565.000

**Existing Land Use:** Gas Station/Convenience Store/Restaurant

**Traffic Considerations :** Main Street/Cleveland Road East

**Owner:** Amy's Dirt LLC  
Mark Correll  
3619 East State Route 113  
Milan, OH 44846

**Applicants:** Chase Sign & Lighting (ground signage panels & channel letters on canopy)  
Total Image Solutions (canopy color change panel)

**Project Description-Design Review- Commercial Signage & Exterior Color**

The applicant is proposing changes to signage panels in the existing double-sided ground sign and color background and channel letter changes on the canopy above the gas pumps to reflect new logos.

**APPLICABLE CODE SECTIONS:** Chapter 1129- Sign Regulations

1129.05(d) 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:

(1) 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\(d\)](#).

DISTRICT	Maximum Number Permitted	Maximum Area (sq. ft.)	Maximum Height (ft.)	Minimum Setback from ROW (ft.)	Minimum Setback from Side Lot Line (ft)
B-1	1 per lot	24	8	7	5

## Appendix A: Maximim Signage Area

(e) Supplementary Sign Regulations. The following sign regulations are in addition to the maximum sign area and height regulations set forth in Sections 1129.04:

(1) Freestanding Signs for Gasoline Stations. Freestanding commercial identification signs are permitted for gasoline stations in compliance with the following regulations:

A. One (1) freestanding identification sign with a maximum area of thirty-six (36) square feet per sign face is permitted per development. The area of the freestanding sign shall be in addition to the maximum area permitted by Appendix A - Maximum Signage Area.

### Ordinance 2025-8 (Adopted 4-22-2025) Awaiting Codification.

#### **1129.09 NONCONFORMING SIGNS.**

(a) A sign that existed before the effective date of this Section and that does not now meet the regulations and requirements of this Chapter, shall be deemed a legal nonconforming sign and may continue to be used as a legal nonconforming sign in accordance with the provisions of this Section.

#### **Staff Recommendation**

The business is replacing all existing signage, logos, and exterior color panels from the green BP brand to the Mickey Mart branding which are red and black. Signage replacement panels will be inserted into existing frames on the ground sign as well as the canopy over the pumps.

The current double-sided ground sign is comprised of two side by side panels each with an area of roughly 22sf and 6' in height from ground to top. The ground sign is not in the right-of-way; however, setbacks may be shy to requirements; that being said, the sign would be considered legal non-conforming. The proposed replacement panels would not meet the criteria within 1129.09 (b) to trigger the loss of its legal nonconforming designation, as it is not being structurally altered, enlarged, relocated or replaced. It does not appear to be within the city right-of-way, it is not deteriorated, it has not been abandoned, there has been no change of use or business type, there are no open building or zoning violations.

Proposed signage includes:

Site Plan #	Description
1 & 2	New Mid-Face Replacements on the existing ground sign. (Logo and Pricer Face)
3	Gas pump canopy fascia (red panels)
4	Gas pump canopy logo signage (front elevation only)
5	Gas pump canopy channel letters (front and sides- white letters).

Staff inquired as to notation on #2 Pricer Face Rendering regarding "*pricer display may change to one that alternates between text and pricing*" The applicant then confirmed that this would not be changing, it would be only for pricing.

Staff would recommend approval of the ground sign replacement panels, gas pump canopy color and channel letter changes, as proposed.

#### Attachments:

- Application, Existing Sign Panel, Design Elevations

# Planning Commission (PC)

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

DATE: 10/6/25

### Property Owner

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

### Applicant

Name: \_\_\_\_\_

Company/Business Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

### Location and Description of Project

Address: \_\_\_\_\_ County Parcel #: \_\_\_\_\_

Existing Use: \_\_\_\_\_ Acreage/Area of Site: \_\_\_\_\_

Proposed Use: \_\_\_\_\_ Lot # (if applicable): \_\_\_\_\_

Estimated Value of Project: \_\_\_\_\_ Total SF: \_\_\_\_\_

☐ New Construction

☐ Demolition

☐ Addition to Existing Structure

☐ Other: \_\_\_\_\_

### 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:

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- 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.
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- 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.

**B. 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.

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**DEVELOPEMENT PROJECTS DISTURBING LESS THAN 1 ACRE**

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### SECTION 3. DESIGN APPROVAL (EXTERIOR, LANDSCAPING, LIGHTING, SIGNAGE) \*

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- \_\_\_ 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				Dimensions						
Sign #1:	Wall	Window	Other:	Height		Width		Display Area		Height (if ground)
	Ground	Changeable Copy		4'11"	X	4'7"	=	21.76	sq. ft.	6' ft.
Sign Type				Dimensions						
Sign #2:	Wall	Window	Other:	Height		Width		Display Area		Height (if ground)
	Ground	Changeable Copy		4'9"	X	4'7"	=	22.15	sq. ft.	6' ft.
Sign Type (circle)				Dimensions						
Sign #3:	Wall	Window	Other: canopy sign	Height		Width		Display Area		Height (if ground)
	Ground	Changeable Copy		2'4"	X	10'4"	=	24.11	sq. ft.	ft.
Sign Type (circle)				Dimensions						
Sign #4:	Wall	Window	Other: canopy sign	Height		Width		Display Area		Height (if ground)
	Ground	Changeable Copy		1'10"	X	9'1"	=	16.9	sq. ft.	ft.

**SECTION 4. 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.

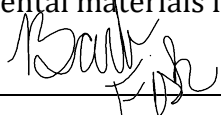
- \_\_\_ Signage Site Plan with all setback dimensions
- \_\_\_ Rendering(s) of all signs with detail of dimensions, construction materials, graphics, illumination

Sign Type (circle)				Dimensions					
Sign #1:	Wall	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 OR 1303.

**APPROVAL FROM THIS BOARD WILL EXPIRE 1 YEAR FROM THE DATE OF ISSUANCE.**

BF 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: 10/6/25

Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**For Departmental Use Only:**

Date of Submission: 10-14-25 Application Fee: \_\_\_\_\_ PC Meeting Date: 11-19-25

# Planning Commission (PC)

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

DATE: 10.7.25

### Property Owner

Name: Amy's Dirt LLC

Address: 3619 E St Rt 113 Milan, OH

Phone: 567.623.0833

Email: \_\_\_\_\_

### Applicant

Name: Tabitha Gaulding

Company/Business Name: Total Image Solutions

Mailing Address: 196 Theater Rd South Hill, VA 23970

Phone: 434.262.5653

Email: tabitha-tis@outlook.com

### Location and Description of Project

Address: 502 Main St

County Parcel #: 42-01565.000

Existing Use: gas station

Acreage/Area of Site: 0.4500

Proposed Use: gas station

Lot # (if applicable): \_\_\_\_\_

Estimated Value of Project: 4,200

Total SF: \_\_\_\_\_

☐

New Construction

☐

Demolition

☐

Addition to Existing Structure

☒

Other:

red panels on existing  
gas canopy.

### 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:

replace green stripe ground existing canopy to red. NO  
sign work will be done w/ air company.



**SECTION 4. 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:	<input type="checkbox"/> Wall <input type="checkbox"/> Ground	<input type="checkbox"/> Window <input type="checkbox"/> Changeable Copy	Other: <u>Canopy</u>	Height <u>40</u>	Width <u>50</u>	Display Area <u>2000</u> sq. ft.	Height (if ground) _____ ft.
Sign #2:	<input type="checkbox"/> Wall <input type="checkbox"/> Ground	<input type="checkbox"/> Window <input type="checkbox"/> Changeable Copy	Other: _____	Height _____	Width _____	Display Area _____ sq. ft.	Height (if ground) _____ ft.
Sign #3:	<input type="checkbox"/> Wall <input type="checkbox"/> Ground	<input type="checkbox"/> Window <input type="checkbox"/> Changeable Copy	Other: _____	Height _____	Width _____	Display Area _____ sq. ft.	Height (if ground) _____ ft.
Sign #4:	<input type="checkbox"/> Wall <input type="checkbox"/> Ground	<input type="checkbox"/> Window <input type="checkbox"/> 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 OR 1303.

**APPROVAL FROM THIS BOARD WILL EXPIRE 1 YEAR FROM THE DATE OF ISSUANCE.**

✓  
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: 10.7.25  
Owner Signature: [Signature] Date: 10/7/25

**For Departmental Use Only:**

Date of Submission: 10/7/25 Application Fee: N/A PC Meeting Date: 11/19/25

**EXISTING GAS CANOPY**  
**LENGTH: 42'-2" x LENGTH: 53'-2"**  
**EXISTING FASCIA BAND HEIGHT: 32 1/2"**

**Canopy Reface**  
 Scope of Work

**Existing Elevation**

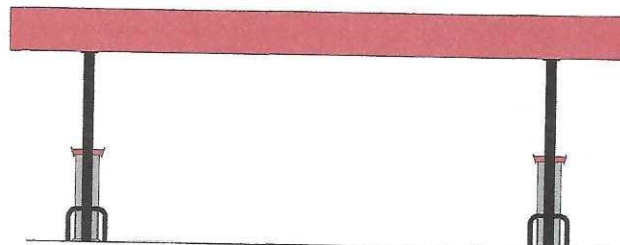


Front Elevation

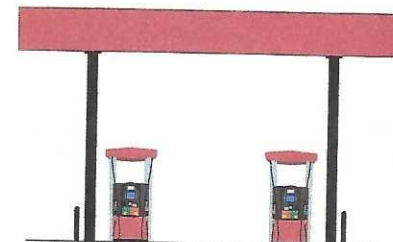


Side Elevation

**Proposed Elevation**



Front Elevation



Side Elevation

THIS RENDERING IS INTENDED FOR DEPICTION OF GENERAL LAYOUT & POSITION.  
 ACTUAL RELATIVE SIZE, COLOR AND POSITION MAY VARY FROM IMAGE.

**GENERAL MATERIALS**

QTY (15) ALPOLIC TOR RED PANELS

\*\* ACM PANEL SIZE: 51" x 154"

NOTE: ALL NECESSARY HARDWARE TO BE PROVIDED BY INSTALLER WITH APPROVAL FROM ALLEN IND.

**SCOPE OF WORK**

REMOVE EXISTING OLD LIGHTING FIXTURES & SIGNAGE PANEL

ADD OUTRIGGERS AS NEEDED SO MAX SPACING BETWEEN THEM IS 42" OR LESS.

INSTALL NEW TOR RED ACM PANELS ON NEW FRAMING W/ NEW FRAMING ONTO EXISTING CANOPY FASCIA

GAS PUMPS DONE BY OTHER

**Allen Industries**  
 YOUR BRAND AT ITS BEST™  
 1-800-967-2553  
 www.allenindustries.com

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 This is an original, unpublished drawing, created by Allen Industries, Inc. This drawing is submitted to you in connection with your use solely in connection with the project being planned for you by Allen Industries, Inc. and is not to be shown to anyone outside your organization, nor used, reproduced, copied or exhibited in any fashion whatsoever. The designs shown on the drawing (except for any registered trademarks that may belong to a client of Allen Industries, Inc.) remain the property of Allen Industries, Inc.

Client: **Mickey's Mart #35**  
 Address: **502 Main St. Huron, OH**

Date:	Estimate #:	Job #:	Page #:	#	Date	Description
09/12/25	E25245	-	5 of 7	1	-	-
File Name:	MM-E25245_Huron, OH_100					
Sales:	Design:	PM:				
House	RS	JA				

Initial	<b>Client Review Status</b>
	- Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.
Client Signature:	Approval Date:



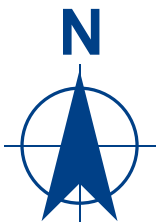
Mickey's Mart #35  
502 Main St.  
Huron, OH  
September 23, 2025



1-800-967-2553  
www.allenindustries.com

Customer Approval / Signature	
Signature: _____	Date: _____





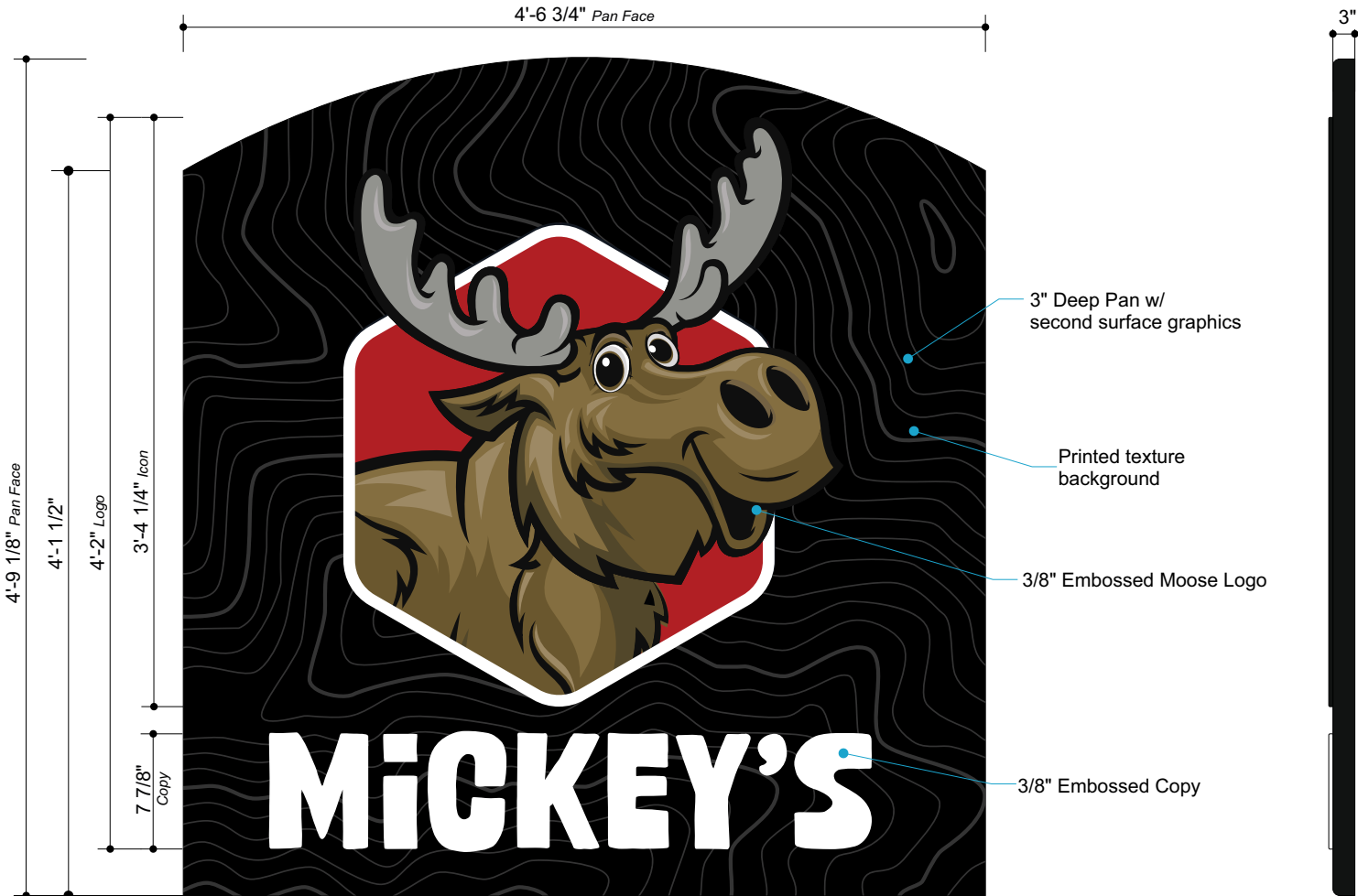
Scope of Work

- N01-N02 - NEW MID FACE REPLACEMENT
- N03 - GAS CANOPY FASCIA
- N04 - GAS CANOPY LOGO SIGNAGE
- N05 - GAS CANOPY CHANNEL LETTERS

#	Date	Description	Initial
1	-	-	-
2	-	-	-
3	-	-	-
4	-	-	-
5	-	-	-
6	-	-	-

Client Review Status	
Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.	
Client Signature:	Approval Date:





Face View  
Scale: 1"=1'-0"

Area  
21.76 SqFt

Side View  
Scale: NTS

Vinyl Specifications



Translucent Vinyl with Digital Printed Graphic  
Translucent Vinyl with Digital Printed Background

