



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

I. **Call to Order**

II. **Roll Call**

III. **Adoption of the Minutes (12-18-24)**

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

V. **New Business**

50 Cleveland Road E (Huron Business Center)	PPN42-00926.003	Ground Signage- Digital Display
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2012 Cleveland Road W (Hoty Plaza)	PPN42-02065.002	Window Signage
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428 Cleveland Road E (DQ)	PPN42-0096.001	Exterior Paint Change
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Lot Split Application (The Warren Slag Company- River Road)	PPN 42-01720.000	Vacant Land
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VI. **Staff Report**

VII. **Other Matters**

Next Meeting: March 19, 2025

VIII. **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: February 19, 2025

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

Existing Land Use: Real Estate 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 Wall Sign Panel Insert

The applicant is proposing to replace the existing sign panel on the ground sign with a new double sided, digital, LED sign with a metal double sided topper. 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\(d\)](#).

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

(2) Public Safety Impact. Notwithstanding the preceding, the Planning Commission reserves the ability to review each sign application on the basis of the potential impact to public safety with regards to safe pedestrian and vehicular traffic flow.

(3) Minimum Setback from Intersections. On corner lots, freestanding signs shall comply with the minimum sign setback from both street rights-of-way, as set forth in Schedule 1129.05 (d). In addition, these signs are subject to the approval by the Chief of Police to ensure proper sight lines are maintained.

(4) Landscaping. The base and foundation area of each freestanding ground sign shall be landscaped with plant material. Landscape plans for signs shall be prepared in conformance with planting guidelines established by the City and shall be included with and reviewed as part of each application for signage and are subject to the following:

A. Freestanding signs shall be erected in a landscaped setting and not on sidewalks or drives. Signs may be located in parking lots, but must be within a landscaped island area.

B. No part of a freestanding sign, the wall or entry feature on which a sign is mounted, or the landscaping shall obstruct the view of vehicles entering or exiting the property.

C. For residential subdivisions, the freestanding sign shall have a maximum of two (2) sign faces per entrance and be either a double-faced freestanding sign or two (2) single-sided sign faces attached to walls or entry features located one on each side of the street entrance.

(5) Multi-Occupant Facilities. When a freestanding sign is permitted on a site that has more than one occupant, it is the property owner's responsibility to determine if the sign area shall be devoted to identification of the building(s), the anchor occupant, all occupants, or some combination thereof. Total area of signs erected or displayed within a given development shall not exceed two square feet for each lineal foot of street frontage.

(6) Message Boards. All signs with electronic message boards / changeable copy are subject to the following limitations:

A. Signs with electronic message boards / changeable copy are permitted as ground signs only.

B. The electronic message board portion of a sign shall not exceed thirty (30%) percent of the sign area

C. Under no circumstance shall any type of on-premises sign allowable under this section contain a message or display that appears to flash, undulate, pulse, move, scroll, portray explosions, fireworks, flashes, blinking or flashing light, appear to move toward or away from view, expand or contract, rotate, twist or display any other comparable movements as to distract drivers or pedestrians.

D. Electronic message boards can only be activated or displayed from 6:00 a.m. until 10:00 p.m.

E. Brightness.

i. All digital displays shall be illuminated at a level no greater than 0.3 foot candles over ambient light levels for location and time when measured at the recommended distance based on the digital display size, and shall employ light cut-off devices, such as but not limited to louvers, in order to minimize light escaping above a horizontal plane.

ii. All digital displays must be equipped with both a dimmer control and photo sensor, which will automatically adjust the display intensity according to natural ambient light conditions.

iii. The use of Light Emitting Diodes (LED) bulbs or other technology that emits light in a highly concentrated intensity in electronic message boards is prohibited.

iv. Digital displays may not display light of an intensity or brilliance to cause glare or otherwise impair vision of the operator of a motor vehicle.

v. Color of lighting shall be designated in the permit application and be subject to approval by the Planning Commission.

vi. No electronic message boards shall be placed within one-hundred and twenty-five (125) feet of a residential district.

F. Sound Prohibited. Signs or signage devices that project sound are prohibited.

1129.06 DESIGN AND CONSTRUCTION STANDARDS.

In addition to assuring compliance with the numerical standards of these regulations, the Planning Commission, when approving signs, shall consider the proposed general design, arrangement, texture, material, colors, lighting placement and the appropriateness of the proposed sign in relationship to other signs and the other structures both on the premises and in the surrounding areas, and only approve signs which are consistent with the intent, purposes, standards and criteria of the sign regulations. Specific standards for determining the appropriateness of the sign shall include, but not be limited to the following conditions:

(a) The lettering shall be large enough to be easily read from the public street but not out of scale with the building, site or streetscape.

(b) The number of items (letters, symbols, shapes) shall be consistent with the amount of information which can be comprehended by the viewer, reflect simplicity, avoid visual clutter and improve legibility.

(c) The shape of the sign shall not create visual clutter.

(d) Signs shall have an appropriate contrast and be designed with a limited number of, and with the harmonious use of, colors. Signs and awnings, if seen in series, shall have a continuity of design with the style of sign generally consistent throughout the building or block. Continuity of design means uniformity of background colors or harmonious use of a limited range of complementary background colors.

