

**City of Huron  
Planning Commission/DRB  
July 23, 2025**

The meeting was called to order at 5:04pm. in the Council Chambers at Huron City Hall, 417 Main Street by Chairman Gary Boyle.

Members in attendance: Mark Cencer, and Tim Sowecke.

Staff in attendance: Planning & Zoning Secretary Carolyn Boger.

**Adoption of the Minutes**

N/A

**Audience Comments: None**

**New Business**

**Address: 2027 Cleveland Road W**

**Zoning District: B-3 General Business**

**Parcel No.: 43-00306.000**

**Existing Land Use: Restaurant**

**Traffic Considerations: N/A**

**Owner:**

**Jan Weske Bucholz  
615 Mariner Village  
Huron, OH 44839**

**Applicant(s):**

**Frederick Shepperd &  
Wagner Electric Sign Co.**

**PROJECT DESCRIPTION-SITE AND DESIGN REVIEW**

*The applicant/owner proposes the replacement of the double-sided pole sign panels to reflect the new name, House of Donuts. In addition, the owner will be changing the exterior of the restaurant to follow the logo and colors in the signage.*

Mr. Boyle introduced the case for a proposed replacement for the double-sided sign pole panels and changing exterior paint colors.

Tricia Nejman; from Wagner Electric Sign Co. of 7135 West Ridge Rd, Elyria; explained that they intend to use the existing sign pole and simply replace the 5'x8' double-sided panels as shown in the proposed signage packet with no changes to the existing sign size. Mrs. Jan Bucholz then explained the proposed exterior color changes. Those being changing the exterior walls to a shade of white, the trim (windows, soffit, roof, gutters, and poles) to a black shade, and then in keeping with the House of Donuts theme colors making the doors pink. Mr. Sowecke asked what the timetable for the changes was. To which Ms. Bucholz replied, as soon as possible because everyone still thinks the building is a restaurant and that they have everything in line to get started as soon as possible.

**Motion by Mr. Sowecke to approve the request for the replacement pole sign panels and exterior paint color changes. at 2027 Cleveland Rd W. as submitted. Motion seconded by Mr. Cencer. Roll call on the motion:**

**Yeas: (3) Cencer, Sowecke, Boyle**  
**Nays: (0)**  
**Abstain: (0)**

**With a majority vote in the affirmative, motion passes and application is approved.**

---

**Address: 424 Berlin Road                      Zoning District: B-3 General Business**  
**Parcel No.: 42-00321 000                      Existing Land Use: Restaurant**  
**Traffic Considerations: Corner Lot- Berlin Road/Cleveland Road E**

**Owner:    Connor Allen**  
**424 Berlin Road**  
**Huron, OH 44839**  
**Applicant:                                        Bryan Roberts, Russwood Enterprises dba Legends LTD**

***PROJECT DESCRIPTION-SITE AND DESIGN REVIEW***

*The applicant contacted the city to discuss a couple improvements being made to the property and mentioned that they were in the process of painting the exterior wall, trim, and roof overhang. They were not aware that these exterior changes required approval by the DRB, and the work had already commenced and was nearing completion.*

Mr. Boyle introduced the case for a proposed changes to exterior paint colors.

Bryan Roberts with Legends General Contractors of 37 Saint Mary's St. Norwalk; stated that when he began this project, he was unaware of the Design Review Board's review requirements on exterior paint colors for a commercial property. Upon learning of the requirements, he turned in all the require paperwork and color selections as soon he could. He also noted that the colors being requested were the previous building colors prior to the last time the building was painted. Mr. Cencer wanted to disclose that his son works at Marconi's bussing tables. Mr. Boyle stated that he did not believe Mr. Cencer would need to recuse himself for this as he did not believe it would affect Mr. Cencer's judgement on the matter. Mr. Cencer agreed but did want to note that information.

**Motion by Mr. Sowecke to approve the request for the exterior paint color changes. at 424 Berlin RD. as submitted. Motion seconded by Mr. Cencer. Roll call on the motion:**

**Yeas: (3) Cencer, Sowecke, Boyle**  
**Nays: (0)**  
**Abstain: (0)**

**With a majority vote in the affirmative, motion passes and application is approved.**

---

***Sign Code:***

Mr. Boyle discussed that the city has hired a consultant to work on the new sign code. The board determined that they would like the city staff to meet and review the new sign code with the consultant before they start to do their own review with the board.

**Other Matters**

- Next Meeting: 8/20/25

With no further business, motion by Mr. Cencer to adjourn. Motion seconded by Mr. Sowecke. All in favor, motion passed, and meeting adjourned at 5:10pm.

Respectfully submitted,

Carolyn Boger  
Planning & Zoning Dept.

Adopted: OCT 15, 2025