Paint Specifications



Akzo Nobel Black

All paint finishes to be Satin unless otherwise specified

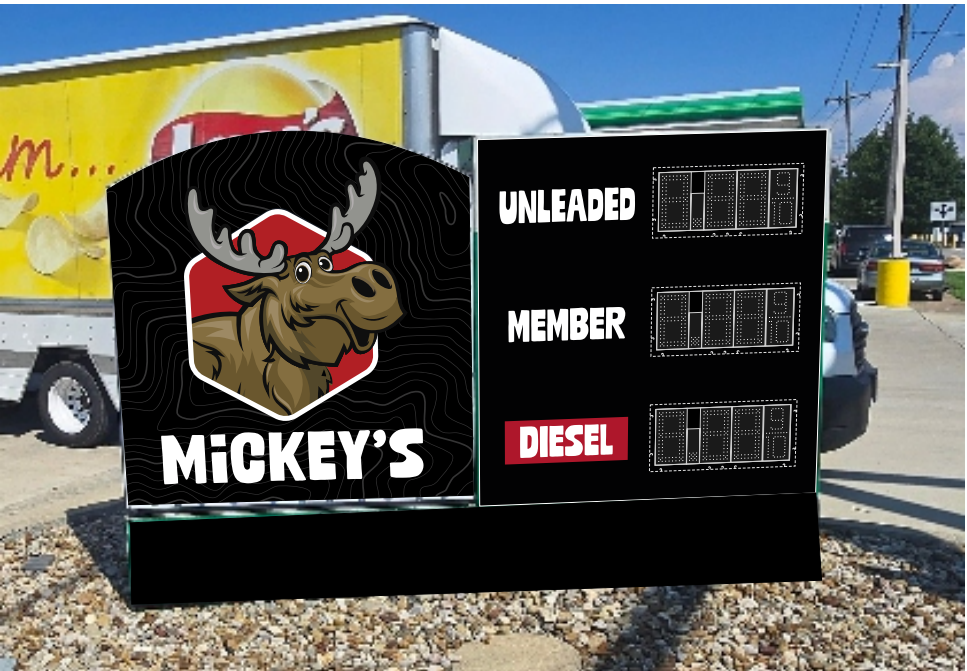
General Specifications

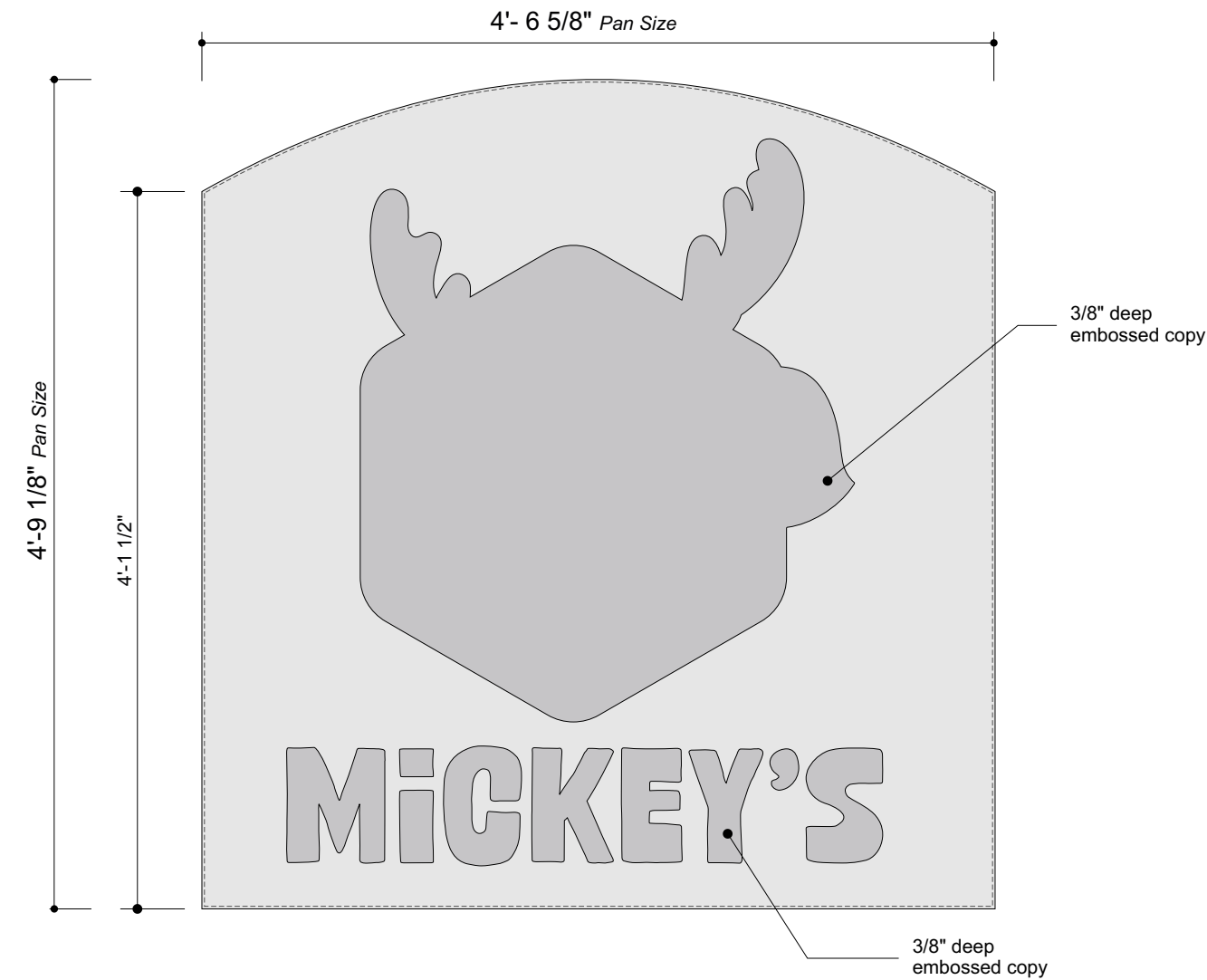
- Face:** .177" Clear polycarbonate w/ 3" pan, 3/8" Embossed Logo & Copy w/ Vinyl Applied 2nd Surface
- Install:** Installed into existing cabinets and retainers  
Existing Poles, Retainers and cabinets to be painted - black
- Quantity:** (2) TWO

Existing Condition

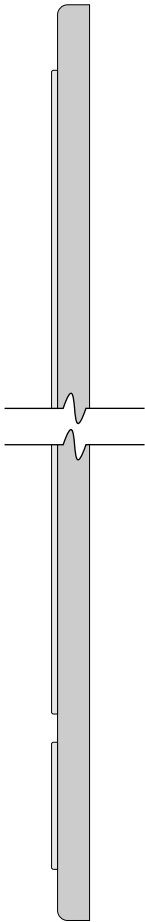


Proposed Condition



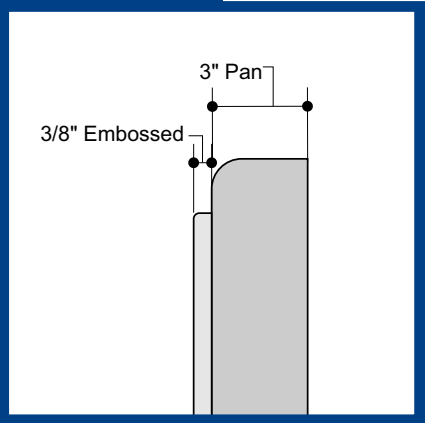


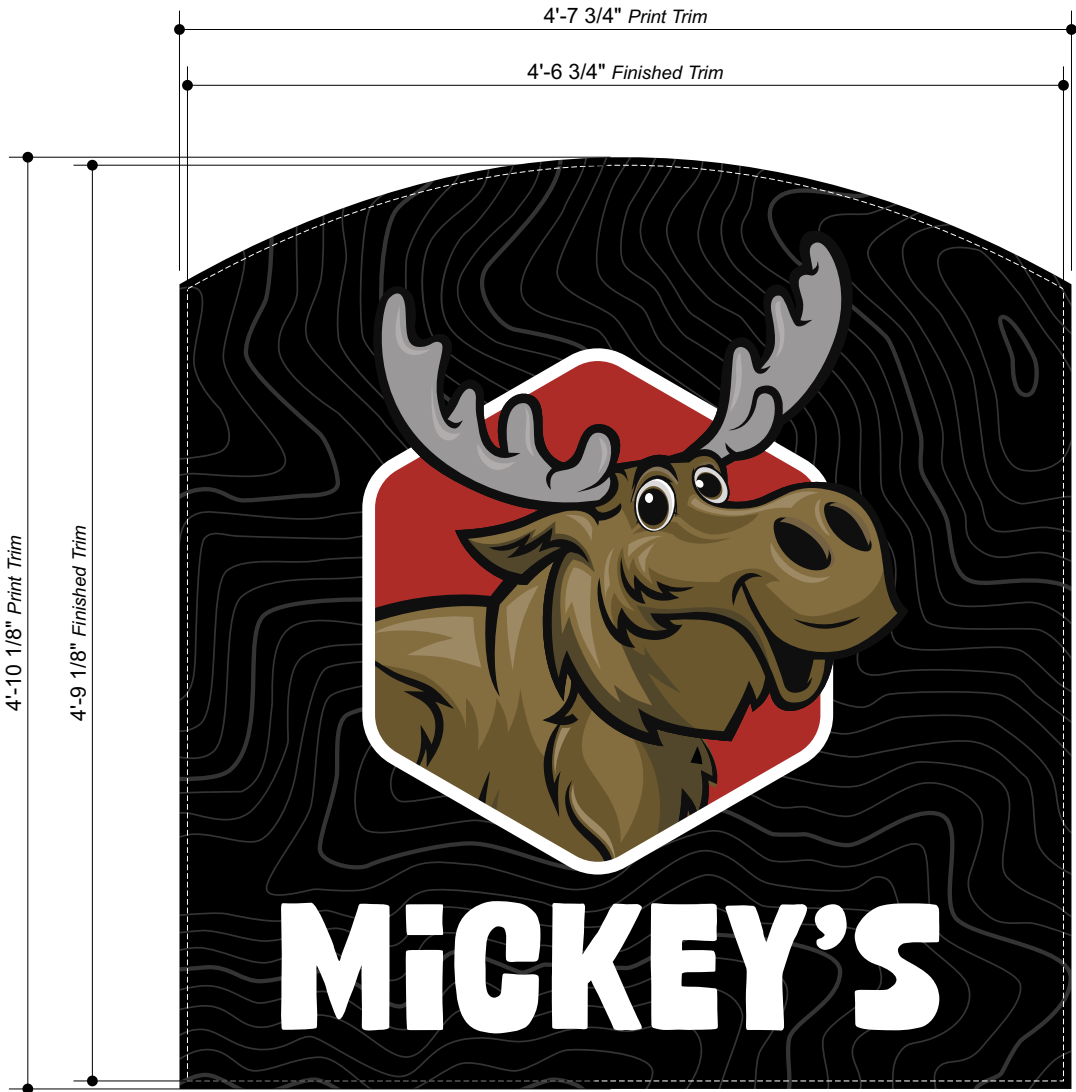
Embossment Layout  
Scale: 1"=1'-0"



Side View  
Scale: NTS










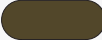
Face Side Detail



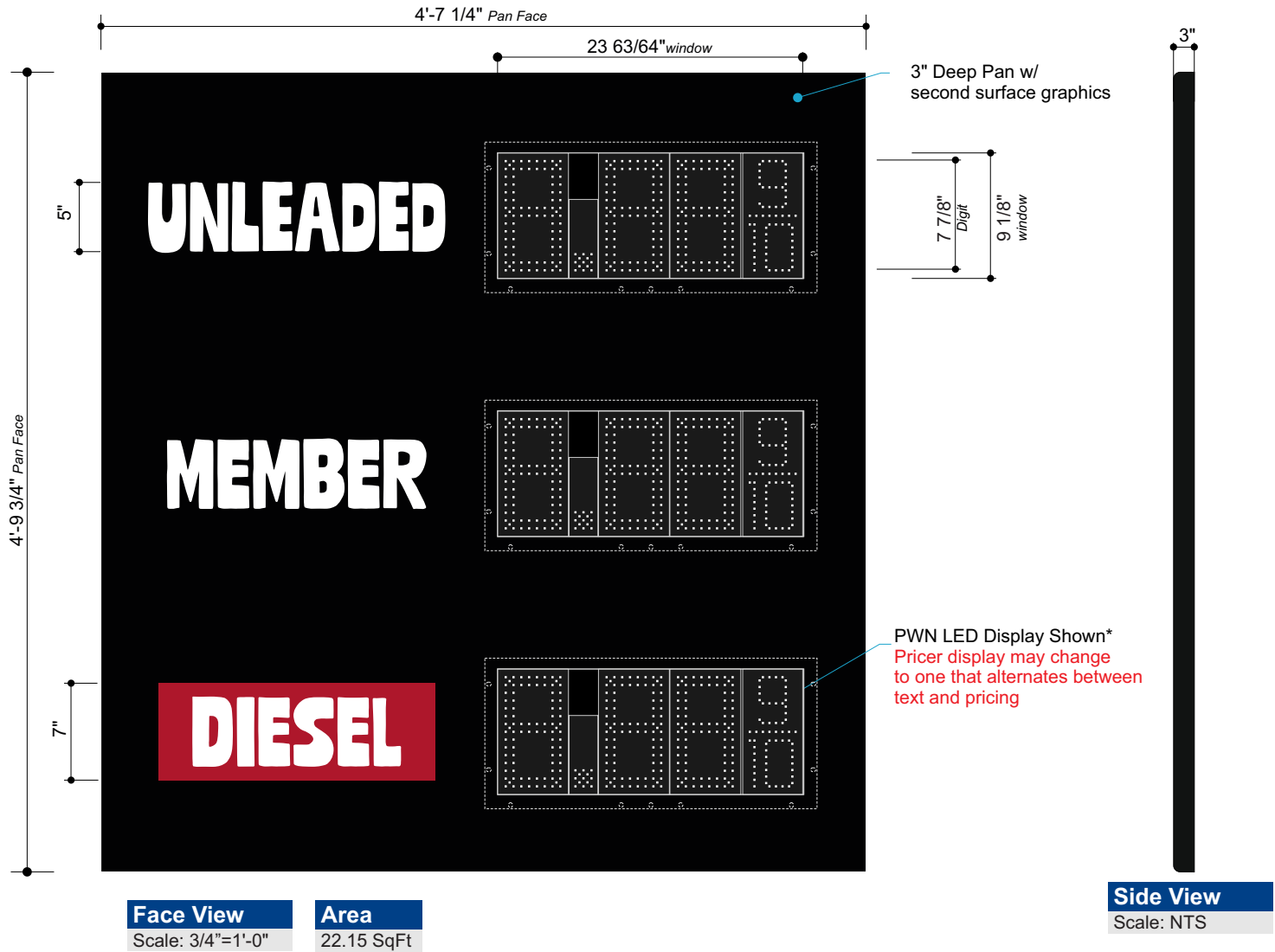


Face View  
Scale: 1"=1'-0"

Color Specifications

-  Pantone Black
-  Pantone White
-  Pantone 7627c
-  Pantone Cool Gray 11 (@ 24%)
-  Pantone Cool Gray 7c
-  Pantone 4275c
-  C: 38 M: 40 Y: 66 K: 8
-  C: 43 M: 48 Y: 83 K: 21
-  C: 48 M: 54 Y: 89 K: 35
-  C: 55 M: 56 Y: 84 K: 47

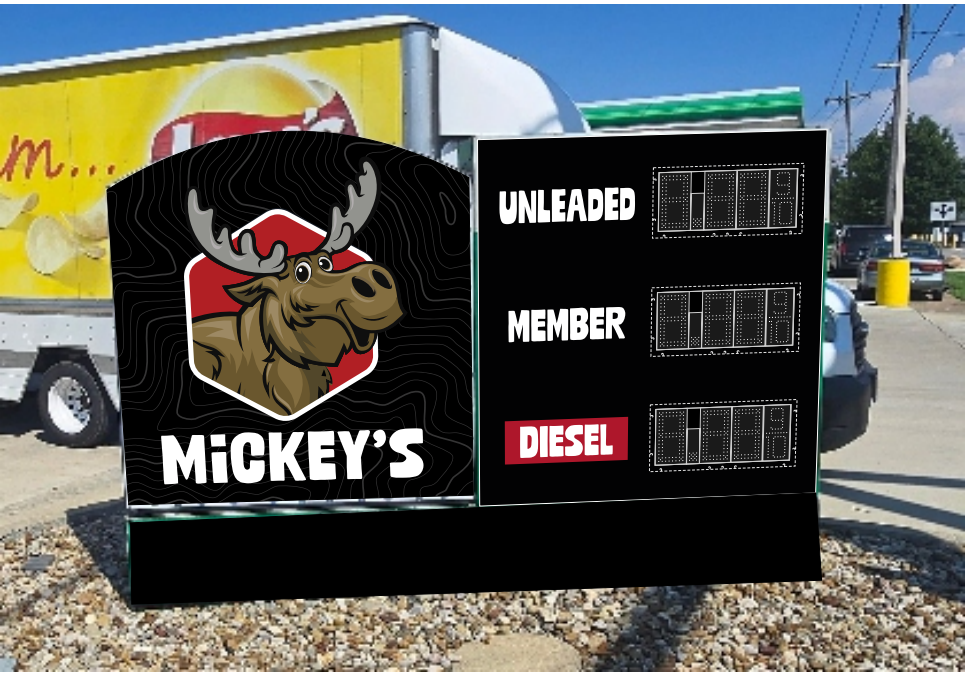




Existing Condition



Proposed Condition



General Specifications

**Face:** .177" Clear Pan-formed polycarbonate.  
2nd surface painted Opaque Black and back sprayed White.  
Lettering & Cardinal Red area behind brand panels will be painted White Only.  
Digital Price Area will be left Clear for Display visibility.