(e) The size, style and location of the sign shall be appropriate to the activity of the site as prescribed elsewhere in these regulations.

(f) The sign shall complement the building and adjacent buildings by being designed and placed to enhance the architecture. The sign shall reflect the primary purpose of identifying the name and type of establishment.

(g) The sign should be consolidated into a minimum number of elements.

(h) Instructional signs shall contain the minimum information and the minimum area necessary to convey the message and instruct the viewer in the safe and efficient use of the facility.

(i) A sign should be constructed with a minimum of different types of material so as to provide a consistent overall appearance.

(j) All signs in business and industrial districts may be illuminated provided that light sources to illuminate such signs shall be shielded from all adjacent residential buildings and streets, and shall not be of such brightness so as to cause glare hazardous to pedestrians or motorists, or as to cause reasonable objection from adjacent residential districts.

(k) No flashing or moving parts shall be permitted for any sign or advertising display within the City.

(l) No paper or similarly pliable material posters shall be applied directly to the wall, building or pole or other support. Letters or pictures in the form of advertising that are printed or painted directly on the wall of a building are prohibited, except for window signs pursuant to this chapter and conditionally permitted murals.

(m) No sign shall be erected, located or maintained in a location where it interferes with free vision of traffic approaching any intersection of streets, roads, alleys, private drives or other vehicular ways; not where it may interfere with, obstruct the view, or be confused with an authorized traffic sign or safety device. No sign or advertising device shall be permitted which, by color, location or design, resembles or conflicts with traffic control signs or devices.

(n) No signs shall be placed, erected or maintained so as to obstruct, in any manner, any fire escape or window, door, exit or entrance to or from any building, or otherwise be placed in the City's right-of-way.

(o) No sign shall be placed, erected or maintained in a manner which will interfere with the proper and convenient protection of property by the Division of Fire.

(p) Pennants, banners, streamers, whirligig devices, balloons, inflatable devices, and other similar devices are prohibited except for banners and pennants when part of public information signs installed by the City.

(q) Billboards and other off-premise signs are prohibited.

(r) Signs of any type may not be affixed or attached to any utility infrastructure or public infrastructure within the public right-of-way.

(s) All signs shall be designed, constructed, and erected in a professional and workmanlike manner, in conformance with all applicable building codes, and with materials which are durable for the intended life of the sign. Signs shall be designed, constructed, fastened or anchored to withstand various weather elements.

(t) For any sign which projects above a public right-of-way, the sign owner shall obtain and maintain in force liability insurance for such sign in such form and in such amount as the Law Director may reasonably determine. Proof of such insurance shall be required prior to obtaining a permit.

(u) Freestanding signs shall be designed and located so as not to obstruct a driver's visibility entering or exiting property or to be a safety hazard to pedestrians or vehicles, and shall comply with the requirements set forth by the Chief of Police for maintaining clear sight at an intersection.

(v) "Feather Signs" are prohibited.

(w) The City Council has full review and approval authority for any sign erected in the median of State Route 6 between the walk-over bridge and Williams Street.

(Ord. 2021-36. Passed 10-26-21.)

1129.07 SIGN ILLUMINATION STANDARDS.

(a) Illumination.

1. Permitted are the following types of illumination for all activities in all areas, except residential districts, subject to the limitations indicated in this Section .

A. Colored light.

B. Flashing signs which consist of a light which is intermittently on and off are prohibited.

C. Illuminated surface colors, internal illumination, such as a light source concealed or contained within the sign, and which becomes visible in darkness through a translucent surface.

D. Indirect illumination, such as a light source not seen directly.

Floodlight illumination, provided that the floodlight or spotlight is positioned so that none of the light shines onto an adjoining property or in the eyes of pedestrians or motorists.

E. Neon tube illumination such as a light source applied by a neon tube which is bent to form letters, symbols or other shapes.

F. Illumination controls. Flashing, moving, rotating intermittently lighted signs or other mechanically rotated or eye-catching devices shall be prohibited. Display signs illuminated by electricity, or equipped in any way with electric devices or appliances, shall conform with respect to wiring and appliances to provisions of the Chapter relating to electrical installations. Signs shall not be illuminated by fluorescent lamps using more than four hundred twenty-five (45) milliamperes or by transformers of more than thirty (30) milliamperes capacity. Fluorescent lamps of eight hundred (800) milliamperes may be used provided the spacing between such lamps is no less than nine (9) inches from center to center of lamp and such lamps are not closer than five (5) inches from center of lamp to inside face or faces of sign. Neon tubing may be powered by milliamperes transformers only when such tubing is used to back light silhouetted letters or for the internal

illumination of plastic faced signs or letters. Such tubing shall not be visible to the eye and shall not be closer than one (1) inch to the plastic face or letter of any sign.

2. Signs shall be permitted to be illuminated in compliance with the following:

A. Light sources shall be shielded from all adjacent buildings and streets.

B. Lights shall not be of such brightness so as to cause glare that is hazardous to pedestrians or motorists.

C. Light shall be directed in a way to reduce glare and light distribution or trespass onto adjacent properties. Light intrusion and dispersion efforts shall be in effect to mitigate adverse effects of light trespass and glare onto residential properties.

