

**City of Huron
Planning Commission/DRB
November 19, 2025**

The meeting was called to order at 5:00pm. in the Council Chambers at Huron City Hall, 417 Main Street by Chairman Gary Boyle.

Members in attendance: Sam Artino, Jim Hartley and Tim Sowecke.

Members absent: Mark Cencer

Staff in attendance: Planning & Zoning Manager, Christine Gibboney; and Planning & Zoning Secretary Carolyn Boger.

Adoption of the Minutes: (9-11-25, 10-15-25)

Motion by Mr. Hartley to approve the minutes of 10-15-25 as printed and received. Motion seconded by Mr. Sowecke. All in favor, motion passes and minutes approved.

No motion was made on the minutes from the 9-11-25 meeting as there were not enough members from that meeting in attendance at tonight's meeting to vote.

Audience Comments: None

OLD Business

Address: 50 Cleveland Road E

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.

Mr. Boyle introduced the case for replacing sign panels on the existing ground sign.

Eric Quinn representative for the new sign, clarified that the sign will be internally lit.

Motion by Mr. Sowecke to approve the sign panel change request at 50 Cleveland Rd E as submitted. Motion seconded by Mr. Artino. Roll call on the motion:

Yeas: (4)

Nays: (0)

Abstain: (0)

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

New Business

Address: 502 Main ST

Parcel No.: 42-01565.000

District: B-1- General Business

Existing Land Use: Gas Station/Convenience Store/Restaurant

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.

Mr. Boyle introduced the case for a proposed changes to signage panels in existing double-sided ground sign and gas canopy channel letter changes.

Nelson Pixler with Allen Industries; explained that the lights on the new sign pricer will be direct LED white in color, the size will stay the same. The canopy will have the "moose logo" on the front and the sides will have the "Mickey's" logo. The canopy faces will no longer be rounded they will be flat.

**Motion by Mr. Sowecke to approve the requested sign changes at 50 Main St as submitted.
Motion seconded by Mr. Hartley. Roll call on the motion:**

Yeas: (4)

Nays: (0)

Abstain: (0)

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

Address: 2300 University Drive

Parcel No.: 42-01972.011

Property Size: +/- 12.7 acres

Traffic Considerations: Huron Corporate Park

Zoning District: I-1

Existing Land Use: Commercial

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.

Mr. Boyle introduced the case for placement of a pre-built shipping container; he then brought up that at one time there were restrictive covenants and deeds for the industrial park and questioned whether they were still in place. Ms. Gibboney stated that she had did her best to research those and it seemed that businesses there may not have formed the group that they were supposed to.

Shawn Supramic representing Firelands Scientific; explained that they are proposing the use of a converted shipping container to help support their production. The container is retrofitted inside to support plant growth; it is climate-controlled and insulated that would help them propagate young plants and seedlings for production into the greenhouses. The container is a modular so it is movable, non-permanent addition that would be sitting behind the building adjacent to the production space it would essentially plug in like an appliance and then keep a climate-controlled environment where they could start young plants.

Mr. Boyle, then asked the question, why not a regular structure? Why a shipping container? To which Mr. Supramic explained that it will help them stair step their scale and as the business expands and develops the container can be flexibly utilized at this location or others depending on need. To which Mr. Boyle asked if this container could potentially end up as permanent built structure if business continues to expand. Mr. Supramic stated that is part of the Firelands Scientific master plan to expand with future structures and this is a stepping stone to get them there.

Mr. Soweck asked if the container was new. To which Mr. Supramic stated that is in fact brand new. Mr. Hartly questioned whether the picture of the container included in the PC/DRB packet was photoshopped or if the container was in fact on site already? To which Ms. Gibboney stated that yes, it is already on site, but it is not connected yet and it still needs to be approved by the building dept.

Motion by Mr. Sowecke to approve the proposed placement of the pre-built shipping container at 2300 University Dr as submitted. Motion seconded by Mr. Artino. Roll call on the motion:

Yeas: (4)

Nays: (0)

Abstain: (0)

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

Address: 930 S. Main St

Parcel No.: 42-02091.000

Traffic Considerations: N/A -No Frontage

Zoning District: R-3

Existing Land Use: Vacant Land

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").

Mr. Boyle introduced the case for a lot split. Mr. Boyle also mentioned that in the future Holiday Harbor will have apply for a zoning amendment.

Representative for Zion Lutheran Church, detailed that the lot split has been approved by the church via a vote. As long as the integrity of the prayer path is maintained Zion had no issues with the split. Mr. Boyle stated that the PC/DRB upon plan review makes sure that commercial uses are adequately buffered.

Motion by Mr. Artino to approve the proposed lot split at 930 S. Main as submitted. Motion seconded by Mr. Sowecke. Roll call on the motion:

Yeas: (4)

Nays: (0)

Abstain: (0)

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

Other Matters

- Next Meeting: date: Dec 17, 2025
- On the next meeting Huron Schools has an application for an enclosed walkway for their school pickup and drop off.
- Regarding the sign code, we are still meeting internally and with legal, hope to be ready for first review with planning commission by December or January.
- Mr. Boyle discussed the town hall meeting held by Senator Gaverone, regarding the senate bill and house bill proposed to eliminate local zoning control over short term rentals and the negative impacts that could have.
 - Mr. Boyle also discussed the idea of reducing the number of allowed transient rentals by not allowing new registrations as the current registered transient rentals fall off either by personal non-renewal or revocation due to violation of the transient rental code.
- Mr. Hartley asked for an updated on the Con Agra. Ms. Gibboney stated that they asked for one of their two 60 day extensions.

With no further business, motion by Mr. Artino to adjourn. Motion seconded by Mr. Sowecke. All in favor, motion passed, and meeting adjourned at 5:30pm.

Respectfully submitted,

Carolyn Boger

Planning & Zoning Dept.

Adopted: 1-21-26
CMB