**Pricer:** PWM LED Display, mounted behind clear window of face.

**Install:** Installed into existing cabinets and retainers  
Existing Poles, Retainers and cabinets to be painted - black

**Quantity:** (2) TWO

Vinyl Specifications

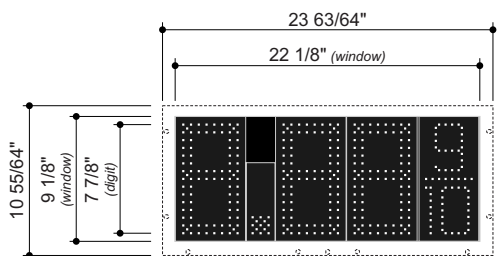
- 3M Translucent 3630-53 Cardinal Red
- 3M Opaque 7725-12 Black
- 3M Translucent 3630- 20 White

Paint Specifications

- Akzo Nobel Black

All paint finishes to be Satin unless otherwise specified

Display Details





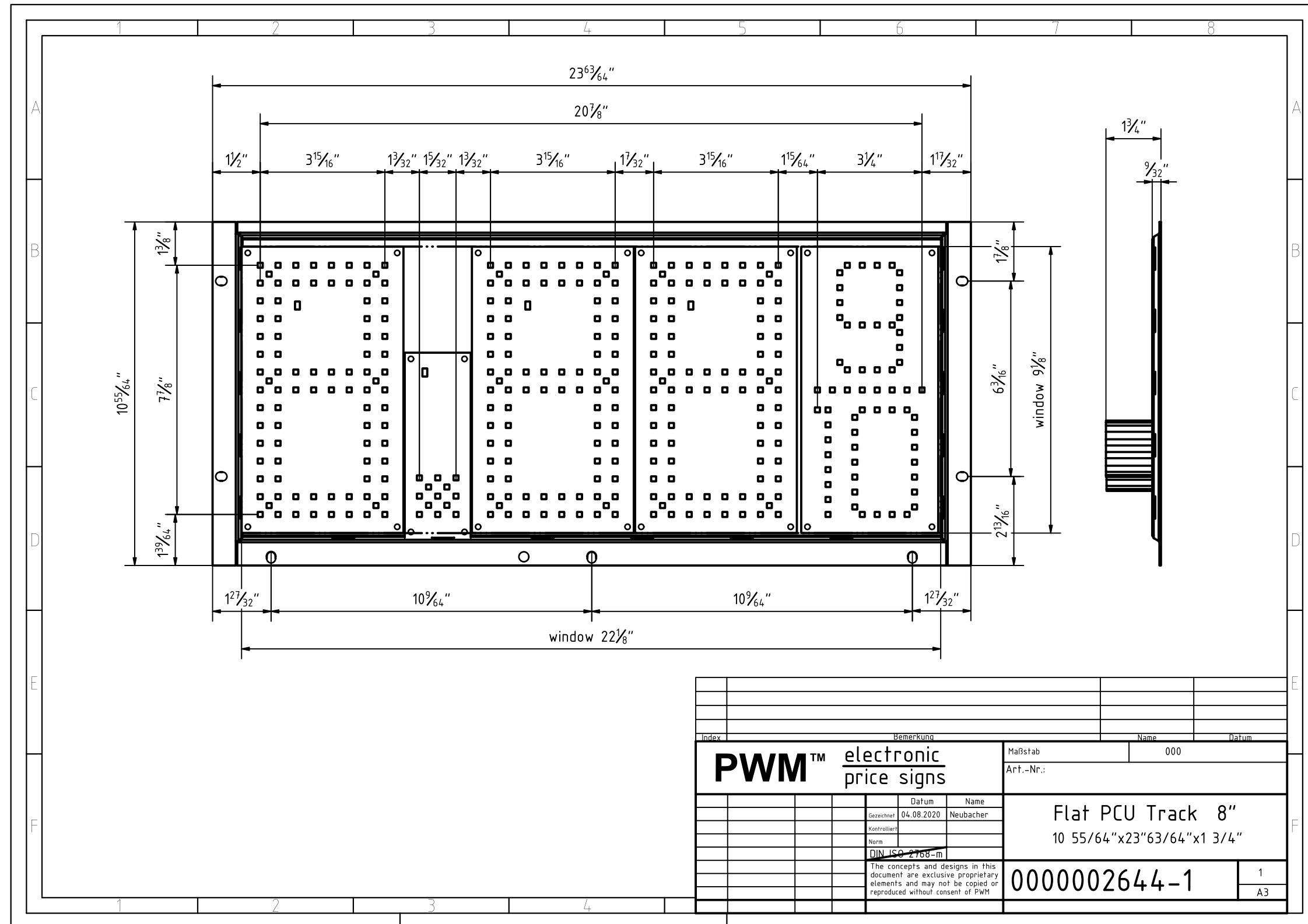
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Listed  
MET  
E212503

Electric Sign  
Complies with  
UL48

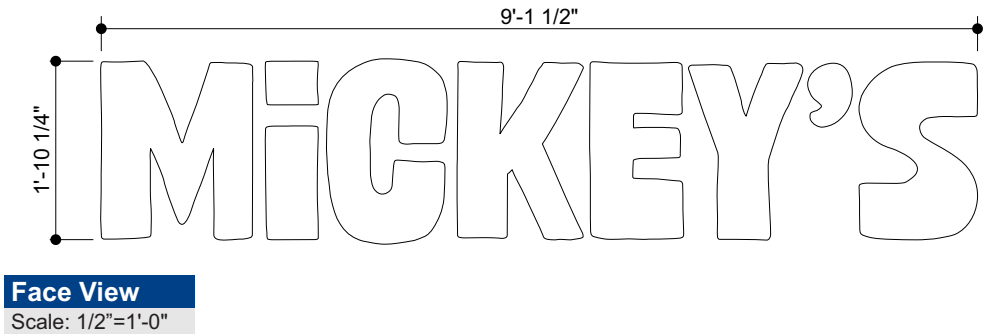
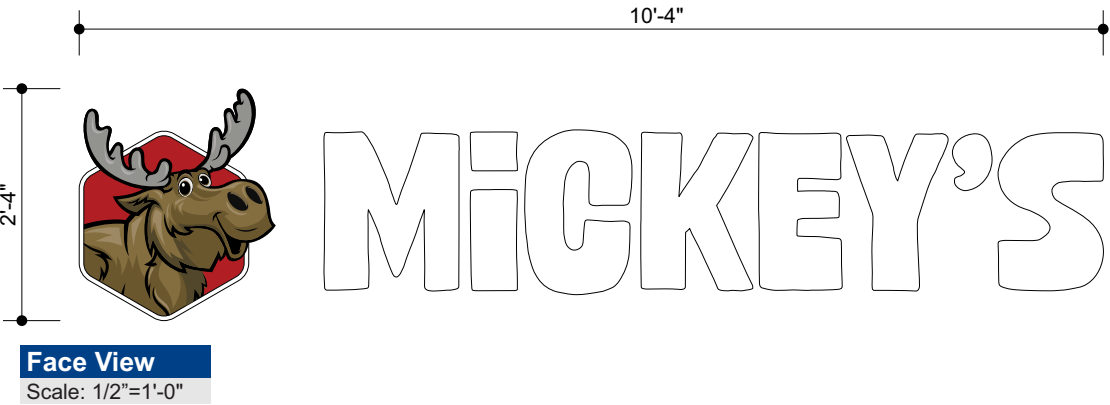
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

GROUNDING  
ELECTRICAL  
CONNECTIONS





EXISTING GAS CANOPY  
LENGTH: 42'-2" x LENGTH: 53'-2"  
EXISTING FASCIA BAND HEIGHT: 32 1/2"



GENERAL MATERIALS

- QTY (1) ONE MICKEYS ICON & CHANNEL LETTER SET
- QTY (2) TWO MICKEYS COPY CHANNEL LETTER SET
- QTY (15) ALPOLIC TOR RED PANELS

\*\* ACM PANEL SIZE: 51" x 154"

NOTE: ALL NECESSARY HARDWARE TO BE PROVIDED BY INSTALLER WITH APPROVAL FROM ALLEN IND.

SCOPE OF WORK

- REMOVE EXISTING OLD LIGHTING FIXTURES & SIGNAGE PANEL
- ADD OUTRIGGERS AS NEEDED SO MAX SPACING BETWEEN THEM IS 42" OR LESS.
- INSTALL NEW TOR RED ACM PANELS ON NEW FRAMING W/ NEW FRAMING ONTO EXISTING CANOPY FASCIA
- MICKEYS LOGO CHANNEL LETTER MOUNTED ON FRONT ELEV.
- INSTALL NEW MICKEYS COPY CENTERED ON SIDE ELEVATIONS
- GAS PUMPS DONE BY OTHER

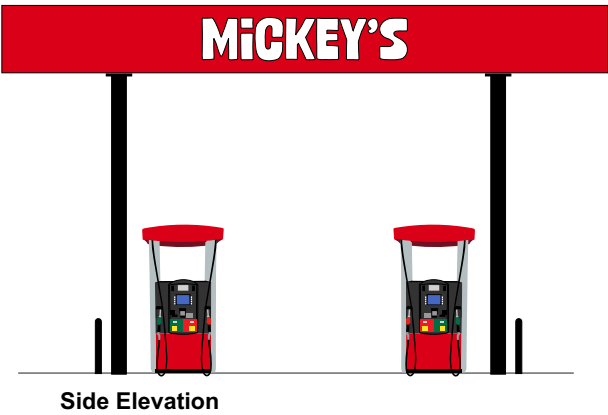
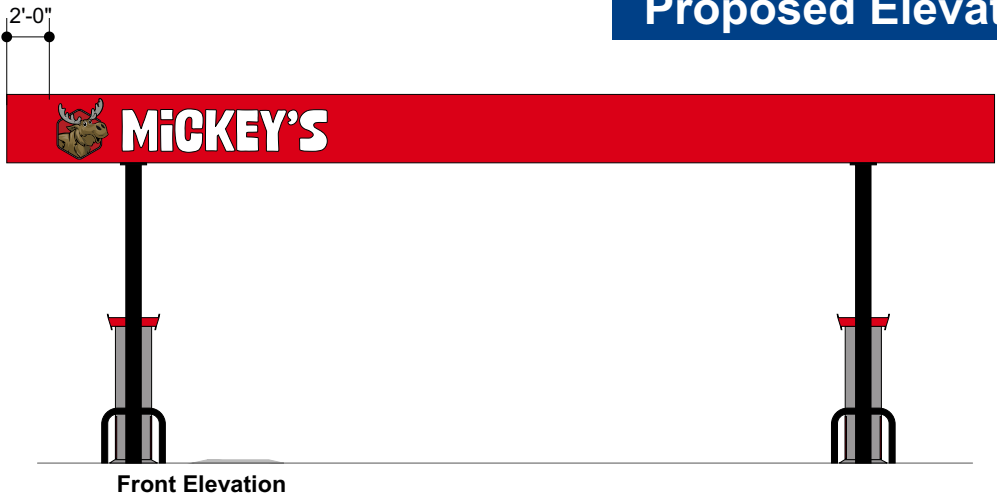
Canopy Reface w/ Channel letters

Scope of Work

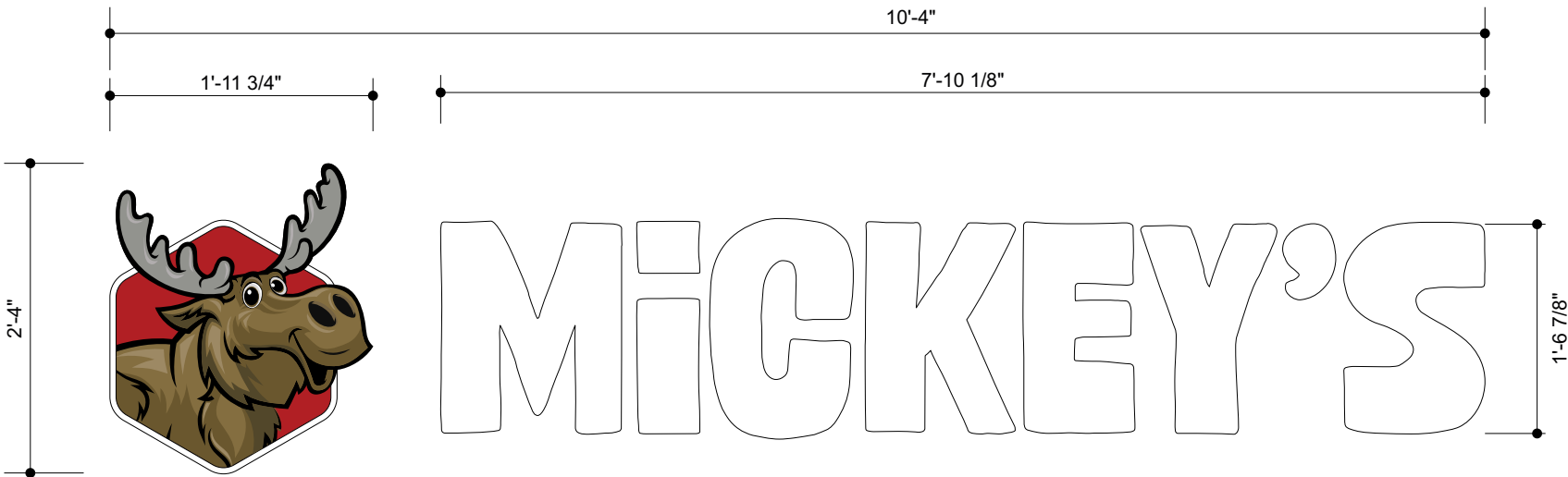
Existing Elevation



Proposed Elevation



THIS RENDERING IS INTENDED FOR DEPICTION OF GENERAL LAYOUT & POSITION.  
ACTUAL RELATIVE SIZE, COLOR AND POSITION MAY VARY FROM IMAGE.



Face View

Scale: 3/4"=1'-0"

Area

24.11 SqFt



Side View

Scale: 3/4"=1'-0"

General Specifications

**Face:** .187" #2447 White Acrylic w/ 3M Vinyl Applied 1st Surface

**Returns:** 3" x .040" Alum. Coil Stock - Black  
1" Black Trimcap

**Backs:** .063" Alum.

**Illum:** White LEDs as Required by Manufacturer, Remote Power Supplies

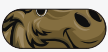
**Electrical:** Actual # of Circuits to be Determined by Licensed Electrical Contractor  
(1) 20 AMP Circuit, 120 Volts

**Wall Type:** ACM Canopy fascia

**Install:** Installed Using min. 3/8" All Thread Fasteners  
(or approved equivalent) and Wood Blocking as Required

**Quantity:** (1) ONE REQUIRED FOR EXTERIOR ELEVATION

Vinyl Specifications



Translucent Vinyl with  
Digital Printed Graphic

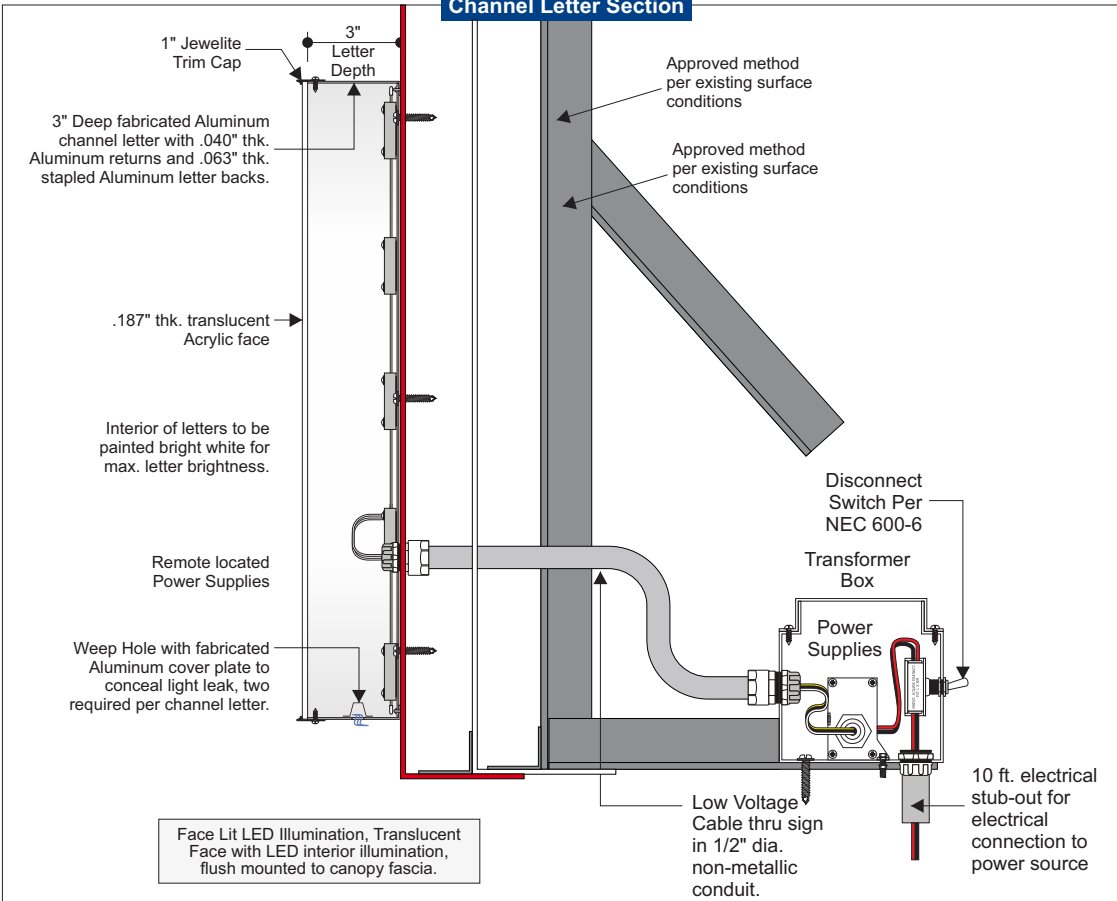
Paint Specifications



Akzo Nobel Black

All paint finishes to be Satin  
unless otherwise specified

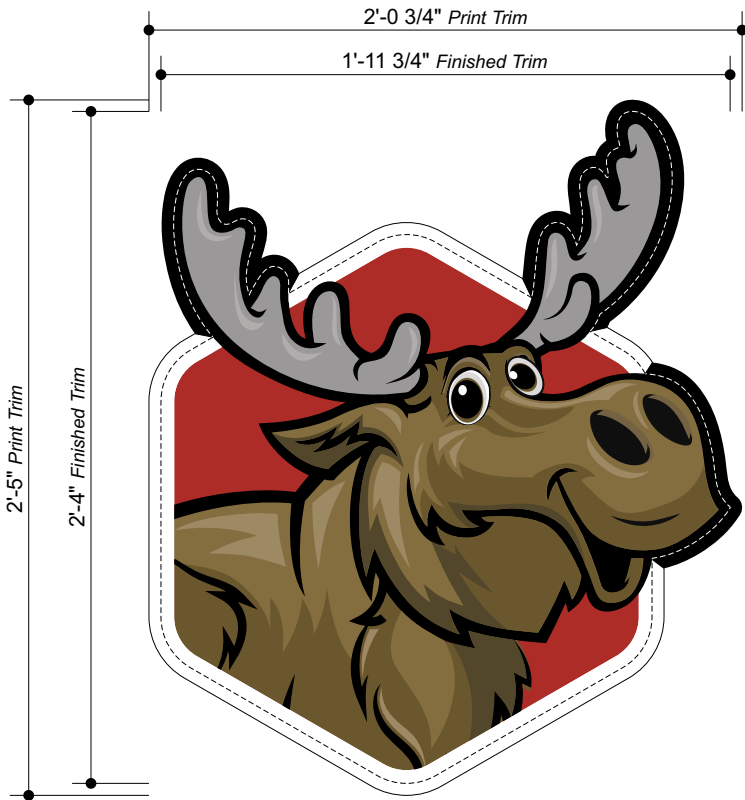
Channel Letter Section



Electric Sign  
Complies with  
UL48








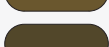

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.