D. The illumination of signs shall not obstruct traffic control or any other public informational signs. Signs visible from sight lines along streets shall not contain symbols or words, or red and green lights that resemble highway traffic signs or devices.

3. In single and two-family residential districts, temporary signs shall not be illuminated. Permanent, freestanding signs shall only be externally illuminated using white light only and must be positioned so that none of the light shines onto an adjoining property or in the eyes of pedestrians or motorists. (Ord. 2015-8. Passed 8-25-15.)

Staff Analysis/Recommendation:

This property is under new ownership, purchased by Huron Business Center LLC in December 2024. The applicant, Allure Signs & Printing, had been advised and provided information to Chapter 1129 for regulation requirements.

Applicant/Owner is proposing replacement of the current double-sided sign with a new double-sided, digital/electronic message board and topper. The topper is not internally lit, it will be a double-sided piece of dibond (metal).

Staff would refer the Commission to the entirety of Section 1129.05 for all applicable regulations upon which to consider.

As proposed, the ground sign is found to be compliant with Section 1129.05 (d) Permanent Ground Signs:

Height of Ground Sign (base to top) = 6' - 6"

Sign Area = 25.28 sq. ft (Topper and Digital Portions)

Front Setback = 7.2' (based on estimate from Auditor's website as application referenced distance from roadway)

Side Yard Setbacks = 47' & 50'

Per the description provided in the application, the digital video message center will automatically adjust the display intensity according to nature light conditions, the brightness can be turned down, color changes and scroll functions can be controlled.

The owner provided the following additional detail relative to the digital portion of the signage:

- We agree that the sign will not flash, move, or scroll; there will also be no video on the screen.

- We have programmed the sign so that it will show time and temp.
- The frames will change approximately every 30 seconds. We are happy to change this if the commission wants; it is just our recommendation.
- We intend to have two or three tenants in the building, and we understand that off-site advertising is prohibited.
- We want to work with the Chamber of Commerce and the Huron Schools to ask if they would display events. We expect to feature two to four monthly events for non-profits and ask the commission if they are all right with us doing that. We want to make the sign and our business a positive part of the community.

Sections of particular note:

1129.05(d) 5

As noted by the owner, the business will house three (3) tenants. The code would allow signage to reflect these businesses that are on site, as long as they would be compliant with **1129.05 (5) Multi-Occupant Facilities. When a freestanding sign is permitted on a site that has more than one occupant, it is the property owner's responsibility to determine if the sign area shall be devoted to identification of the building(s), the anchor occupant, all occupants, or some combination thereof. Total area of signs erected or displayed within a given development shall not exceed two square feet for each lineal foot of street frontage.**

1129.05 (d) 6 (A thru E) Message Boards

As proposed, the electronic message board portion of the sign was found to be 17.69sq. ft. This percentage is roughly 69% of the total sign area, which is noncompliant to: **Section 1129.05 (6) (B) The electronic message board portion of a sign shall not exceed thirty (30%) percent of the sign area.**

The applicant is proposing the frame will change every 30 seconds, and notes that the sign will not flash, move or scroll and will not display video.

It is important to note that any/all signage related to businesses not on the site, would be considered off-premises signage as well as falling under the definition of a Billboard *(1129.01 (b) "Billboard Sign" means any structure, including the wall of any building, on which lettered, figured, or pictorial matter is displayed for advertising either: (1) a business, service, entertainment, activity or event which is not conducted on the land upon which the structure is located; (2) a product which is not primarily sold, manufactured, processed or fabricated on the land upon which the structure is located; (3) a geographical location or place which is not located on the land upon which the structure is located; or (4) a person. However, any structure which meets the definition of a directional sign shall not be considered to be a billboard*

(q) Billboards and other off-premise signs are prohibited.

Currently, the only digital/electronic message board signs along Cleveland Road E from Main Street east to the city limits would be the gas stations with ground signs containing the electronic message board sections for pricing.

As proposed:

- The electronic message board portion of the sign is found non-compliant to the code for size.
- Does the Commission find the changing of frames of a digital sign would conflict with:
C. Under no circumstance shall any type of on-premises sign allowable under this section contain a message or display that appears to flash, undulate, pulse, move, scroll, portray explosions, fireworks, flashes, blinking or flashing light, appear to move toward or away from view, expand or contract, rotate, twist or display any other comparable movements as to distract drivers or pedestrians.
- Allowing any type of off-premises signage is prohibited and would be considered noncompliant.

