

**City of Huron
Planning Commission/DRB
December 17, 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, Tim Sowecke and arriving after the meeting had already commenced Mark Cencer.

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

New Business

Current Zoning District: R-1

Parcel No.: 45-65001.000

Existing Land Use: School

Property Size: 15+ acres

Traffic Considerations: N/A

Owner: *Huron Board of Education
710 Cleveland Road West*

Applicant: *Chad Carter- Huron City Schools*

Project Description- Accessory Structure- Covered Walkway

The proposed project is a sheltered (covered) walkway on the west side of the school at the drop-off/pick location. The walkway will be placed over the existing concrete sidewalk to the west side entrance to the school.

Mr. Boyle introduced the case for a proposed sheltered walkway. Dr. James Tatman, Superintendent, elaborated it is a covered walkway that will provide shelter for kids as they go to and from cars into school.

Dr. Tatman also added that the zoning staff was very helpful in walking them through the process.

Motion by Mr. Hartley to approve the request for a covered walkway at 810 Maple Ave as submitted. Motion seconded by Mr. Sowecke. Roll call on the motion:

Yea: (4)

Nay: (0)

Abstain: (0)

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

Current Zoning District:

B-3 General Business

Parcel No.: 42-00407.000

Existing Land Use:

Retail -Neighborhood Shopping Center

Traffic Considerations :

Cleveland Road West

Owner:

**Plaza Huron LLC
Rick Mesenburg
533 Cleveland Road West**

Huron OH 44839

Applicants: *Mary Demuth
The Tea Bubble*

Project Description-Design Review- Commercial Wall & Window Signage
The applicant is opening a new business, The Tea Bubble, in unit 511-A; proposing wall and window signage.

Mr. Boyle introduced the case for proposed new signage. The applicant was not in attendance. Mr. Boyle commented that the proposed signage is in compliance with the sign code regulations. Mr. Sowecke inquired about the new business location in relation to "the gym" in the plaza.

Motion by Mr. Sowecke to approve the request for the proposed signage at 525 Cleveland Rd W. as submitted. Motion seconded by Mr. Artino. Roll call on the motion.

Yea: (4)

Nays: (0)

Abstain: (0)

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

Staff Report:

Status- Sign Code Amendment:

Mrs. Gibboney gave an update on the status of the new sign code amendment, stating that internal reviews with staff, the city manager and legal have been completed, notes from these meetings are being compiled to send back to the consultant for revisions. Mrs. Gibboney added that once revisions are received ideally, they would then go to PC/DRB for at least 3 weeks prior to a meeting for the boards review. Based on the current status it is unlikely that sign code amendment will be ready for review at the next January meeting.

Zoning Inspector:

Mrs. Gibboney updated the PC/DRB that our Zoning Inspector, Alec Romick, is pursuing a career as a firefighter and has started classes and interviewing for this next chapter in his life. He is still working in the zoning department and intends to until he finishes up his firefighter training and receives a job offer for his new career.

**Mr. Cencer now in attendance.*

Adoption of the Minutes (9-11-25)

Motion by Mr. Cencer to approve the minutes of 9-11-25 as printed and received. Motion seconded by Mr. Artino. All in favor, motion passes and minutes approved.

Audience Comments: None

Other Matters

- Next Meeting: January 21, 2026

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

Respectfully submitted,

Carolyn Boger
Planning & Zoning Dept.

Adopted: 1-21-26

CMB