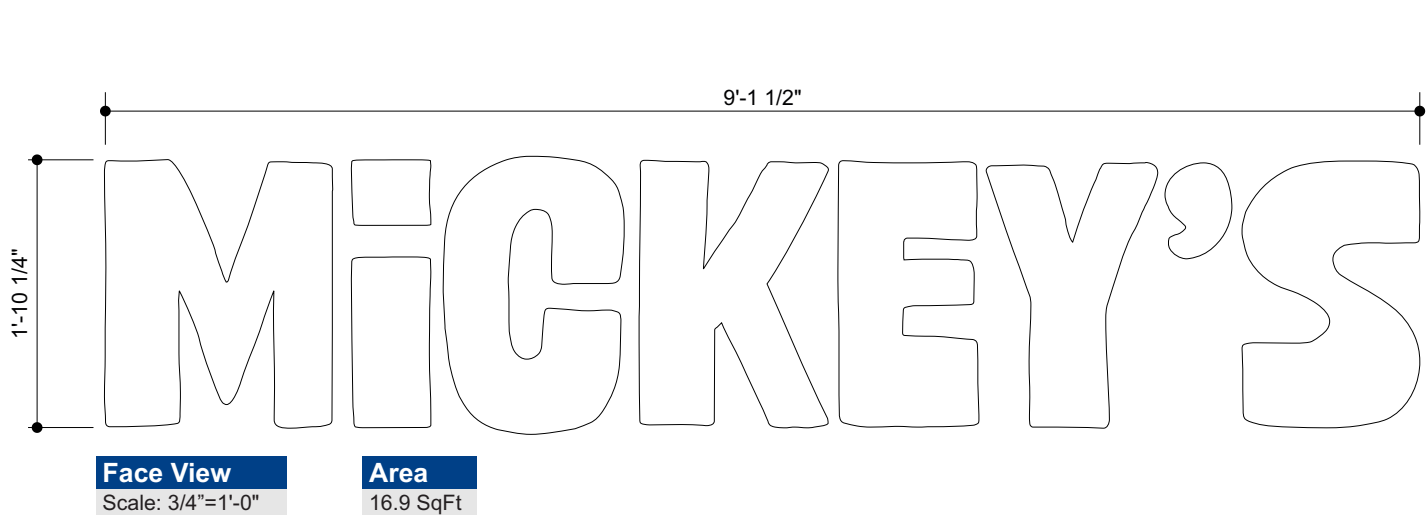
Face View  
Scale: 3"=1'-0"

Color Specifications

-  Pantone Black
-  Pantone White
-  Pantone 7627c
-  Pantone Cool Gray 7c
-  Pantone 4275c
-  C: 38 M: 40 Y: 66 K: 8
-  C: 43 M: 48 Y: 83 K: 21
-  C: 48 M: 54 Y: 89 K: 35
-  C: 55 M: 56 Y: 84 K: 47







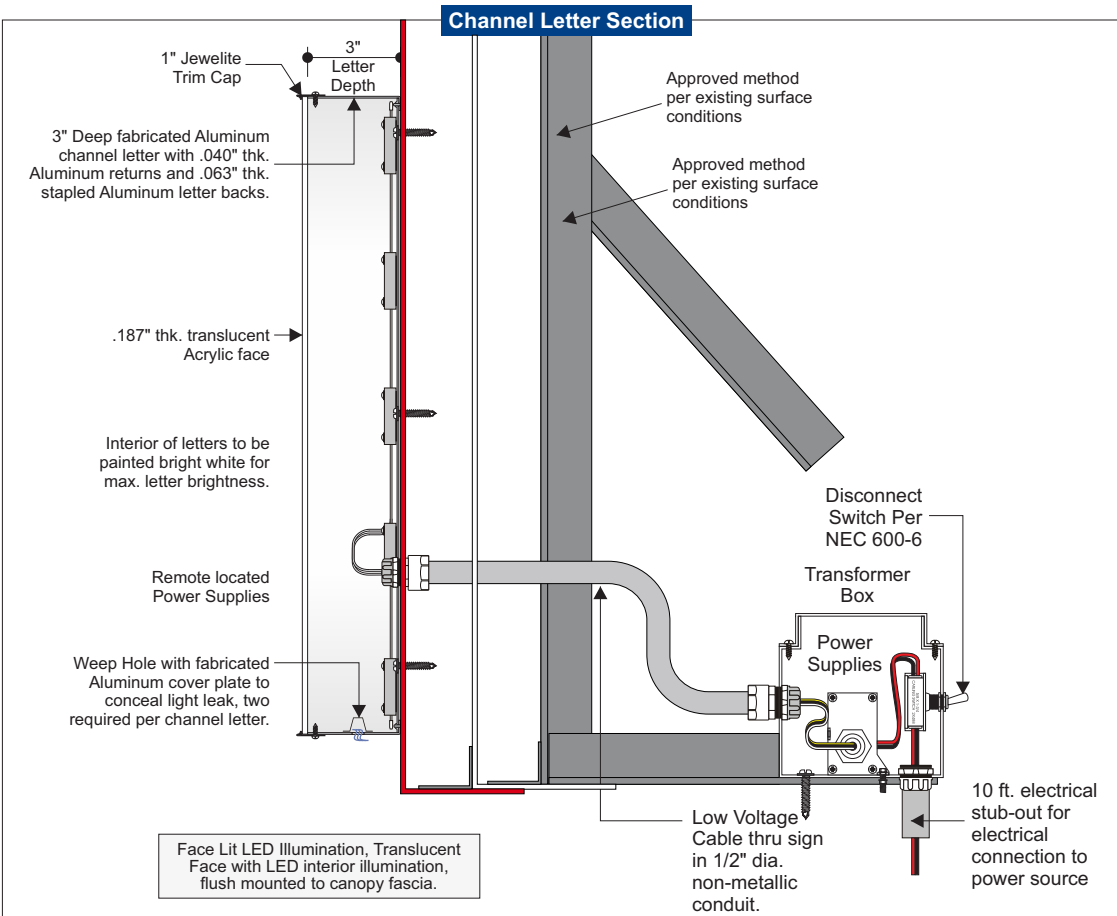
General Specifications

Face:	.187" #2447 White Acrylic
Returns:	3" x .040" Alum. Coil Stock - Black 1" Black Trimcap
Backs:	.063" Alum.
Illum:	White LEDs as Required by Manufacturer, Remote Power Supplies
Electrical:	Actual # of Circuits to be Determined by Licensed Electrical Contractor (1) 20 AMP Circuit, 120 Volts
Wall Type:	ACM Canopy fascia
Install:	Installed Using min. 3/8" All Thread Fasteners (or approved equivalent) and Wood Blocking as Required
Quantity:	(2) TWO REQUIRED FOR EXTERIOR ELEVATION

Paint Specifications

Akzo Nobel Black

All paint finishes to be Satin unless otherwise specified



Electric Sign  
Complies with  
UL48

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.



#	Date	Description
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-

Client Review Status

Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.

Client Signature:

Approval Date:

[illegible]

**Property Owner's Authorization for the Installation of Signage**

Date: 9/19/25

Owner Name: Mickey Mart <sup>#35</sup>

Address: 3619 East State Route 113

City, State: Zip: Milan, OH 44846

To the City/County of: <sup>Huron</sup> ~~Huron~~ Erie

I (print name) Danap, Ltd. (NNN tenant) as Owner of  
the property located at:

(502 Main St. Huron, OH) authorize David Allen/Allen Industries of North Carolina, Inc. and/or their authorized agents to obtain sign permits, sign documents related to permitting as an authorized agent for the owner, and to install approved signage at this location for the location referenced above.

Owner's Signature: Mark Conell, GC

Print Name/Title: Mark Conell, General Counsel



**TO:** Chairman Boyle and Members of the Planning Commission and Design Review Board  
**FROM:** Christine Gibboney Planning & Zoning Manager  
**RE:** Firelands Scientific, 2300 University Drive. Site & Design Plan Review Propagation Container  
**DATE:** November 10, 2025

---

**Current Zoning District:** I-1

**Parcel No.:** 42-01972.011

**Existing Land Use:** Commercial

**Property Size:** +/- 12.7 acres

**Traffic Considerations:** Huron Corporate Park

**Owner:**  
Huron Corporate Park LLC  
Mark Hobart  
2300 University Drive E  
Huron OH 44839

**Applicant:** Mark Hobart- Firelands Scientific (OPC Cultivation)

**Project Description- Addition of a Propagation Container**

Applicant is proposing a pre-built 350sf shipping container to be used as a Propagation Container to be located to the east of the current main building on an existing impermeable surface. This location is tucked behind the main building and not visible from the roadway.

**Applicable Code Sections**

1125.04 I-1 Light Industrial District

(g) Lot Area, Frontage and Yard Requirements. The following minimum requirements shall be observed; except as otherwise provided herein:

Lot Area	Frontage	Front Yard Depth	Side Yard Width	Rear Yard Depth
Nonresidential	30 ft.	25 ft.	None except adjoining R District - then not less than 25 feet each.	1-story: 30 feet
Dwellings or residential parts of nonresidential dwellings		Not permitted in District		
Existing dwelling		Same as R-3		

(c) Accessory Uses. Accessory uses and structures permitted and as regulated in the B-3 District, except as hereinafter modified and such other uses and structures customarily accessory and incidental to any of the foregoing principal permitted uses, except for uses prohibited in an I-1 District.

**Staff Analysis/Recommendation:**

Commercial Greenhouse structures are a Principal Permitted Use in an I-1 District as a reference back to permitted and regulated uses in the B-3 District.

The applicant is proposing the addition of a 350sf shipping container to be used as a propagation container. This container would be located to the rear of the main building, not visible from the front or roadway and would be placed on an existing impermeable surface.

Staff finds this structure to be an “accessory structure” and compliant as it is an accessory structure incidental to a permitted use as referenced in I-1 referring back to B-3. Staff found nothing in the zoning code to prohibit this type of structure.

We did reach out to the Building Department in the event there were any Building regulations that speak to this type of structure- they advised that they will require plans showing it's an Industrial unit, or have an architect submit the plans for the container unit.

Staff recommends the approval of the site and design plans as presented.

**Attachments:**

- Application & Design Elevations

# Planning Commission (PC)

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

DATE: 10/19/2025

### Property Owner

Name: Huron Corporate Park, LLC; Represented by Mark Hobart

Address: 2300 University Dr. E. Huron, OH 44839

Phone: 419-6256-5115

Email: mark.hobart@firelandsscientific.com

### Applicant

Name: Mark Hobart

Company/Business Name: Firelands Scientific (OPC Cultivation)

Mailing Address: 2300 University Dr. E. Huron, OH 44839

Phone: 4408659596

Email: mark.hobart@firelandsscientific.com

### Location and Description of Project

Address: 2300 University Dr East

County Parcel #: OH42-01972.011

Existing Use: 499: Other Commercial

Acreage/Area of Site: 12.7

Proposed Use: 499: Other Commercial

Lot # (if applicable): 28

Estimated Value of Project: \$2,500,00

Total SF: 350

☐

New Construction

☐

Demolition

☐

Addition to Existing Structure

☒

Other: Install pre built unit

### ZONING & FLOOD ZONE DISTRICTS

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

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

### Description of Project:

To install rebuild shipping container growth pod to the east of current main building.

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**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:

**A. 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.

**B. 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. STORMWATER/DRAINAGE/GRADING PLANS/SWPPP**

**DEVELOPEMENT PROJECTS DISTURBING LESS THAN 1 ACRE**

Development Sites Under One (1) Acre in Size: Individual development sites that are larger than 8,000 square feet and smaller than one (1) acre (43,560 square feet) in total size of disturbed area, can submit abbreviated soil erosion and sediment control plans with the topography plan for the requested permit(s). Refer to Chapters 1315, 1317 of City Ordinances for complete plan information required.

**DEVELOPMENT PROJECTS DISTURBING 1 OR MORE ACRES**

The City Engineer and Erie Conservation will determine the deposit amount required for applicable plan reviews. Approval of the plans from the City Engineer and Erie Conservation are required before Zoning and/or Building Permits can be issued. Refer to Chapters 1115, 1117, 1313, 1315 for required plan details.



### SECTION 3. 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				Dimensions			
Sign #1:	<input type="checkbox"/> Wall	<input type="checkbox"/> Window	Other:	Height	Width	Display Area	Height (if ground)
	<input type="checkbox"/> Ground	<input type="checkbox"/> Changeable Copy		X	=	sq. ft.	ft.

Sign Type				Dimensions			
Sign #2:	<input type="checkbox"/> Wall	<input type="checkbox"/> Window	Other:	Height	Width	Display Area	Height (if ground)
	<input type="checkbox"/> Ground	<input type="checkbox"/> Changeable Copy		X	=	sq. ft.	ft.

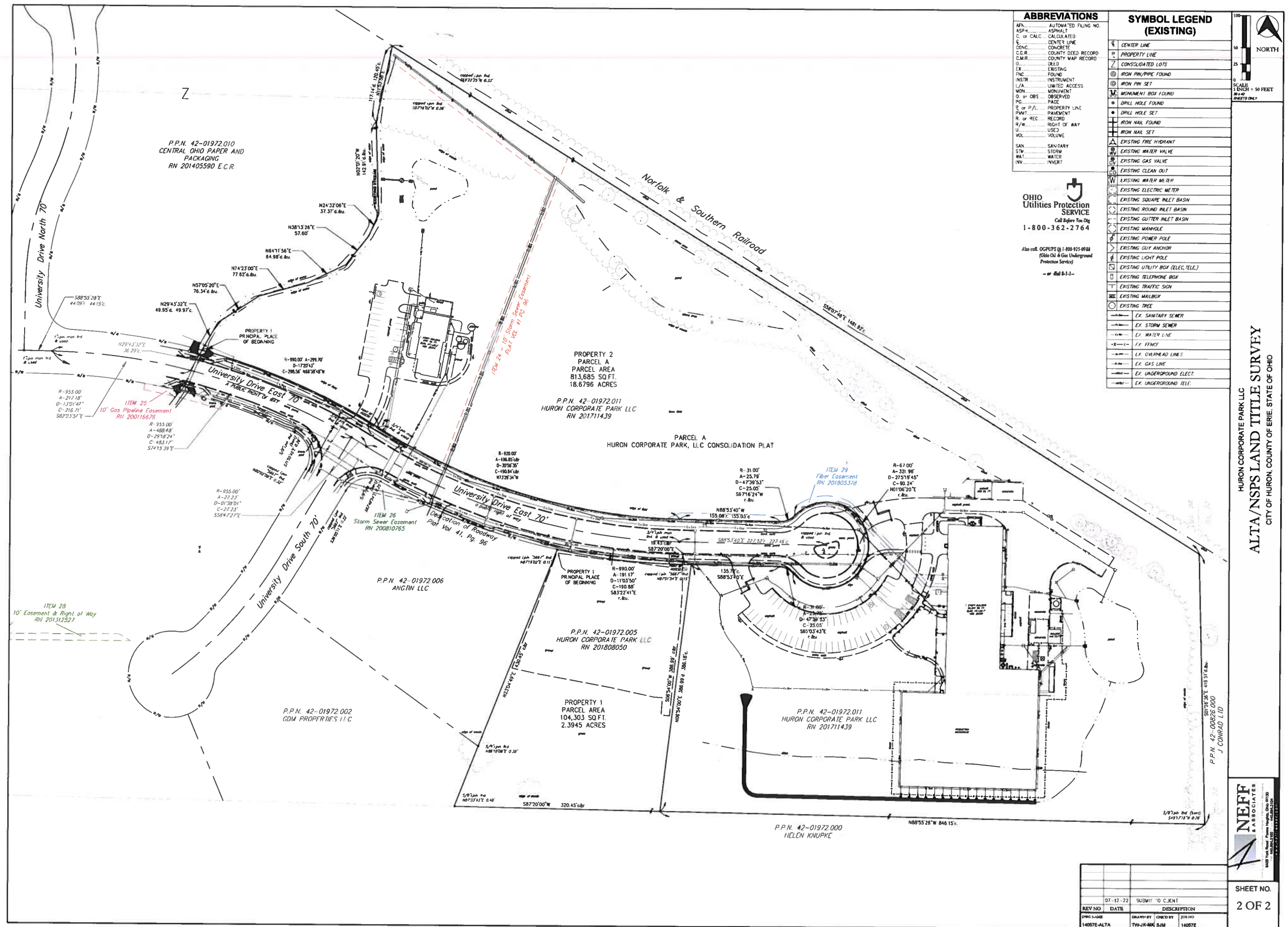
Sign Type (circle)				Dimensions			
Sign #3:	<input type="checkbox"/> Wall	<input type="checkbox"/> Window	Other:	Height	Width	Display Area	Height (if ground)
	<input type="checkbox"/> Ground	<input type="checkbox"/> Changeable Copy		X	=	sq. ft.	ft.

Sign Type (circle)				Dimensions			
Sign #4:	<input type="checkbox"/> Wall	<input type="checkbox"/> Window	Other:	Height	Width	Display Area	Height (if ground)
	<input type="checkbox"/> Ground	<input type="checkbox"/> Changeable Copy		X	=	sq. ft.	ft.

\_\_\_Rendering(s) of all signs with detail of dimensions, construction materials, graphics, illumination

Date of Submission: 10/20/25 Application Fee: \$150 PC Meeting Date: 11/19/25





LEGAL DESCRIPTION

PROPERTY 1:

Situated in the State of Ohio, County of Erie and the City of Huron:

Formerly in the Township of Huron, now City of Huron, Section No. 4, Part of Original Lot No. 28, and being more definitely described as follows:

Commencing at a monument box, found, marking the intersection of the centerline of University Drive East with the centerline of University Drive South;

Thence easterly along the centerline of University Drive East along an arc of a curve to the right, having a radius of 955.00 feet, a delta of 01° 37'54", a chord bearing of South 51° 17'16" East, a chord distance of 27.20 feet, on an arc length of 27.20 feet to a monument box, found;

Thence easterly continuing along said centerline, along an arc of a curve to the left, having a radius of 955.00 feet, a delta of 19° 52'31", a chord bearing of South 66° 19'55" East, a chord distance of 323.62 feet, on an arc length of 331.28 feet to a point;

Thence South 13° 43'50" West a distance of 35.00 feet to a 1/8" iron pin set, on the south right of way line of University Drive East and the point of beginning;

1. Thence easterly along the south right of way line of University Drive East along an arc of a curve to the left, having a radius of 990.00 feet, a delta of 11° 03'53", a chord bearing of South 81° 48'05" East, a chord distance of 190.88 feet, on an arc length of 191.17 feet to a point;

2. Thence South 87° 20'00" East continuing along said south right of way line, a distance of 19.43 feet to a 1/8" iron pin set;

3. Thence South 08° 27'57" West, a distance of 385.99 feet to a 1/8" iron pin set on the north line of a parcel owned by Wayne & Helen Knupke (DV 493 PG 228);

4. Thence North 87° 20'00" West, along the north line of said Knupke parcel, a distance of 320.45 feet to a 1/8" iron pin set, marking the southeast corner of a parcel owned by Karen Sue Peterman, Trustee (RV200106434);

5. Thence North 23° 04'49" East along the east line of said Peterman parcel, a distance of 430.44 feet to a 1/8" iron pin set on the south right of way line of University Drive East and the point of beginning, containing 2.490 acres, more or less, but being subject to all legal highways, easements and restrictions of record;

The above description was prepared from an actual survey by Daniel H. Hartung, Jr., Professional Surveyor No. 5667 in July 2008. The bearings were assumed only for the purpose of indicating angles.