Attachments:

- Application, Existing Sign Panel, Design Elevations

Planning Commission (PC)

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

DATE: 12-19-24

Property Owner

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

Applicant

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

Location and Description of Project

Address: 50 Cleveland Rd. 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: \$18,914.39 Total SF: 18.75

☐ New Construction ☐ Demolition
☐ Addition to Existing Structure ☒ Other: removal of old and ~~producing~~ and install 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:

removing existing sign and replacing with a new double sided, digitail, LED sign with metal double sided topper on existing brick pedistal.
topper is 12" h x 91" w, LED sign is 28" h x 91" w

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 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 checked="" type="checkbox"/> Ground	<input type="checkbox"/> Window <input type="checkbox"/> Changeable Copy	Other: <i>change to Electronic LED</i>	Height <i>40"</i>	Width <i>91"</i>	Display Area <i>18.75</i> 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 X	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 X	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 X	Width =	Display Area sq. ft.	Height (if ground) ft.

PLEASE NOTE: Upon approval from the Planning Commission, your project may require Engineering Plan review and Storm Water/Erosion Control Plan review, associated fees will apply. Zoning and/or Building Permits may be required, associated permit fees will apply. All Contractors on your project must be registered with the City. Contact the Planning and Zoning Department with any questions: 419-433-5000 ext. 1302 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: Michelle Laddo *Michelle Laddo* Date: 12/19/24

Owner Signature: Dave Owens *Dave Owens* Date: 12/19/24

For Departmental Use Only:

Date of Submission: _____ Application Fee: _____ PC Meeting Date: _____



-82.556 41.390 Degrees

40ft





91"

HURON BUSINESS CENTER

12"

28"





FULL COLOR VIDEO LED SIGN SPECIFICATIONS

Size	Height	Width	Cabinet Depth	Weight	Pixels	LEDs	Pitch	Pixel Matrix	Brightness	Voltage	Max Amps	Avg. Amps
91" Wide x 28" High	27.31"	90.31"	6.5"	159 lbs	5,600	16,800	16mm	40 x 140	11,000 NITS	120v / 240v	6.0 / 3.0	~1.8 / .90

16mm LED DIGITAL VIDEO MESSAGE CENTER

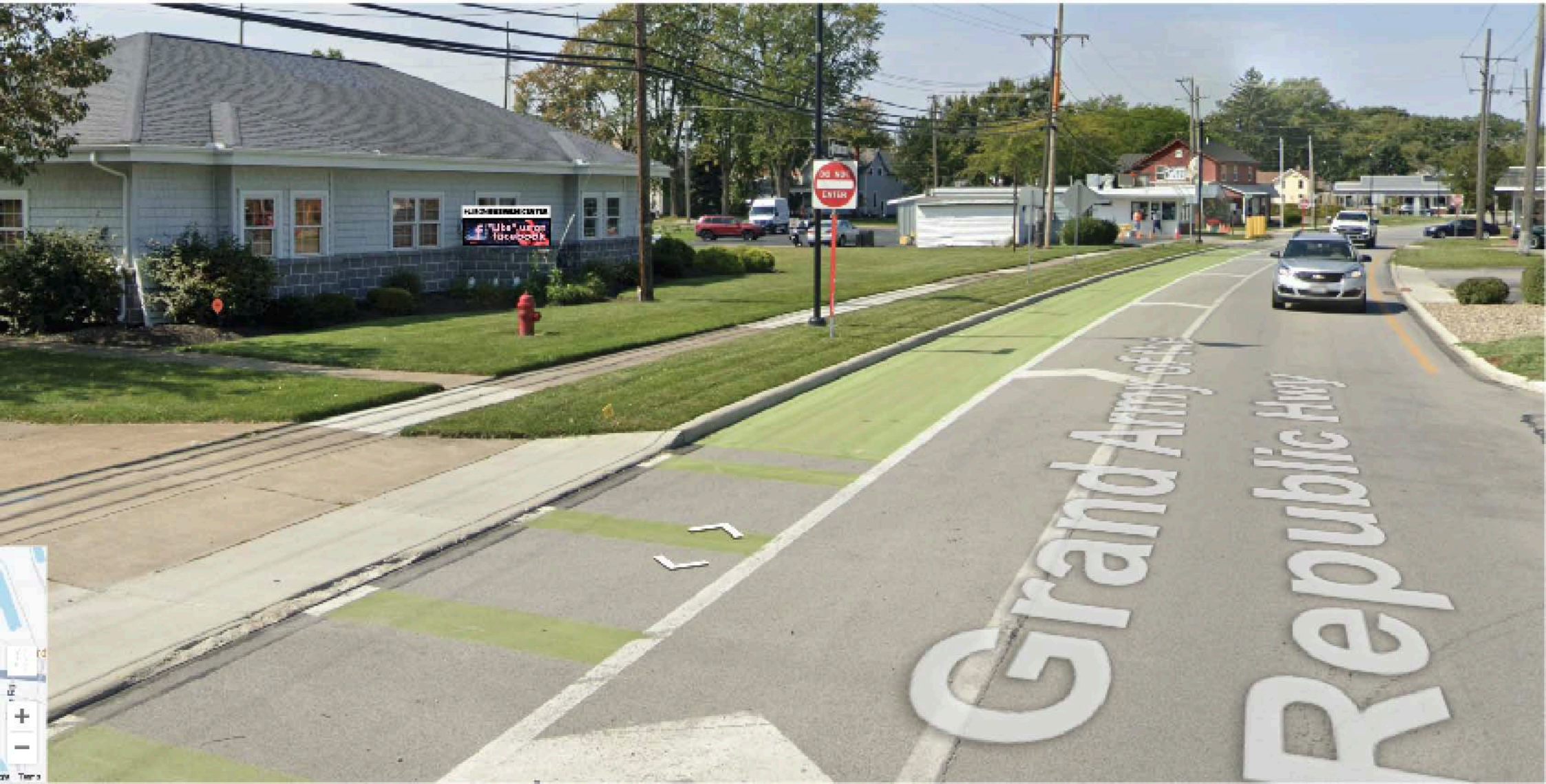
Delta PSU, EMI Suppression Filters, Linux Controller, Corner Welded Aluminum frame, Line-x Coating, Narrow Bezel
FCC Compliance, UL Compliance Codes, CSA Compliance Codes, and Metlab Certification.