For information only: Parcel No. 42-01972-005

2316 University Drive East, in the City of Huron, County of Erie, and State of Ohio

PROPERTY 2:

Situated in the City of Huron, County of Erie and State of Ohio: Section 2, Original Lot No. 28 and now in the City of Huron and is further bounded and described as follows:

Beginning at a 1/8" iron pin monument found at the intersection of the centerline of Rye Beach Road (40 feet wide) and extended to 40 feet on the East side by Right of Way Dedication Plan, Part Volume 41, Page 97, in Erie County Map Records and the centerline of University Drive East (70 feet wide), as shown in the same Right of Way Dedication Plan;

Thence South 88° 55'28" East, along the centerline of said University Drive East, a distance of 444.00 feet to a 1/8" iron pin monument found at a point of curvature on said roadway;

Thence southeasterly, continuing along the centerline of said University Drive East and along the arc of a curve deflecting to the right, a distance of 217.18 feet, said arc having a radius of 955.00 feet, a central angle of 13° 01'47" and a chord which bears South 82° 23'57" East, a distance of 216.71 feet;

Thence North 23° 43'32" East, a distance of 36.29 feet to a point on the northerly right of way for said University Drive East and the principal place of beginning of the land herein described;

Thence the next 8 courses follow the centerline of an existing ditch that defines the westerly property line;

Course 1: Thence North 29° 43'32" East, a distance of 49.97 feet;

Course 2: Thence North 57° 05'20" East, a distance of 76.34 feet;

Course 3: Thence North 14° 23'00" East, a distance of 11.62 feet;

Course 4: Thence North 64° 11'56" East, a distance of 64.98 feet;

Course 5: Thence North 38° 13'26" East, a distance of 57.60 feet;

Course 6: Thence North 24° 32'06" East, a distance of 37.37 feet;

Course 7: Thence North 02° 01'20" West, a distance of 142.91 feet;

Course 8: Thence North 11° 53'58" East, a distance of 120.45 feet to a point on a northerly line of a parcel of land conveyed to the City of Huron by deed recorded in Volume 327, Page 429 of Erie County Deed Records;

Course 9: Thence South 58° 07'46" East, along the northeasterly line of said City of Huron parcel and the southeasterly line of Huron & Southern Railroad, a distance of 1481.92 feet to a 5/8" iron pin set at the northeasterly corner of said City of Huron parcel and a point on the easterly line of Original Lot No. 28;

Course 10: Thence South 01° 26'36" East, along the easterly line of said City of Huron parcel and the easterly line of Original Lot No. 28, a distance of 419.51 feet to the southeasterly corner of said City of Huron parcel and the southeasterly corner of Original Lot No. 28 and witnessed by a 5/8" iron pin (bent) found South 45° 17'19" West, a distance of 0.26 feet;

Course 11: Thence North 88° 55'26" West, along the southerly line of said City of Huron parcel and the southerly line of Original Lot No. 28, a distance of 845.15 feet to a 5/8" iron pin set at the southeasterly corner of a parcel of land conveyed to J.B.B. Investments, LLC by deed recorded in RVL 200808323 of Erie County Records;

Course 12: Thence North 06° 54'00" East, along the easterly line of said J.B.B. Investments, LLC parcel, a distance of 385.19 feet to the northeasterly corner of said parcel and a point on the southerly right of way for said University Drive East and witnessed by a copper iron pin No. 5667 found North 87° 01'54" East, a distance of 0.15 feet;

Course 13: Thence South 88° 53'40" East, along the southerly right of way for said University Drive East, a distance of 135.72 feet to a 5/8" iron pin set at the point of curvature of a turnout for a cul-de-sac;

Course 14: Thence southeasterly, by a turnout for a cul-de-sac deflecting to the right, a distance of 25.79 feet, said turnout having a radius of 31.00 feet, a central angle of 47° 39'53" and a chord which bears South 65° 03'43" East, a distance of 25.05 feet to a 5/8" iron pin set at the point of reverse curvature of a cul-de-sac;

Course 15: Thence northeasterly, by the arc of a cul-de-sac deflecting to the left, a distance of 321.96 feet, said cul-de-sac having a radius of 67.00 feet, a central angle of 275° 19'45" and a chord which bears North 01° 06'20" East, a distance of 90.24 feet to a 5/8" iron pin set at the point of reverse curvature of a turnout;

Course 16: Thence southwesterly, by a turnout for a cul-de-sac deflecting to the right, a distance of 25.79 feet, said turnout having a radius of 31.00 feet, a central angle of 47° 39'53" and a chord which bears South 67° 16'24" West, a distance of 25.05 feet to a 5/8" iron pin set at the point of tangency;

Course 17: Thence North 88° 53'40" West, along the northerly right of way for said University Drive East, a distance of 155.03 feet to a 5/8" iron pin set at a point of curvature;

Course 18: Thence northwesterly, continuing along the northerly right of way for said University Drive East and along the arc of a curve deflecting to the right, a distance of 496.85 feet to a 5/8" iron pin set at a point of reverse curvature. Said arc having a radius of 920.00 feet, a central angle of 30° 56'35" and a chord which bears North 73° 26'34" West, a distance of 496.84 feet;

Course 19: Thence northwesterly, continuing along the northerly right of way for said University Drive East and along the arc of a curve deflecting to the left, a distance of 289.70 feet, said arc having a radius of 890.00 feet, a central angle of 17° 20'43" and a chord which bears North 66° 38'48" West, a distance of 298.56 feet to the principal place of beginning, containing 18.6796 acres, (813,685 square feet), of land as surveyed by Thomas J. Neff, Jr., Registered Surveyor No. 7065-Ohio of Neff & Associates, Field Work performed in April, 2017.

Be the same more or less, but subject to all legal highways and easements of record.

For information only: PPN 42-01972-011 and 42-01972-500

2300 University Drive East, in the City of Huron, County of Erie, and State of Ohio

SCHEDULE B, SECTION II

This survey coordinates with a title commitment for an ALTA Owner's Policy of Title Insurance No. 22-DH-8249 dated 05-10-2022 at 7:59 AM issued by WESTCOT Land Title Insurance Company underwriters for Everest Land Title Agency Ltd.

1-15 - NOT A SURVEY MATTER

16. STATE GAME REFUGE EASEMENT made by and between Corrad Croll (Lessor) and the State of Ohio (Lessee), recorded August 5, 1926 in Volume 10, Page 67 of Erie County, Ohio records. UNABLE TO DETERMINE THE AFFECTS OF THE ABOVE DEED EASEMENT DUE TO LACK OF DESCRIPTIVE DETAIL TO ACCURATELY LOCATE THE EASEMENT.

17. POLE LINE RIGHT OF WAY from Norman Sawyer (Grantor) to Lake Erie Power Light Company (Grantee), recorded February 28, 1938 in Volume 6, Page 331 of Erie County, Ohio records. UNABLE TO DETERMINE THE AFFECTS OF THE ABOVE DEED EASEMENT DUE TO LACK OF DESCRIPTIVE DETAIL TO ACCURATELY LOCATE THE EASEMENT.

ASSIGNMENT OF POLE LINE RIGHT OF WAY from the Lake Erie Power and Light Company, an Ohio corporation (Assignor) to the Toledo Edison Company, an Ohio Corporation (Assignee), recorded December 13, 1938 in Volume 7, Page 63 of Erie County, Ohio records.

ASSIGNMENT OF EASEMENT RIGHTS from The Toledo Edison Company, an Ohio corporation (Assignor) to Ohio Edison Company, an Ohio corporation (Assignee), recorded July 1, 1955 in Volume 261, Page 178 of Erie County, Ohio records.

18. POLE LINE EASEMENT AND RIGHT OF WAY from Norman Sawyer (Grantor) to the Ohio Public Service Company, an Ohio corporation (Grantee), recorded June 24, 1940 in Volume 7, Page 292 of Erie County, Ohio records. DOES NOT AFFECT TITLE PARCEL 1 AND 2.

19. POLE LINE EASEMENT AND RIGHT OF WAY from Corrad Croll (Grantor) to The Ohio Public Service Company, an Ohio corporation (Grantee), recorded June 24, 1940 in Volume 7, Page 292 of Erie County, Ohio records. DOES NOT AFFECT TITLE PARCEL 1 AND 2.

20. POLE LINE EASEMENT AND RIGHT OF WAY from Albert Jacob (Grantor) to The Ohio Public Service Company, an Ohio corporation (Grantee), recorded June 24, 1940 in Volume 7, Page 293 of Erie County, Ohio records. DOES NOT AFFECT TITLE PARCEL 1 AND 2.

21. POLE LINE EASEMENT AND RIGHT OF WAY from Vincent Hinde (Grantor) to the Ohio Public Service Company, an Ohio corporation (Grantee), recorded June 24, 1940 in Volume 7, Page 293 of Erie County, Ohio records. DOES NOT AFFECT TITLE PARCEL 1 AND 2.

22. POLE LINE EASEMENT AND RIGHT OF WAY from Vincent Hinde (Grantor) to the Ohio Public Service Company, an Ohio corporation (Grantee), recorded June 24, 1940 in Volume 7, Page 294 of Erie County, Ohio records. DOES NOT AFFECT TITLE PARCEL 1 AND 2.

23. DECLARATION OF RESTRICTIONS FOR HURON INDUSTRIAL PARK made by the City of Huron, Ohio, an Ohio municipal corporation (Declarant), recorded July 27, 2000 as Instrument No. 200009404 of Erie County, Ohio records. (As to All Parcels)

AMENDED AND RESTATED DECLARATION OF RESTRICTIONS FOR HURON INDUSTRIAL PARK made by the City of Huron, Ohio, an Ohio municipal corporation (Declarant), recorded April 23, 2001 as Instrument No. 200105289 of Erie County, Ohio records. (As to All Parcels)

AMENDED AND RESTATED DECLARATION OF RESTRICTIONS FOR HURON INDUSTRIAL PARK made by the City of Huron, Ohio, an Ohio municipal corporation (Declarant), recorded May 3, 2001 as Instrument No. 200105347 of Erie County, Ohio records. (As to All Parcels)

SECOND AMENDMENT TO THE DECLARATION OF RESTRICTIONS FOR THE HURON CORPORATE PARK made by the City of Huron, Ohio, an Ohio municipal corporation (Declarant), recorded November 20, 2002 as Instrument No. 200219773 of Erie County, Ohio records.

THIRD AMENDMENT TO THE DECLARATION OF RESTRICTIONS FOR THE HURON CORPORATE PARK made by the City of Huron, Ohio, an Ohio municipal corporation (Declarant), recorded March 24, 2005 as Instrument No. 200503612 of Erie County, Ohio records.

FOURTH AMENDMENT TO THE DECLARATION OF RESTRICTIONS FOR THE HURON CORPORATE PARK made by the City of Huron, Ohio, an Ohio municipal corporation (Declarant), recorded August 4, 2008 as Instrument No. 200807106 of Erie County, Ohio records.

FIFTH AMENDMENT TO THE DECLARATION OF RESTRICTIONS FOR THE HURON CORPORATE PARK made by the City of Huron, Ohio, an Ohio municipal corporation (Declarant), recorded October 2, 2008 as Instrument No. 200809139 of Erie County, Ohio records.

AFFECTS TITLE PARCEL 1 AND 2, BLANKET

24. PLAT Records, boundaries, setbacks, reservations, easements, restrictions and other matters disclosed in Plat of Huron Corporate Park recorded May 10, 2001 in Plat Volume 41, Page 96 of the records of Erie County, Ohio, including but not limited to:

a) 10' Storm Sewer Easement

b) 10' Water Line Easement

c) 15' Sanitary Sewer Easement

RELEASE OF STORM SEWER EASEMENT recorded November 19, 2014 as Instrument No. 201409695 of Erie County, Ohio records.

AFFECTS TITLE PARCEL 1 AND 2

25. PIPELINE EASEMENT from the City of Huron, Ohio, a municipality (Grantor) to Columbia Gas of Ohio, Inc., (Grantee), recorded November 7, 2001 as Instrument No. 200116676 of Erie County, Ohio records. DOES NOT AFFECT TITLE PARCEL 1 AND 2 AS SHOWN.

26. EASEMENT FOR DRAINAGE & STORM SEWER PURPOSES from Angin LLC, (Grantor) to City of Huron, an Ohio municipal corporation (Grantee), recorded November 26, 2008 as Instrument No. 200810765 of Erie County, Ohio records. DOES NOT AFFECT TITLE PARCEL 1 AND 2 AS SHOWN.

27. EASEMENT FOR DRAINAGE & STORM SEWER PURPOSES from ALIC Properties, Ltd., (Grantor) to City of Huron, an Ohio municipal corporation (Grantee), recorded January 9, 2009 as Instrument No. 200900215 of Erie County, Ohio records. DOES NOT AFFECT TITLE PARCEL 1 AND 2.

28. EASEMENT AND RIGHT OF WAY from the City of Huron, Ohio (Grantor), to Buckeye Cablevision, Inc., an Ohio corporation (Grantee), recorded December 5, 2013 as Instrument No. 201312527 of Erie County, Ohio records. DOES NOT AFFECT TITLE PARCEL 1 AND 2 AS SHOWN.

29. EASEMENT AND RIGHT OF WAY from Huron Corporate Park LLC (Grantor) to Buckeye Cablevision, Inc., DBA Buckeye Broadband, an Ohio corporation, and its affiliates, including Buckeye TeleSystem, Inc., recorded June 21, 2018 as Instrument No. 201805378 of Erie County, Ohio records. AFFECTS TITLE PARCEL 2 AS SHOWN.



SITE

VICINITY MAP  
NOT TO SCALE

SURVEYOR'S NOTES

As to Item 9 of Table A of the Survey Requirements, there are 80 total striped parking spaces of which 5 are marked disabled spaces and 75 are standard spaces.

As to Item 16 of Table A of the Survey Requirements, there is NO observed evidence of current earth moving work, building construction or building additions.

As to Item 17 of Table A of the Survey Requirements, there are NO known changes in street right of way lines or observed evidence of recent street or sidewalk construction or repairs.

The Property has direct access to University Drive East, a public right of way.

The property described hereon is the same as the property described in Title Insurance No. 22-DH-8249 dated 05-10-2022 at 7:59 AM issued by WESTCOT Land Title Insurance Company underwriters for Everest Land Title Agency Ltd. and that of easements, covenants and restrictions referenced in said title commitment or supported by a practical map or plan of the site or otherwise shown to the satisfaction of the person or persons noted as to their effect on the subject property.

The boundary lines of the parcels collectively constituting the Premises are contiguous with each other and contain no gaps, gaps or overlaps as described in their most recent respective legal descriptions of record as provided to the undersigned.

BASIS OF BEARING

The basis of bearings for the premises surveyed is NAD83 (GRS85) Ohio State Plane Coordinate System, North Zone (34C).

ENCROACHMENTS

None

FLOOD ZONE CERTIFICATION

I hereby certify that the Title Parcel shown hereon does not lie within a special flood hazard zone according to the National Flood Insurance Program as shown on the Flood Insurance Rate Map of Community Panel Number 3904300114E dated November 19, 2014 and noted as Zone X.

ZONING DISTRICT

ZONING DISTRICT - L-1 Light Industrial

No zoning report was provided to the surveyor by the client or the insurer.

TOTAL LAND AREA

PROPERTY 1 - 2.3945 ACRES (104,303 SQ. FT.)

PROPERTY 2 - 18.6796 ACRES (813,685 SQ. FT.)

SURVEY CERTIFICATION

Huron Corporate Park, LLC, an Ohio limited liability company  
Huron Corporate Park LLC  
CFBNA, National Association of Its Successors And/Or Assigns As Their Interest May Appear  
Everest Land Title Agency Ltd.  
WESTCOT Land Title Insurance Company

This is to certify that this map or plat and the survey on which it was based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 17, 18, 19 and 20 of Table A thereof.  
The field work was completed on June 29, 2022.

Steven J. Neff  
Registered Surveyor No. 8622-Ohio



July 12, 2022  
CDE

HURON CORPORATE PARK LLC  
ALTA/NSPS LAND TITLE SURVEY  
CITY OF HURON - COUNTY OF ERIE - STATE OF OHIO

NEFF  
ASSOCIATES  
LAND TITLE SURVEYORS  
1400 York Road, Piquette Heights, Ohio 44670  
(440) 295-1234 FAX (440) 295-1235

SHEET NO.

1 OF 2

REV NO	DATE	SUBMIT TO CLIENT	DESCRIPTION
14057E-E	07-12-22	TVA-JM-BJM	14057E



Erie County, Ohio - Property Record Card  
Parcel 42-01972.011  
Card 4

GENERAL PARCEL INFORMATION

Owner	HURON CORPORATE PARK LLC
Property Address	2300 UNIVERSITY DR E
Mailing Address	200 PUBLIC SQ SUITE 2500
	HURON, OH 44839
Land Use	COMMERCIAL - 499-OTHER COMMERCIAL
Deed	STRUCTURES
Legal Description	CURRENT DEED VOLUME/PAGE: 201711439/ 2-28 E SIDE RYE BEACH S OF RR 12.6796A (TOTAL 18.6796A)



VALUATION

	Appraised	Assessed
Land Value	\$380,390.00	\$133,140.00
Improvements Value	\$6,043,330.00	\$2,115,170.00
CAUV Value	\$0.00	\$0.00
Total Value	\$6,423,720.00	\$2,248,310.00
Taxable Value	\$2,248,310.00	
Net Annual Tax	\$130,401.99	

RESIDENTIAL

LAND

Land Type	Acreage	Depth	Frontage	Depth	Value
P1 - PRIMARY	8.6796	0	0	100	260390

ADDITIONS

Description	Area	Year Built	Value
		2022	

IMPROVEMENTS

Description	Year Built	Dimension Area	Value
PAVING ASPHALT-	2022	8800	\$4,180.00

AGRICULTURAL

SALES

Date	Buyer	Seller	Price
12/21/2017	HURON CORPORATE PARK	CITY OF HURON OHIO	\$0.00
12/21/2017	HURON CORPORATE PARK	HURON CORPORATE PARK	\$0.00

COMMERCIAL

Description	Office Building
Year Built	2020
Year Remodeled	0
Unit Count	0
Section Number	
Section Area	18177
Wall Height	24.00
Section Story Count	1





UNIVERSITY DR. E.

155.03

25.79

135.72

25.79

321.96

2300

2300

19.43

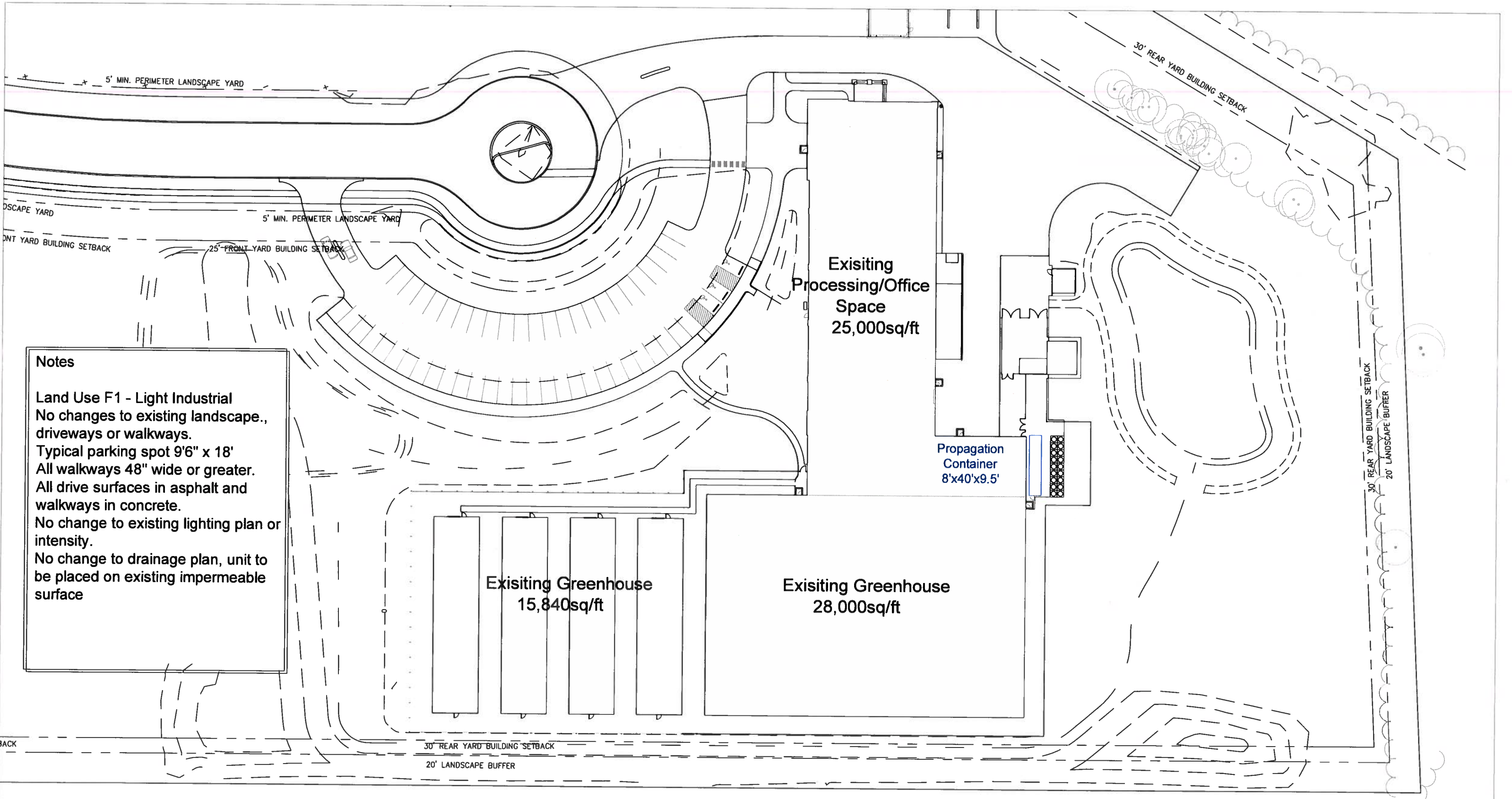
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386.19

846.15

LOT 28





Scale: 1" = 60'

Size : 11" x 17"

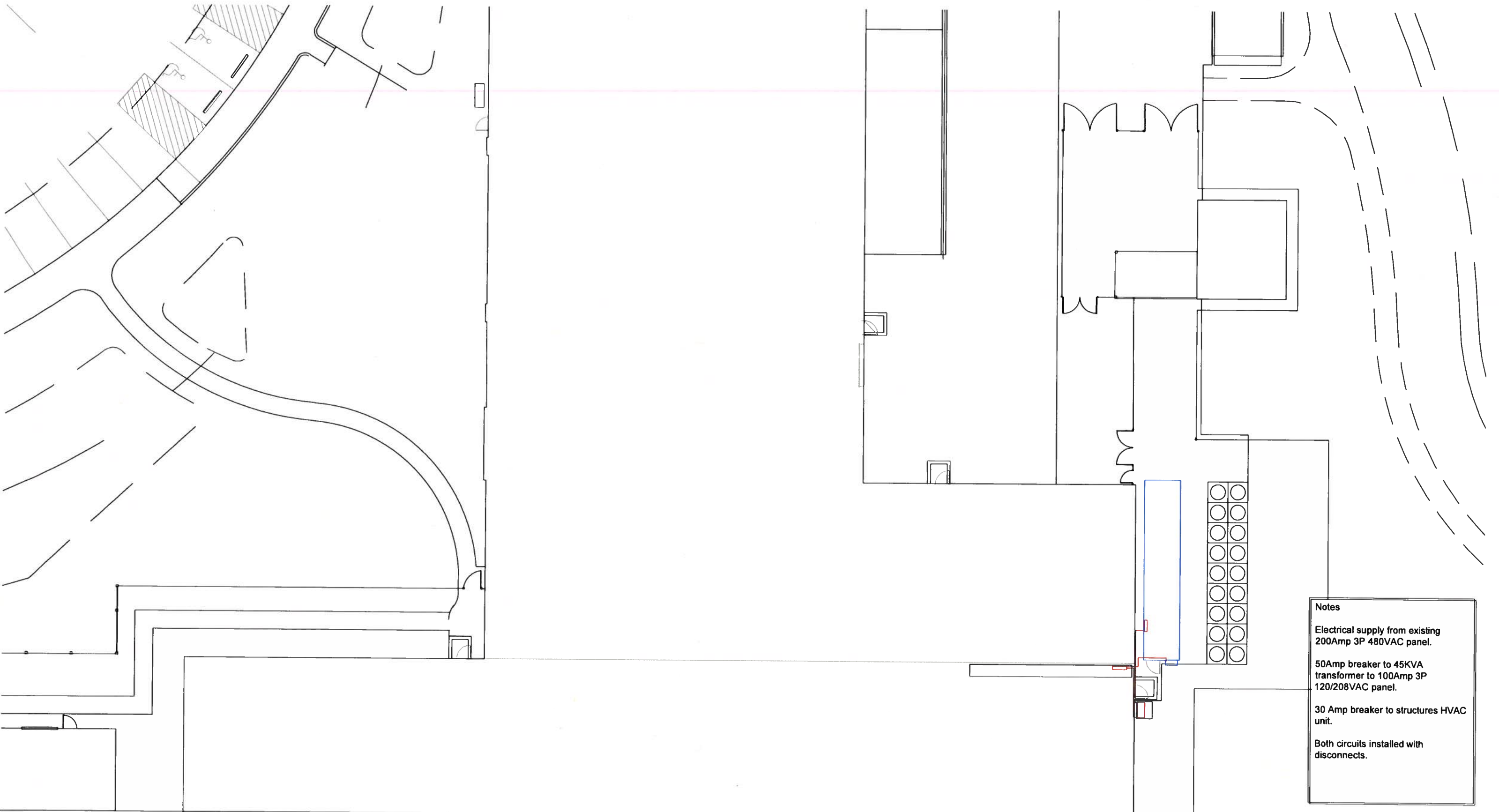


FIRELANDS SCIENTIFIC

Propagation Container Project

Site Development Plan

Drawn By	Sheet #	Rev #	Rev Date
MH	1	1	10/19/2025



**Notes**

Electrical supply from existing 200Amp 3P 480VAC panel.

50Amp breaker to 45KVA transformer to 100Amp 3P 120/208VAC panel.

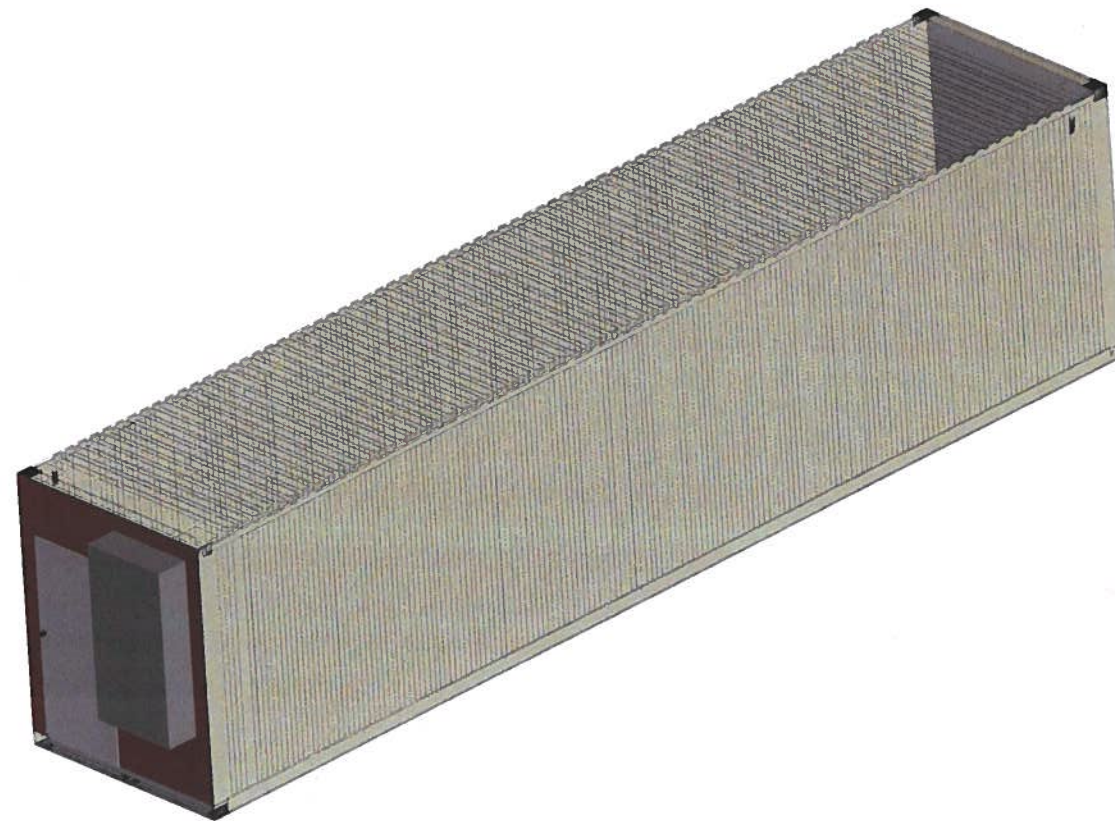
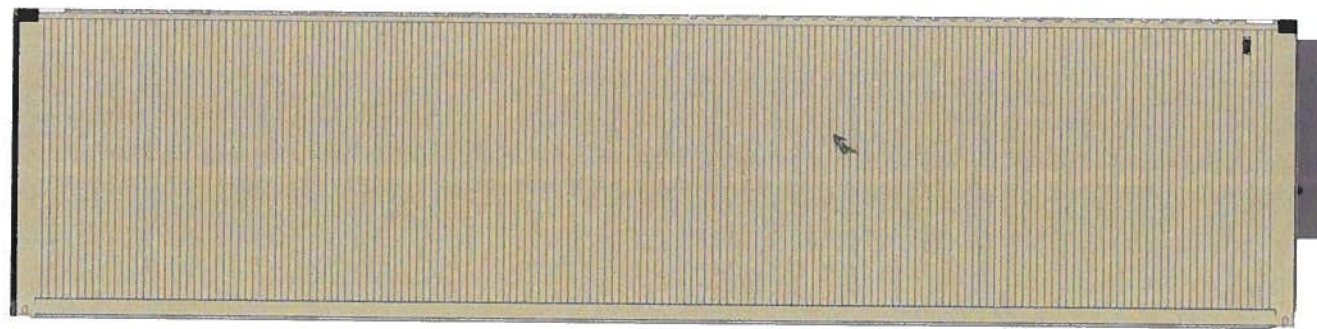
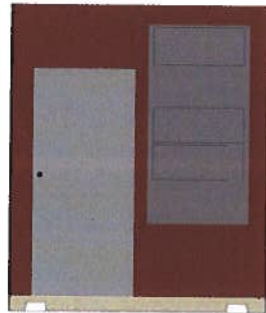
30 Amp breaker to structures HVAC unit.

Both circuits installed with disconnects.

Scale: 1" = 10'	Size : 11" x 17"



Propagation Container Project			
Utilities			
Drawn By	Sheet #	Rev #	Rev Date
MH	1	1	10/19/2025



Scale: NA'

Size : 11" x 17"



FIRELANDS SCIENTIFIC

Propagation Container Project  
Elevations and Rendering

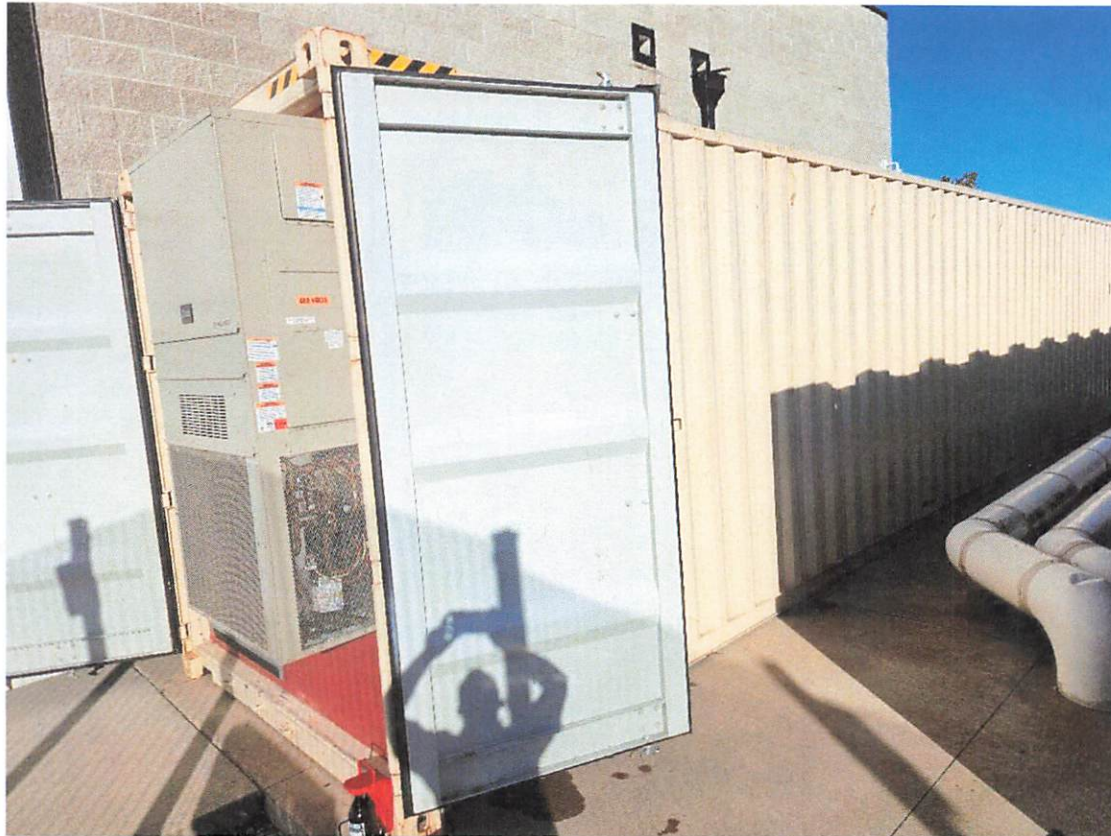
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MH