Automatically adjust the display intensity according to natural ambient light conditions or you can turn down the brightness, change colors or stop the scroll function easily.
Sign made in the USA

Distance From Road: 28' 8"

East Property Line: 50'

West Property Line: 47'





TO: Chairman Boyle and Members of the Planning Commission and Design Review Board
FROM: Alec Romick, Zoning Inspector
RE: 2012 Cleveland Rd- (currently newly occupied business space)
DATE: February 19, 2025

Current Zoning District: B-3 General Business **Parcel No.:** 42-02065.002

Existing Land Use: Multiple business spaces

Traffic Considerations: Rye Beach Rd/ Cleveland Rd w

Owner: Park and Fun Limited Partnership
4918 Milan Rd Sandusky, OH 44870

Project Description-Design Review- Commercial Window sign.

The applicant is proposing to install a 52" x 52" vinyl graphic window sign for the boxing club he is opening in this space.

APPLICABLE CODE SECTIONS : Chapter 1129- Sign Regulations

1129.05

(b) Window Sign. The following regulations apply to signs affixed to or are displayed in a window:
(1) Ground Floor Occupants. A. Permanent window signs shall have a maximum area not greater than twenty percent (20%) of the total window area of the space occupied by the occupant, but not cover more than 50% of any one window unit. If a permanent window sign is installed along a public right-of-way, the signage must allow transparency in the window and not block views in and out of the establishment. If the proposed signage is applied to a "spandrel" window or a window that serves no visibility or natural light purpose to the establishment, the sign may be opaque.

1129.06 DESIGN AND CONSTRUCTION STANDARDS.

In addition to assuring compliance with the numerical standards of these regulations, the Planning Commission, when approving signs, shall consider the proposed general design, arrangement, texture, material, colors, lighting placement and the appropriateness of the proposed sign in relationship to other signs and the other structures both on the premises and in the surrounding areas, and only approve signs which are consistent with the intent, purposes, standards and criteria of the sign regulations. Specific standards for determining the appropriateness of the sign shall include, but not be limited to the following conditions:

(a) The lettering shall be large enough to be easily read from the public street but not out of scale with the building, site or streetscape.

(b) The number of items (letters, symbols, shapes) shall be consistent with the amount of information which can be comprehended by the viewer, reflect simplicity, avoid visual clutter and improve legibility.

(c) The shape of the sign shall not create visual clutter.

(d) Signs shall have an appropriate contrast and be designed with a limited number of, and with the harmonious use of, colors. Signs and awnings, if seen in series, shall have a continuity of design with the style of sign generally consistent throughout the building or block. Continuity of design means uniformity of background colors or harmonious use of a limited range of complementary background colors.

(e) The size, style and location of the sign shall be appropriate to the activity of the site as prescribed elsewhere in these regulations.

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(g) The sign should be consolidated into a minimum number of elements.

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(n) No signs shall be placed, erected or maintained so as to obstruct, in any manner, any fire escape or window, door, exit or entrance to or from any building, or otherwise be placed in the City's right-of-way.

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(Ord. 2021-36. Passed 10-26-21.)

Staff Analysis/Recommendation:

This space is being rented by a new business Domiguez Boxing Club. The applicant, Dominguez Boxing Club, has been advised and provided information to Chapter 1129 for regulation requirements.

Applicant/Owner is proposing 1 vinyl graphic sign 52" x 52" to be placed in a center window in front of his newly rented space to advertise his boxing club. The business recently had inspections done by Building and Fire and is able to proceed with opening.

As proposed, the sign is found to be compliant with Section 1129.05 (b) Window Signs (1) Ground Floor Occupants:

Square footage of sign proposed =18.7sqft

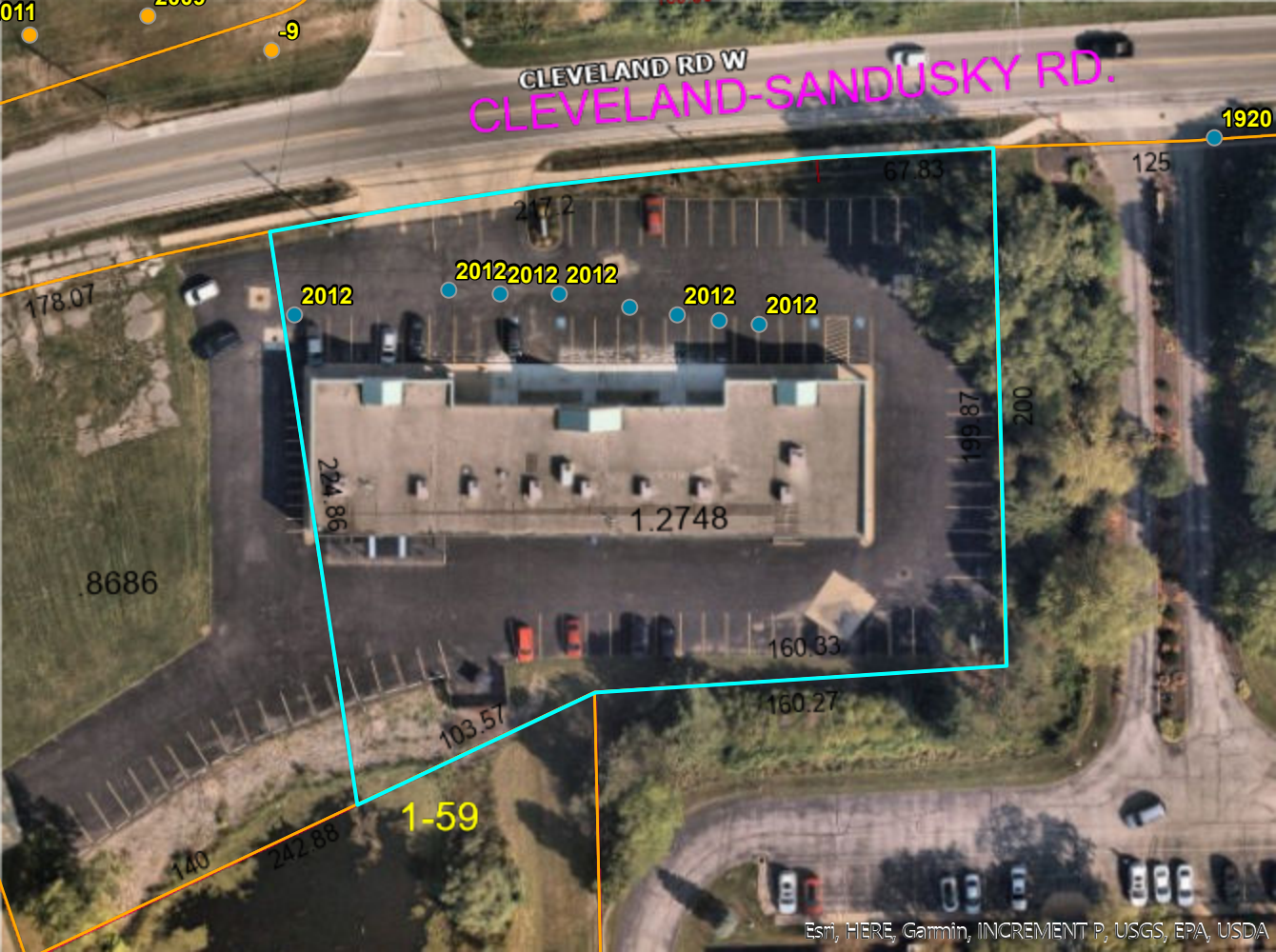
Total window space =152sqft (this is not including windows in the doors)

Total coverage of all window space =12% (Allowable = 20%)

Total coverage of window new sign will occupy =40% (Allowable = 50%)

Attachments:

- Application, Pictures of proposed signage and total window space.



CLEVELAND RD W
CLEVELAND-SANDUSKY RD.

2012

2012 2012 2012

2012

2012

1.2748

1-59

Planning Commission (PC)

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

DATE: 2/4/25

Property Owner

Name: HOTY ENTERPRISES

Address: 5003 MILAN RD SANDUSKY OHIO 44870

Phone: 419 609 7000

Email: _____

Applicant

Name: MIGUEL ANGEL ZAPATA DOMINGUEZ

Company/Business Name: DOMINGUEZBOXINGCLUB

Mailing Address: 623 ELM ST SANDUSKY OHIO 44870

Phone: 419 503 1646

Email: DOMINGUEZBOXINGCLUB@GMAIL.COM

Location and Description of Project

Address: 2012 CLEVELAND RD W HURON OHIO County Parcel #: _____

Existing Use: _____ Acreage/Area of Site: _____

Proposed Use: _____ Lot # (if applicable): _____

Estimated Value of Project: _____ Total SF: 16'.81"SF

☐

New Construction

☐

Demolition

☐

Addition to Existing Structure

☒

Other: SIGN ON WINDOW

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:

SING LOG NAME ON WINDOW SING IS 52" BY 52"

SECTION 1. SITE DEVELOPMENT PLAN APPROVAL (SECTION 1139.01)

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 type="checkbox"/> Wall	<input checked="" type="checkbox"/> Window	Other:	Height	Width	Display Area	Height (if ground)
	<input type="checkbox"/> Ground	<input type="checkbox"/> Changeable Copy		52"	52"	16'18" 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 type="checkbox"/> Ground	<input type="checkbox"/> Changeable Copy					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					ft.
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	<input type="checkbox"/> Ground	<input type="checkbox"/> Changeable Copy					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.