Sheet #  
1

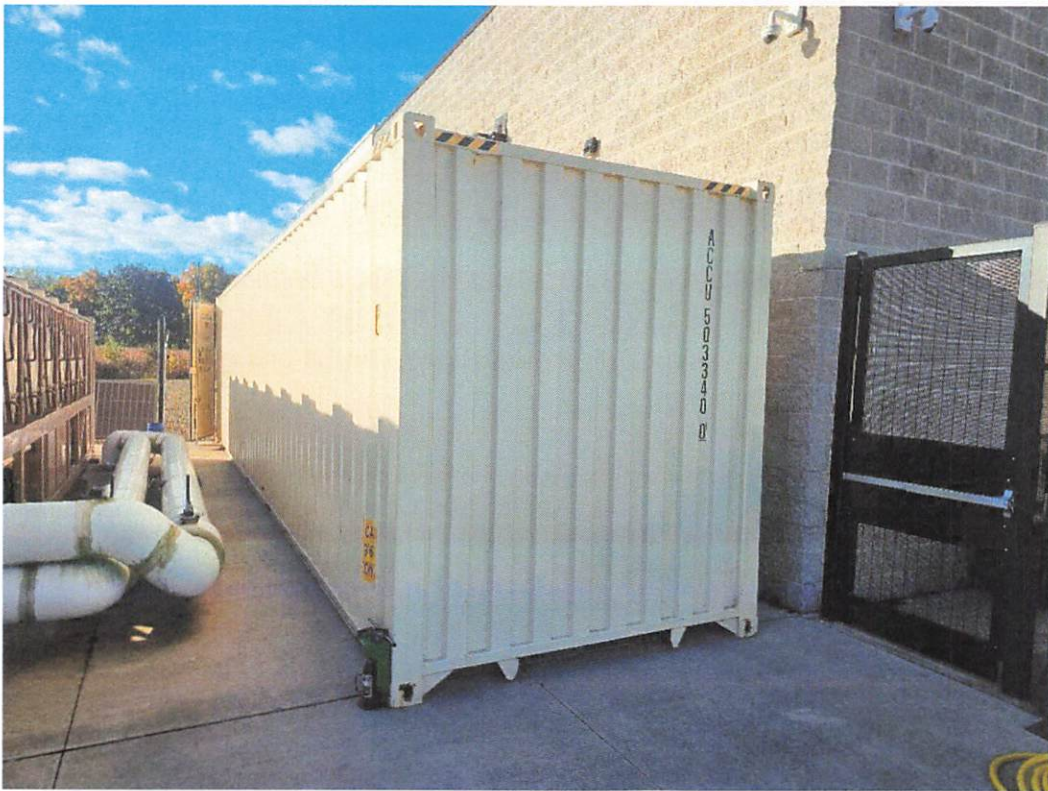
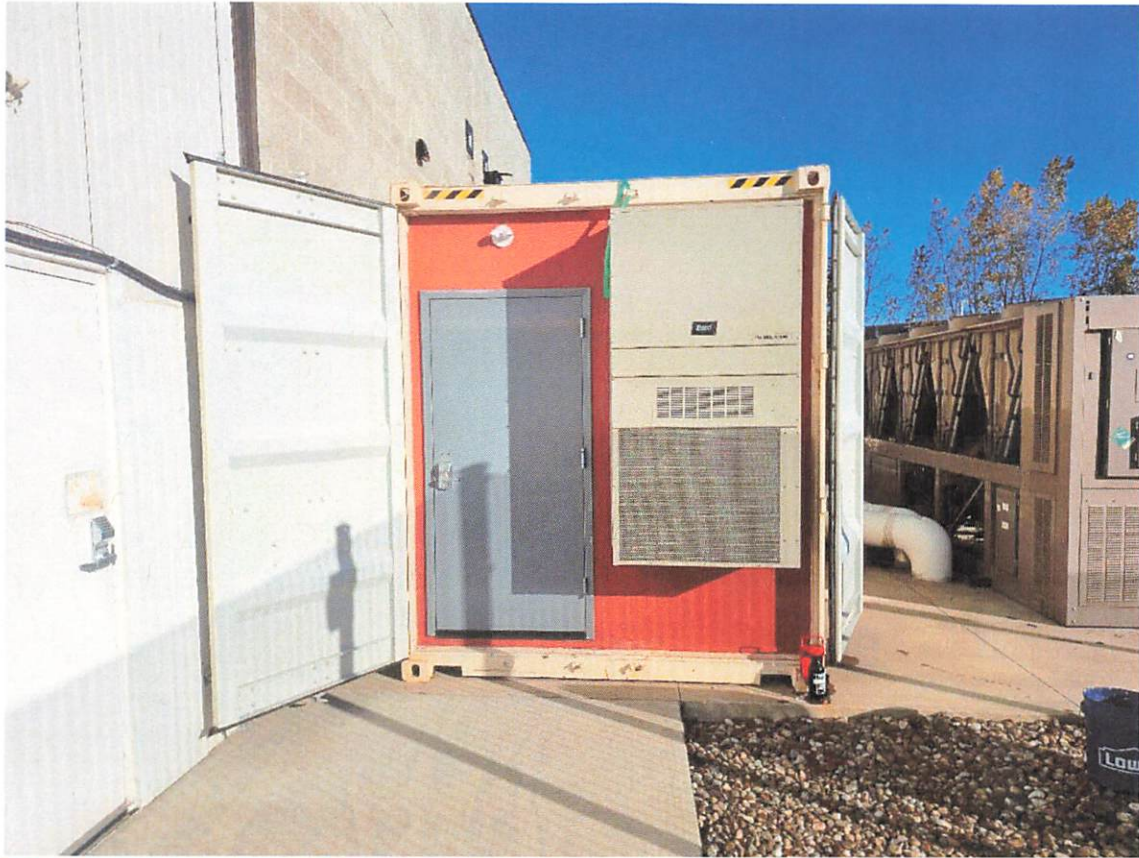
Rev #  
1

Rev Date  
10/19/2025











**TO:** Chairman Boyle and Members of the Planning Commission and Design Review Board  
**FROM:** Christine Gibboney, Planning & Zoning Manager  
**RE:** Proposed Lot Split PPN 42-02091.000- 930 S. Main Street- Lot Combo to 42-00710.000  
**DATE:** November 19, 2025

---

**Zoning District:** R-3 Multi-Family Residential **Parcel No.: 42-02091.000**

**Existing Land Use:** Vacant Land - 10+ acres

**Traffic Considerations:** N/A - No Frontage

**Owner:** Zion Lutheran Church  
930 S. Main Street  
Huron OH 44839

**Project Description-Lot Split & Lot Combo (Minor Subdivision)**

Property Owner (Zion Lutheran Church) proposes to split off a 1.3698 acre portion of PPN 42-02091.000 (Parcel "A") , selling the parcel to Holiday Harbor Marina who will then combine the parcel into the existing PPN42-00710.000 (Parcel "B").

**APPLICABLE CODE SECTIONS :**  
**Chapter 1113- Procedure**

**1113.05 CLASSIFICATION OF MINOR SUBDIVISION.**

If the Planning Commission determines the proposed subdivision of land:

- (a) Adjoins an existing public street and does not involve the opening, widening, extension or improvement of any street or the installation of any public utility; and
  - (b) Creates not more than five lots; and
  - (c) That the original tract or all adjoining tracts of same ownership have been completely subdivided or would not be adversely affected by the proposed subdivision; and
  - (d) Complies with the Zoning Ordinance, and other sections of the Code;
- then it shall be classified as a minor subdivision. (Ord. 1961-3. Passed 7-31-61.)

**1113.06 APPROVAL OF MINOR SUBDIVISION.**

If a proposed subdivision, classified as minor, complies with the provisions of these Subdivision Regulations, and the sketch plan is satisfactory, it shall be approved, and a notation to that effect shall be made thereon by the secretary of the Planning Commission.

**Staff Analysis/Recommendation:**

The Zion Lutheran Church parcel #42-02091.000 is a parcel that has no frontage, it is comprised of 10+ acres of vacant land located behind the main parcel of the Church #42-68000.000 that fronts

Main Street. The parcel is zoned R-3 Multi-Family Residential, principal uses point back to R-1 and R-2 regulations: *Churches and other places of worship and Sunday school buildings located no less than twenty feet from any other lot in any R District.*

Staff finds that the split of the 1.3698 portion of this 10+ acre site will not have any effect relative to zoning regulations for the current use of the parcel by Zion Lutheran Church.

Holiday Harbor will then combine this parcel into their existing parcel 42-00710.000, which is zoned B-3. Holiday Harbor has advised of their intention to construct more storage buildings on their property in the future. They have also shared that as part of their agreement with Zion Lutheran, they will be planting trees along the new property line as a buffer. Staff has advised Holiday Harbor that a rezoning application/approval will be required to rezone the portion from R-3 to the B-3 zoning designation of their current parcel well in advance of any plans for expansion.

Staff is recommending approval of the proposed split portion of PPN42-02091.000, and subsequent lot combination of the parcel into PPN42-00710.000, as submitted.

**Attachments:**

Lot Split/Combo Applications, legals, survey map.

# AFFIDAVIT FOR CREATING A SUBDIVISION OF LAND INVOLVING FIVE (5) LOTS OR LESS

BOX #1

## PROPERTY OWNER'S AFFIDAVIT

All signatures must be obtained by the property owner or property owner's agent.

Address of Property or Properties involved: 930 Main Street

State of Ohio, County of Erie Zion Evangelical Lutheran Church, by Sean Resley  
(Property Owner's Name and Address) President

Being duly sworn, upon his oath depose and say that:  
(His, Her, Our)

419-433-4711  
(Phone #)

1. The proposed division of land is along an existing public road and involves no openings, widening or extensions of any street or roads;
2. No more than five (5) lots are involved after the entire original parcel has been subdivided; and
3. The property has been surveyed by a registered surveyor and is as set forth on the accompanying plat and legal description; two (2) copies of which shall show all information required for instruments of conveyance in Erie County including those standards contained in Sections 4733-37 to 4733-37-07 of the Administrative Code of the State of Ohio.

Sean Resley, President  
Property Owner's Signature

\_\_\_\_\_  
Property Owner's Signature

Notary (to be obtained by the property owner or property owner's agent)

Sworn to before me and subscribed in my presence this 8 day of August 2025

Caroline L. Cottrell  
Notary Signature & Seal



Caroline L. Cottrell  
Notary Public, State of Ohio  
My Commission Expires:  
April 11, 2026

To be completed by the City of Huron Planning & Zoning Department

The Planning & Zoning Department hereby certifies that the lot or lots being created are not contrary to applicable platting, subdividing, or zoning regulations.

Approval Signature:	
Date of Approval:	
Floodplain Determination	
Flood Zone:	
Date of Map:	
Field Determination Required:	YES NO

BOX #2

## CITY OF HURON PLANNING & ZONING DEPARTMENT

I, hereby certify, that the lot or lots being created meet all requirements of the City of Huron Zoning Code.

\_\_\_\_\_  
Planning & Zoning Department

\_\_\_\_\_  
Date of Signature

**LEGAL DESCRIPTION**  
**Zion Evangelical Lutheran Church**  
Job No. 25-105

16.7538 Acres  
Retracement Survey

Situated in the City of Huron, County of Erie, State of Ohio and being part Sublots 4, 5 & 6 in the Original Lot 28, in Section 1 of Huron Township, T6N, R22W, also being part of a 10.63 acre tract of land conveyed to Zion Evangelical Lutheran Church, as described in Volume 498, Page 939 of the Erie County Deed Records and part of an 8.11 acre tract of land conveyed to Zion Evangelical Lutheran Church of Huron, Ohio, as described in Volume 319, Page 128 of the Erie county Deed Records, a tract of land bounded and described as follows;

Beginning at a stone found marking the northeast corner of the North Port Condominiums Amendment 1, as recorded in Plat Volume 47, Page 81 of the Erie County Plat Records;

- 1) thence along the north line of said North Port Condominiums Amendment 1, and the North Port Subdivision, as recorded in Plat Volume 51, Page 60 & 61 of the Erie County Plat Records, and the north line of the North Port Condominiums Amendment 2, as recorded in Plat Volume 47, Page 83 of the Erie County Plat Records, and the north line of the North Port Condominiums, as recorded in Plat Volume 47, Page 36 of the Erie County Plat Records, and the north line of the North Port Condominiums Amendment 3, as recorded in Plat Volume 49, Page 48 of the Erie County Plat Records and the north line of a 0.5187 acre tract of land conveyed to Eldon J. Zimmer and Janet E. Zimmer, as described in RN:200510645 of the Erie County Deed Records, N88°52'36"W, a distance of 1348.33 feet to a mag nail set on the centerline of South Main Street (66' R/W), passing a capped 1/2" iron pin found in concrete at 1306.09 feet and a 5/8" iron pin found with CDE cap at 933.62 feet;
- 2) thence along the centerline of said South Main Street, N39°45'18"E, a distance of 462.70 feet to a mag nail set marking a west corner of a 0.4435 acre tract of land conveyed to Marianne Socha, as described in RN:201810149 of the Erie County Deed Records;
- 3) thence along a south line of said 0.4435 acre Marianne Socha tract, S58°44'48"E, a distance of 96.00 feet to a 1/2" iron pin found marking a south corner of said 0.4435 acre Marianne Socha tract, passing a bent 1/2" iron pin found at 33.37 feet;
- 4) thence along a south line of said 0.4435 acre Marianne Socha tract, N82°09'32"E, a distance of 192.42 feet to a 1" iron pipe found marking a south corner of a 0.723 acre tract of land conveyed to Socha Investments, LTD, as described in RN: 120097 of the Erie County Deed Records;
- 5) thence along a south line of said 0.723 acre Socha Investments, LTD tract, N70°45'51"E, a distance of 124.63 feet to a 1" iron pipe found marking a south corner of a 0.7005 acre tract of land conveyed to 910MAINHURON, LLC, as described in RN:202303924 of the Erie County Deed Records;
- 6) thence along a south line of said 0.7005 acre 910MAINHURON, LLC tract, N57°42'51"E, a distance of 105.11 feet to a 1" iron pipe found marking a south corner of a 1.7539 acre tract of land conveyed to Sandpiper Investments, LTD, as described in RN:201611008 of the Erie County Deed Records;
- 7) thence along a south line of said 1.7539 acre Sandpiper Investments, LTD tract, N64°12'27"E, a distance of 221.25 feet to a 1" iron pipe found marking an east corner of said 1.7539 acre Sandpiper Investments, LTD tract;




- 8) thence along the east line of said 1.7539 acre Sandpiper Investments, LTD tract, N01°46'06"E, a distance of 122.26 feet to a 4" square concrete post found marking the southeast corner of the Huron Cemetery;
- 9) thence along the east line of said Huron Cemetery, N00°07'59"W, a distance of 200.00 feet to a 1/2" iron pin found on the north line of said Lot 28, also being the south line of a 0.3234 acre tract of land conveyed to LLLL Investments, Ltd., as described in RN:200310615;
- 10) thence along the north line of said Lot 28, also being the south line of said 0.3234 acre LLLL Investments, Ltd. tract, the south line of a 0.3937 acre tract and a 1.8145 acre tract of land conveyed to Erie Asset Acquisition Group LLC, as described in RN:202101561, S88°16'34"E, a distance of 524.29 feet to a 2-1/2" iron pipe post found marking the northwest corner of a 15.0896 acre tract of land conveyed to Holiday Harbor Marina, Inc., as described in RN:200502267 of the Erie County Deed Records;
- 11) thence along the west line of said 15.0896 acre Holiday Harbor Marina, Inc. tract, S01°55'51"E, a distance of 354.45 feet to the northeast corner of a proposed 1.3698 acre tract, referenced by a 1/2" iron pin found with Hartung cap found 0.26 feet east thereof;
- 12) thence along a north line of said 1.3698 acre tract, S51°25'22"W, a distance of 167.43 feet to an iron pin set marking the northwest corner of said 1.3698 acre tract;
- 13) thence, S02°52'05"E, a distance of 401.42 feet to an iron pin set on the north line of a 2.2610 acre tract of land conveyed to Holiday Harbor Marina, Inc., as described in RN:200502267 of the Erie County Deed Records;
- 14) thence along the north line of said 2.2610 acre Holiday Harbor Marina, Inc. tract, N88°52'36"W, a distance of 54.76 feet to the Point of Beginning, containing 16.7538 acres of land, more or less, of which 0.3424 acres lie in the road right of way, subject however to all legal highways and prior easements of record.

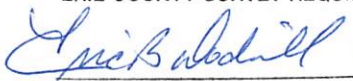
The above legal description is based upon a field survey performed by Gregory G. Burks, P.S. 8824, on September 20, 2025. The bearings in this legal description are based upon the Ohio County Coordinate System, Erie County Low Distortion Projection. All iron pins described as set are 5/8" diameter rebar, 30" long, with caps stamped "Burks PS 8824".

Date: October 3, 2025



  
 Gregory G. Burks, P.S.  
 Professional Surveyor #8824  
 Burks Engineering & Surveying, LLC

CERTIFIED TO CONFORM WITH  
 ERIE COUNTY SURVEY REQUIREMENTS

 11/13/25  
 Eric County Engineer/Surveyor Date



BOUNDARY LINE  
 LOT/PAVING LINE  
 SECTION LINE  
 RIGHT-OF-WAY LINE  
 ROAD CENTERLINE

C1 - C10  
 D1 - D10  
 E1 - E10  
 F1 - F10  
 G1 - G10  
 H1 - H10  
 I1 - I10  
 J1 - J10  
 K1 - K10  
 L1 - L10  
 M1 - M10  
 N1 - N10  
 O1 - O10  
 P1 - P10  
 Q1 - Q10  
 R1 - R10  
 S1 - S10  
 T1 - T10  
 U1 - U10  
 V1 - V10  
 W1 - W10  
 X1 - X10  
 Y1 - Y10  
 Z1 - Z10

NOTE: IRON PIN SET ARE 5/8" DIA. x 30", STAMPED, BURKS PS 8624

NOTE: BOUNDARY SHOWN HEREON ARE BASED UPON THE OHIO DEPARTMENT OF TRANSPORTATION, OHIO COUNTY COORDINATE SYSTEM. ERIE COUNTY LAND DIMENSION PROJECTION.

NOTE: THIS SURVEY WAS COMPLETED IN SEPTEMBER, 2005.

SURVEY REFERENCES:  
 SURVEY BY DANIEL E. HARTING, JR., PS 5601, DATED APRIL, 1994  
 SURVEY FOR ZION EVANGELICAL LUTHERAN CHURCH BY DANIEL E. HARTING, PS 5601, DATED AUGUST 1993  
 SURVEY FOR ZION EVANGELICAL LUTHERAN CHURCH BY DANIEL E. HARTING, PS 5601, DATED AUGUST 2004  
 SURVEY FOR LUMBER & JAMES, ZION, OHIO BY DANIEL E. HARTING, PS 5601, DATED SEPTEMBER, 2004  
 SURVEY FOR ERIE COUNTY BY DANIEL E. HARTING, PS 5601, DATED APRIL, 2003  
 SURVEY FOR HUNTER CEMENT PRODUCTS CO., INC. BY DANIEL E. HARTING, PS 5601, DATED JAN. 2001  
 SURVEY FOR HOLIDAY HARBOR PHARMA, INC. BY DANIEL E. HARTING, PS 5601, DATED JULY 2005  
 ERIE COUNTY SURVEY RECORDS

ERIE COUNTY DEED RECORDS  
 PLAT VOL. 50, PAGE 80-81  
 ERIE COUNTY PLAT RECORDS



DATE: OCTOBER 3, 2005

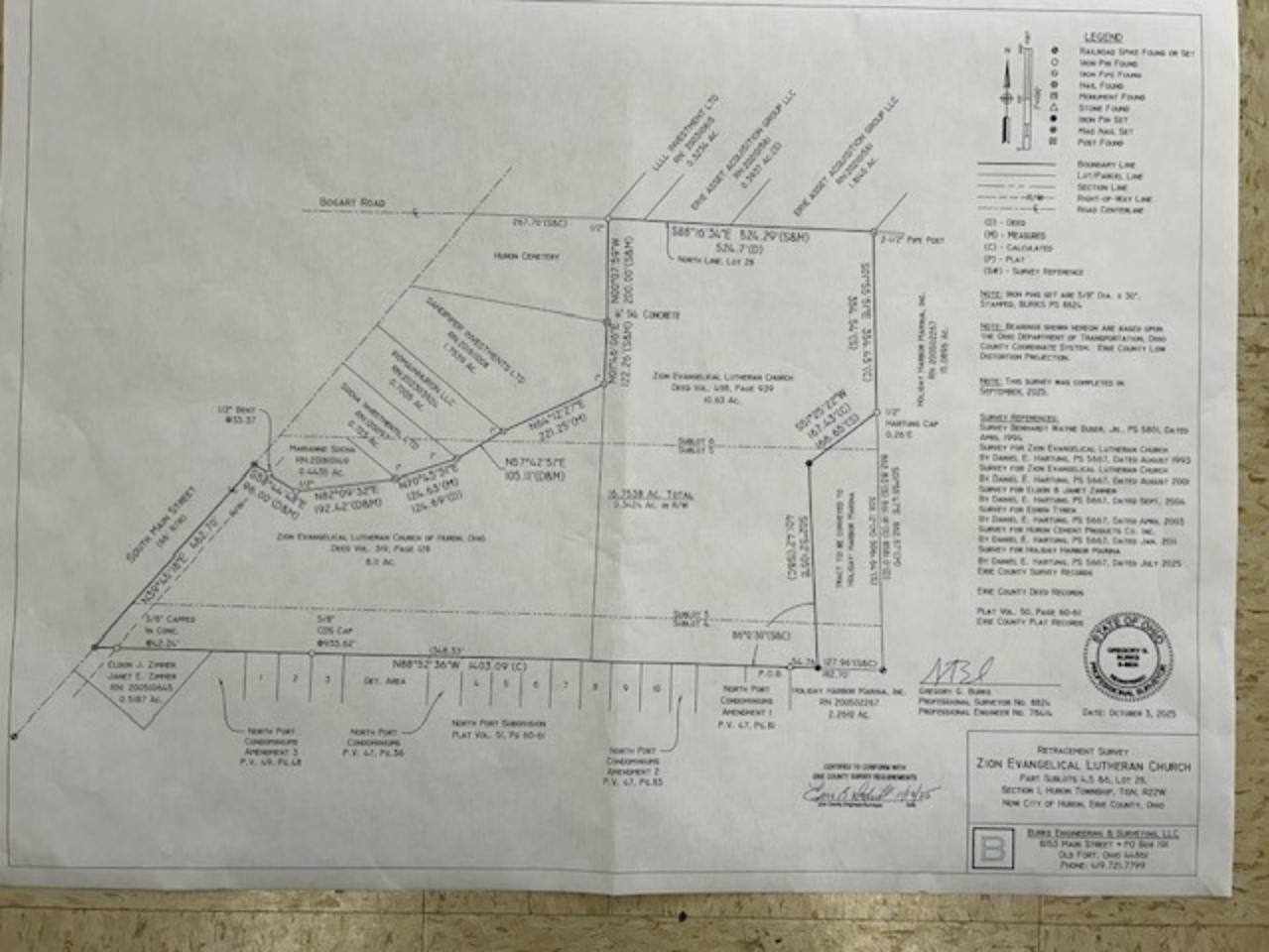
RETRACEMENT SURVEY  
 ZION EVANGELICAL LUTHERAN CHURCH  
 PART SUBSITES A-5, 8A, LOT 28,  
 SECTION 1, HUNTER TOWNSHIP, TOWN, 222W  
 FROM CITY OF HUNTER, ERIE COUNTY, OHIO

BURNS ENGINEERING & SURVEYING, LLC  
 853 MAIN STREET • PO BOX 91  
 OLD FORT, OHIO 44041  
 PHONE: 419.721.7799

CONFIRMED TO CONFORM WITH  
 THE OHIO SURVEY REQUIREMENTS  
 BY  
 Gregory D. Burns  
 Professional Engineer No. 8624  
 Professional Engineer No. 7554

1730

GREGORY D. BURNS  
 PROFESSIONAL SURVEYOR NO. 8624  
 PROFESSIONAL ENGINEER NO. 7554



City of Huron  
Planning and Zoning Dept.  
417 Main St., Huron, Ohio 44839  
P: 419-433-5000  
F: 419-433-5120



## *Lot Split/Combination Process Checklist*

The following steps must be completed in order for a parcel of land less than five (5) acres to be subdivided or to have lots combined:

\_\_\_ Set an appointment to meet with the City of Huron Planning & Zoning Department for preliminary review of lot size and lot width requirements of the zoning district in which your proposed lot split or combination (s) will be located. All lots must have frontage on an approved public right-of-way, not a private access easement. Application may require approval by the Planning Commission, subject to their monthly meeting schedule.

\_\_\_ In areas without existing utilities: Check with the Erie County Health Department at 419-626-5623 to verify that a sewage system installation permit can be obtained for your proposed lot(s). Check with the City Engineering Department [cityengineer@huronohio.us](mailto:cityengineer@huronohio.us) to verify that utilities can be installed for your proposed lot.

\_\_\_ Have a survey prepared for the proposed lot (s) by a registered surveyor. All survey plats and legal descriptions must conform to the Ohio Administrative Code Sections 4733-37 to 4733-37-07. Further, the plat shall also show the existing lot lines, existing buildings and proposed setbacks from the existing structures to the proposed lot lines.

\_\_\_ Submit the survey plats and legal descriptions for your proposed lot split/combination (s) to the Erie County Engineer's Office for approval. The County Engineer's Office will stamp the plats and legal descriptions. After the County Engineer's Office, submit survey plats and legal descriptions to the City of Huron Planning & Zoning Department for their approval.

\_\_\_ Complete Box #1 of the affidavit form on the opposite side of this brochure and have the signatures notarized.

\_\_\_ Submit the affidavit form with Box #1 completed along with processing fee, approved survey plats, legal descriptions and new original deeds for the proposed lot split/combination (s) to the City Planning & Zoning Department. The planner will check the proposed lot (s) for conformity with City zoning requirements. If approved, the planner will then sign Box #2 on the affidavit form on the opposite side of this brochure and the survey plats and legal descriptions. As prescribed by State statute, the City of Huron Planning & Zoning Department has seven (7) working days to review and process your submission. The Planning Department will notify you when your application has been processed or you may check periodically within the seven (7) working days to see if it is completed.

\_\_\_ If your submission is approved, you must then file it within 60 days at the Erie County Tax Map Office which is located on the second floor of the Erie County Office Building, 247 Columbus Avenue, Sandusky, Ohio 44870.

### Owner Information

Property Owner Name: Holiday Harbor Marina, Inc.

Full Address: 944 Main Street, Huron, Ohio 44839

Phone: 419-433-2140

Email: tomjr@holidayharbor.com

### Property Information

Provide address and/or Parcel Numbers of all applicable parcels involved in the application & attach Erie County Auditor aerial maps: 42-00710.000; 42-02091.000

Provide a brief description (lot split?, lot combo?):

Lot combo

Contact the Planning & Zoning Department to set an appointment for the required preliminary review.

City of Huron  
Planning & Zoning Department  
417 Main Street  
Huron, OH 44839  
(419) 433-5000 ext. 1302, 1303



# AFFIDAVIT FOR CREATING A SUBDIVISION OF LAND INVOLVING FIVE (5) LOTS OR LESS

BOX #1

## PROPERTY OWNER'S AFFIDAVIT

All signatures must be obtained by the property owner or property owner's agent.

Address of Property or Properties involved: 944 Main Street & 0 Main Street, Huron, OH 44839

State of Ohio, County of Erie Holiday Harbor Marina, Inc., 944 Main Street, Huron, Ohio 44839  
(Property Owner's Name and Address)

Being duly sworn, upon his oath depose and say that: 419-433-2140  
(His, Her, Our) (Phone #)

1. The proposed division of land is along an existing public road and involves no openings, widening or extensions of any street or roads;
2. No more than five (5) lots are involved after the entire original parcel has been subdivided; and
3. The property has been surveyed by a registered surveyor and is as set forth on the accompanying plat and legal description; two (2) copies of which shall show all information required for instruments of conveyance in Erie County including those standards contained in Sections 4733-37 to 4733-37-07 of the Administrative Code of the State of Ohio.

Property Owner's Signature

Property Owner's Signature

Notary (to be obtained by the property owner or property owner's agent)

Sworn to before me and subscribed in my presence this 17 day of November 2025.

Notary Signature & Seal



Caroline L. Cottrell  
Notary Public, State of Ohio  
My Commission Expires:  
April 11, 2026

To be completed by the City of Huron Planning & Zoning Department

The Planning & Zoning Department hereby certifies that the lot or lots being created are not contrary to applicable platting, subdividing, or zoning regulations.

Approval Signature:	
Date of Approval:	
Floodplain Determination	
Flood Zone:	
Date of Map:	
Field Determination Required:	YES NO

BOX #2

## CITY OF HURON PLANNING & ZONING DEPARTMENT

I, hereby certify that the lot or lots being created meet all requirements of the City of Huron Zoning Code.

Planning & Zoning Department

Date of Signature



Parcel "A"  
1.3698 Acres

Being situated in the State of Ohio, County of Erie, Huron Township, Section No. 1 Part Lot 28 now in the City of Huron and being more definitely described as follows:

Commencing at a stone found, marking the Northeast corner of North Port Subdivision (PV 50 PG 60-61), the same being the Northwest corner of a parcel owned by Holiday Harbor Marina, Inc. (RN 200502267); Thence South  $88^{\circ}50'33''$  East along the North line of said Holiday Harbor parcel, a distance of 54.74 feet to a 1/2" iron pin, set and the point of beginning;

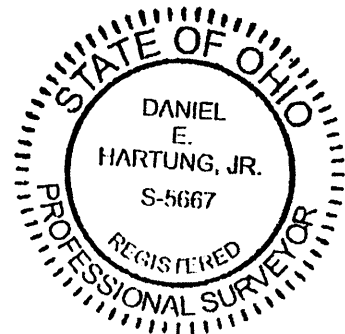
- (1) Thence North  $02^{\circ}50'03''$  West a distance of 401.42 feet to a 1/2" iron pin, set;
- (2) Thence North  $51^{\circ}53'22''$  East a distance of 166.65 feet to a 1/2" iron pin, set on the West line of a parcel owned by Holiday Harbor Marina, Inc. (RN 200502267);
- (3) Thence South  $01^{\circ}52'54''$  East along the West line of said Holiday Harbor parcel, a distance of 506.64 feet to a railroad spike found on the North line of said Holiday Harbor parcel;
- (4) Thence North  $88^{\circ}50'33''$  West along the North line of said Holiday Harbor parcel, a distance of 127.94 feet to the point of beginning, containing 1.3698 acres, more or less, 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 July 2025. The bearings were based on ODOT VRS.

\_\_\_\_\_  
Daniel E. Hartung Jr., PE, PS

CERTIFIED TO CONFORM WITH  
ERIE COUNTY SURVEY REQUIREMENTS

*Eric B. Rodick* 08/01/25  
\_\_\_\_\_  
Erie County Engineer/Surveyor Date



Parcel "B"  
Combined Acreage  
32.8404 Acres

Being situated in the State of Ohio, County of Erie, Huron Township, Section No. 1 Part Lots 27 & 28 now in the City of Huron and being more definitely described as follows:

Beginning at a stone found, marking the Northeast corner of North Port Subdivision (PV 50 PG 60-61), the same being the Northwest corner of a parcel owned by Holiday Harbor Marina, Inc. (RN 200502267);

- (1) Thence South  $88^{\circ}50'33''$  East along the North line of said Holiday Harbor parcel; a distance of 54.74 feet to a  $1/2''$  iron pin, set;
- (2) Thence North  $02^{\circ}50'03''$  West a distance of 401.42 feet to a  $1/2''$  iron pin, set;
- (3) Thence North  $51^{\circ}53'22''$  East a distance of 166.65 feet to a  $1/2''$  iron pin, set on the East line of a parcel owned by Zion Evangelical Luthern Church (DV 498 PG 939);
- (4) Thence North  $01^{\circ}52'54''$  West along the East line of said Zion Evangelical Church parcel, a distance of 354.54 feet to a  $3''$  iron pipe post, found, marking the Southwest corner of a parcel owned by Curtis & Mary Mackiewicz (RN 202011137);
- (5) Thence South  $88^{\circ}13'40''$  East along the South line of said Mackiewicz parcel, a distance of 1430.00 feet to a point on the approximate centerline of Mudbrook;
- (6) Thence South  $37^{\circ}36'41''$  West along the approximate centerline of Mudbrook, a distance of 232.10 feet to a point;
- (7) Thence South  $46^{\circ}24'57''$  West continuing along said centerline, a distance of 932.46 feet to a point;
- (8) Thence South  $48^{\circ}38'31''$  West continuing along said centerline, a distance of 738.77 feet to a point;
- (9) Thence South  $57^{\circ}10'20''$  West continuing along said centerline, a distance of 707.20 feet to a point;
- (10) Thence North  $02^{\circ}44'32''$  West along the East line of a parcel owned by Rivers Edge Condominium (PV 27 PG 91) and a parcel owned by Rivers Edge Condo 6<sup>th</sup> Amendment (PV 21 PG 1), a distance of 627.60 feet to a point, marking the Northeast corner of said Rivers Edge Condo 6<sup>th</sup> Amendment;
- (11) Thence North  $88^{\circ}42'07''$  West along the North line of parcels owned by Rivers Edge Condo 6<sup>th</sup> Amendment (PV 21 PG 1), Rivers Edge Condo 9<sup>th</sup> Amendment (PV 29 PG 33), Rivers Edge Condo 10<sup>th</sup> Amendment (PV 29 PG 50), Rivers Edge Condo 11<sup>th</sup> Amendment (PV 29 PG 96) and a parcel owned by Russell Brennan & Kimberly Chase (RN 201910647), a distance of 966.38 feet to a point, marking the Northeast corner of a parcel owned by Randall & Sherri Mesenburg (RN 201401151);
- (12) Thence North  $50^{\circ}26'22''$  West along the North line of said Mesenburg parcel, a distance of 145.46 feet to a point on the centerline of Main Street (66 FT);

(13) Thence North  $39^{\circ}48'04''$  East along the centerline of Main Street (66 FT), a distance of 24.00 feet to a point;

(14) Thence South  $50^{\circ}26'22''$  East along the South line of said North Port Subdivision, a distance of 137.08 feet to a point;

(15) Thence South  $88^{\circ}42'07''$  East continuing along said South line, a distance of 1374.80 feet to a point, marking the Southeast corner of said North Port Subdivision;

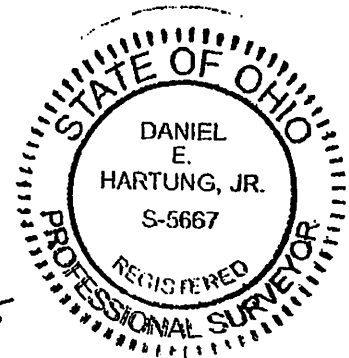
(16) Thence North  $01^{\circ}10'24''$  West along the East line of said North Port Subdivision, a distance of 244.10 feet to the point of beginning, containing 32.8404 acres, more or less, of which 1.3698 acres are in PP # 42-02091.000 and 0.9000 acre is in PP # 42-01604.000 and 2.2610 acre is in PP # 42-00709.000 and 4.5700 acres are in PP # 42-00708.000 and 0.4400 acre is in PP # 42-02025.000 and 8.2100 acres are in PP # 42-02026.000 and 15.0896 acres are in PP # 42-00710.000 but being subject to all legal highways, easements and restrictions of record.

The above description was prepared by Daniel E. Hartung Jr., Professional Surveyor No. 5667 in July 2025, taken from existing deed and survey records and does not indicate an actual survey made by me. The bearings were based on ODOT VRS.

Daniel E. Hartung Jr. 7/22/25  
Daniel E. Hartung Jr., PE, PS

CERTIFIED TO CONFORM WITH  
ERIE COUNTY SURVEY REQUIREMENTS

Eric B. Blahut 08/01/25  
Eric County Engineer/Surveyor Date



GRAPHIC SCALE

1" = 100'

HURON TOWNSHIP

ZION EVANGELICAL  
LUTHERAN CHURCH  
42-02715.000  
PV 438 PG 529

HOLIDAY HARBOR  
MARINA, INC.  
42-02715.000  
RN 200500267  
15.886 AC

PARCEL "B" COMBO  
32.8404 AC

HOLIDAY HARBOR  
MARINA, INC.  
42-02715.000  
RN 200500267  
15.792 AC

NORTH PORT SUBDIVISION PV 50 PG 48-41

HOLIDAY HARBOR MARINA, INC.  
42-02715.000  
RN 200500267  
2.2405 AC

HOLIDAY HARBOR  
MARINA, INC.  
42-02715.000  
RN 200500267  
0.8400 AC

HOLIDAY HARBOR  
MARINA, INC.  
42-02715.000  
RN 200500267  
0.2100 AC

MAP OF SURVEY  
FOR

HOLIDAY HARBOR MARINA

PART LOTS 27 & 28 SECTION 1 HURON TOWNSHIP  
CITY OF HURON ERIE COUNTY, OHIO  
JULY 2025

SCALE 1"=100'

I HEREBY CERTIFY THE VISION  
TO BE A TRUE REPRESENTATION  
OF A SURVEY MADE BY ME

*Daniel E. Hartung, Jr.*  
DANIEL E. HARTUNG, JR.



CONVEYED TO OWNER BY  
THE HURON TOWNSHIP ENGINEER  
ON 07/20/2025

LEGEND

- STONE FOUND □
- LUTHERAN PIN SET ■
- NEW SPICE FOUND ▲
- SPRINKLING POST FOUND ○



HARTUNG & ASSOCIATES  
ENGINEERS & SURVEYORS

PO BOX 426, 346 NORTH MAIN ST. HURON, OH 44829-0426  
(419) 433-4301 FAX (419) 433-1879

DANIEL E. HARTUNG, JR.





42-68009.000  
R-1 R-3 ZONING

42-02091.000  
R-3 ZONING

42-00710.000  
B-3 ZONING