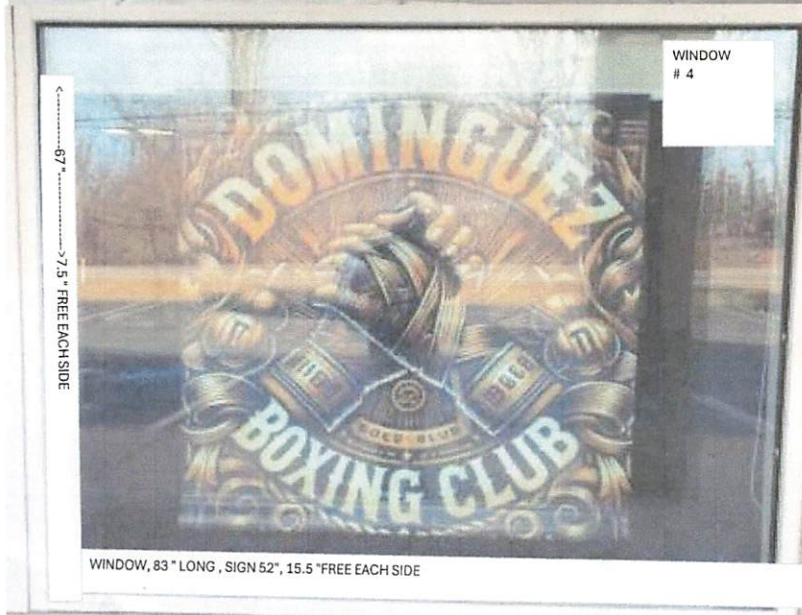
I hereby certify that I am the owner of record of the named property or that the proposed work is authorized by the owner of record and/or I have been authorized to make this application as an authorized agent, and we agree to conform to all applicable laws, regulations, and ordinances. All information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

Applicant Signature: MIGUEL ANGEL ZAPATA DOMINGUEZ Date: 2/4/25

Owner Signature: *[Signature]* Agent Date: 2/6/25

For Departmental Use Only:

Date of Submission: 2-6-25 Application Fee: \$50 PC Meeting Date: 2-19-25





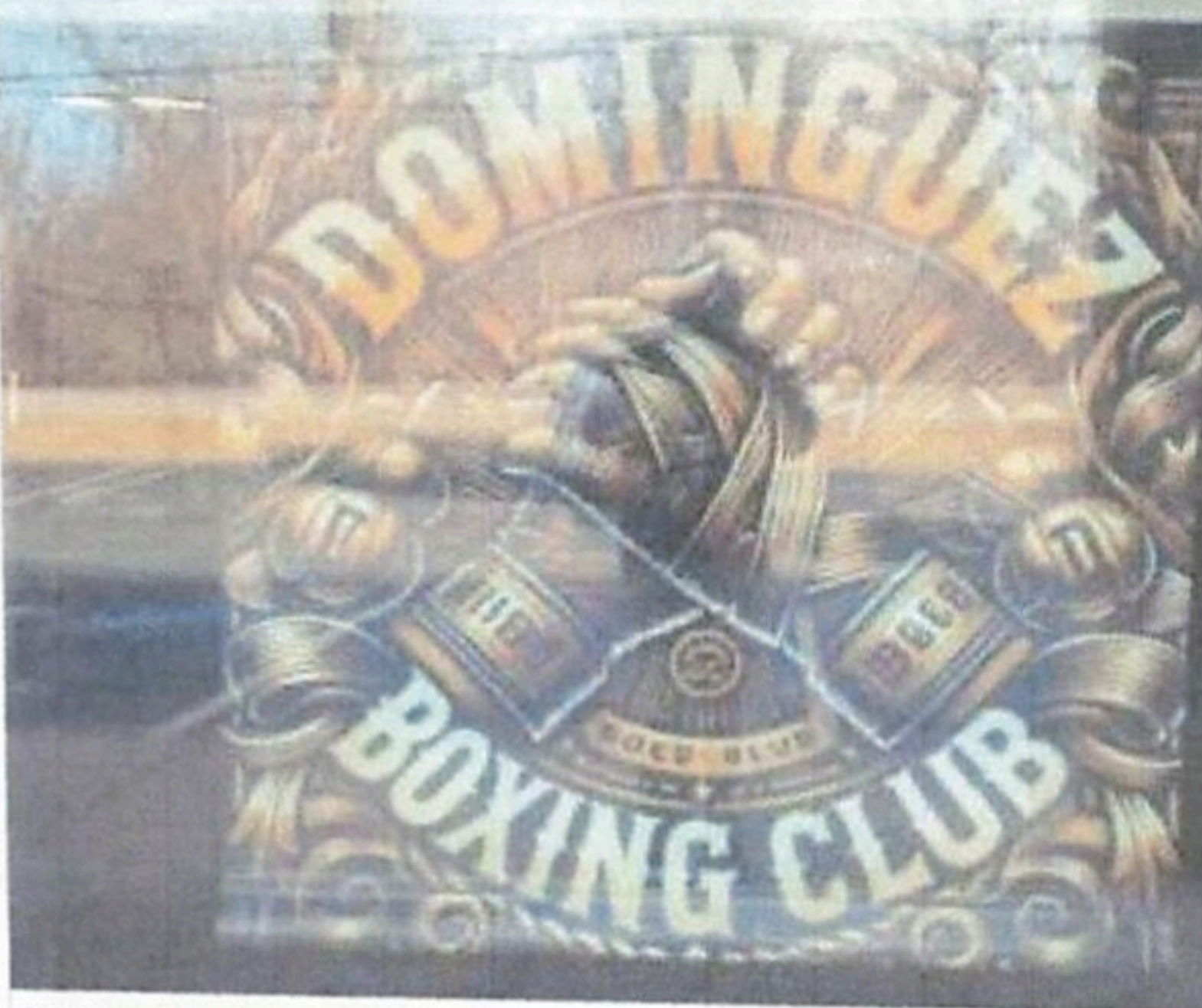

Parking
by disabled
permit only

Hoty
ENTERPRISES, INC.
419-609-7000
**MOVE IN
TODAY**

CLOSED

WINDOW
4

<-----67"-----> 7.5" FREE EACH SIDE



WINDOW, 83" LONG, SIGN 52", 15.5" FREE EACH SIDE



TO: Chairman Boyle and Members of the Planning Commission and Design Review Board
FROM: Christine Gibboney, Planning & Zoning Manager
RE: 428 Cleveland Road E (DQ)
DATE: February 19, 2025

Current Zoning District: I-1 Light Industrial **Parcel No.:** 42-00960.001

Existing Land Use: Restaurant

Traffic Considerations: N/A

Owner: Joseph D. Hammerschmidt Co.
C/O Jamestown Management
25068 Center Ridge Road
Westlake, OH 44145

Project Description-Design Review- Exterior Paint Change.

The owners of Dairy Queen are proposing an exterior color change to one section of the façade facing Cleveland Road E. As seen in the photos, this wood panel and trim area is showing signs of peeling/missing paint. The owners have included the paint sample color which is on the gray/putty color spectrum.

APPLICABLE CODE SECTIONS :

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

(b) Colors and textures shall be appropriate for the size and scale of the structures, weathering, and the relationship to other colors and textures, including those used on adjacent structures.

Staff Analysis/Recommendation:

Staff feels the exterior color is complimentary to brick and window trim and would support approval as proposed.

Attachments:

- Application, current exterior elevations, paint sample

Planning Commission (PC)

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

DATE: 2/12/25

Property Owner

Name: The Joseph D. Hummerschmidt Co.

Address: 25068 Center Ridge Rd Westlake OH 44145

Phone: 440-725-3286

Email: Steve@jamestownmgmt.com

Applicant

Name: Deep Patel

Company/Business Name: Huron Chocolate Inc

Mailing Address: 428 Cleveland Rd E Huron OH 44839

Phone: 419-433-2946

Email: HURON.D@428@gmii.com

Location and Description of Project

Address: 428 Cleveland Rd E Huron OH 44839

County Parcel #: _____

Existing Use: _____

Acreage/Area of Site: _____

Proposed Use: Change Paint

Lot # (if applicable): _____

Estimated Value of Project: \$500.00

Total SF: _____

☐

New Construction

☐

Demolition

☐

Addition to Existing Structure

☒

Other:

Outside Paint

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:

Changing outside paint from white to grey.

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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
		Changeable Copy		X	=	sq. ft.	ft.

Sign Type (circle)				Dimensions			
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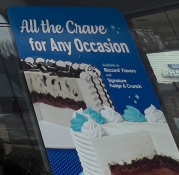
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Applicant Signature: *[Signature]* Date: 2/12/25
 Owner Signature: _____ Date: _____

For Departmental Use Only:

Date of Submission: _____ Application Fee: _____ PC Meeting Date: _____





Grill & Chill

**NOW
HIRING**

Blizzard® Wizards & Smile Makers

Join our team,
apply inside.

DQ

This is a general advertisement for a business opportunity. It does not constitute an offer of a franchise. For more information, please contact the franchisor. © 2014 Dairy Queen International, Inc. All rights reserved.



**NOW
HIRING**

Hiring: Servers & Soda Makers

Join our team,
apply inside.



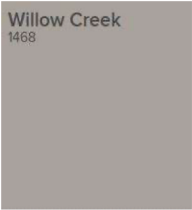
**All the Crave
for Any Occasion**



Exterior Paint Wall

Supplier	Benjamin Moore
Finish ID	L.2
Status	Prime
Location	Exterior Entry Accent Paint
MFGR	Benjamin Moore
Color	Willow Creek 1468
Finish	Low Lustre

Sample:



Link:

Product	Regal Select Exterior High Build Low Lustre (401)
Related Items	Primer: INSL-X Aqua Lock Plus Primer/Sealer (AQ-0400)
Notes	Prepare existing surfaces as recommended by manufacturer for best paint adhesion.