

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

The meeting was called to order at 5:02 pm. in the Council Chambers at Huron City Hall, 417 Main Street by Acting Chair Jim Hartley Members in attendance: Sam Artino, Tim Sowecke, and Mark Cencer. Members absent: Gary Boyle. Staff in attendance: Planning & Zoning Manager, Christine Gibboney.

**Adoption of Minutes (12-18-24)**

Minutes to be considered for approval at the next meeting as a few of the members present were not in attendance for the 12-18-24 to be able to vote.

**New Business**

**50 Cleveland Road E Zoning: B-3 Parcel No.: 42-00926.003**

**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.*

Mr. Hartley introduced the case. Ms. Gibboney reviewed the staff report, application, and power point for the proposed replacement signage. She referenced the new ownership of the business and explained the applicant is proposing to use the existing base of the ground sign but adding a double sided digital/electronic portion as well as a metal topper with lettering "Huron Business Center." Members reviewed the current signage and the renderings of the proposed sign.

Ms. Gibboney noted the ground sign itself is compliant with 1129.05 (d) for max sign area, height, setbacks. The digital/video portion of the side is non-compliant, noting the applicant and owner had been advised of this. Message boards are limited to 30% of the sign area, and as proposed the digital portion is roughly 69% of the sign area. Mr. Hartley asked Ms. Gibboney about conversations with the applicant/owner. Ms. Gibboney explained staff has been working with the sign contractor since November, going back and forth via emails and that the code section had been provided to the contractor. She noted that both the contractor and the owner were notified of a couple issues with the application as proposed: 1) digital signage in general would be up to discretion of the PC 2) size of the digital portion was noncompliant, therefore a permit could not be issued as it exceeds the max size within the code. Mr. Hartley commented that as proposed the PC could not approve due to the proposed size of the digital portion. Ms. Gibboney agreed, noting if PC allows a digital sign overall, the applicant will need to amend the size to comply. Members reviewed the size of the digital portion, noting in order to comply the area would roughly have to be 2' x 3'.

Ms. Gibboney referenced and read the response provided by the owner about the digital sign:

- *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.*

Ms. Gibboney referenced past discussions and cases relative to displays of any type of off-premises signage. It was noted this then becomes a “billboard” and these are prohibited by the code. Members acknowledged past discussions on the matter.

Ms. Gibboney summarized the issues as proposed:

- 1) The size of the digital section is not compliant
- 2) Proposed off- premises advertising is not compliant
- 3) Digital Signage itself- there is not another digital sign from Main Street east to the city limits other than those at the gas stations for pricing.

Mr. Hartley inquired about the staff recommendation. Ms. Gibboney referenced the Planning Commission has overview of signage within Chapter 1129:

*1129.05 (d)(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 regard to safe pedestrian and vehicular traffic flow.*

Ms. Gibboney referenced the code does allow for electronic message boards on ground signs, however, the code language reads:

*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.*

Members discussed and agreed that the Commission has drawn a hard line in the past on digital/electronic signs. Mr. Artino thought that there was a previous request for digital signage in this location, and it was turned down.

#### **Applicant/Owner Comments: Eric Quinn, 50 Cleveland Road E**

Mr. Quinn noted their intention is to bring in multiple tenants and display their logos on the digital section. He acknowledged that the suggested off-premises displays of community items would not be allowed and stated that wasn't a deal breaker for them. Mr. Sowecke asked about calculating the sign area to include the base. Ms. Gibboney noted that this was also asked by the owner as well, referencing Section 1129.03(b) and reading same, explaining the code is clear in not including the base or pole. Discussion ensued regarding

possible changes that could be made to the sign in order to get the digital portion in compliance with the size max. Ms. Gibboney referenced 1129.05(d) which would regulate the height and area of the ground sign.

Mr. Hartley referenced the code is pretty straight forward. Mr. Artino referenced this is a high traffic area for both vehicles and pedestrians.

Discussion regarding possibly tabling the case to allow for a revision to the sign ensued with the applicant in agreement to do so. Mr. Artino advised if the board were to approve of a digital portion, they would be very strict with regard to display.

**Audience Comments:** None

**Motion by Mr. Artino to table the case to allow applicant to revise application and signage plans. Motion seconded by Mr. Sowecke. Roll call on the motion:**

**Yeas:** Sowecke, Cencer, Hartley, Artino (4)

**Nays:** (0)

**Abstain:** (0)

With a majority vote in the affirmative, motion passes and case tabled for allow for re-submission of revised application & plans.

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**2012 Cleveland Rd E Zoning: B-3**

**Parcel No.: 42-02065.002**

**Owner: Park and Fun Limited Partnership**

**4918 Milan Rd Sandusky, OH 44870**

**Project Description-Design Review- Commercial Window sign- Hoty Plaza**

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

Mr. Hartley introduced the case. Ms. Gibboney reviewed the staff report and application, explaining the applicant is proposing a vinyl window sign for a unit in the plaza for his new business, and as proposed the size of the sign is compliant with the code.

**Applicant/Owner Comments:** None

**Audience Comments:** None

**Motion by Mr. Sowecke to approve the window signage as proposed. Motion seconded by Mr. Cencer. Roll call on the motion:**

**Yeas:** Sowecke, Cencer, Hartley, Artino (4)

**Nays:** (0)

**Abstain:** (0)

With a majority vote in the affirmative, motion passes and window signage approved as submitted.

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**428 Cleveland Rd E**

**Zoning: I-1**

**Parcel No.: 42-00960.001**

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

***Project Description-Design Review- Exterior Paint Change- DQ***

*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.*

Mr. Hartley introduced the case. Ms. Gibboney reviewed the staff report and application, explaining that the owners of Dairy Queen are proposing a change to the exterior color of the wood panel section of the building facing Cleveland Road E. The area is in need of repainting as the paint is peeling/chipping. The color is currently an off white and they are proposing a change to a gray/putty color.

**Applicant/Owner Comments: None**

**Audience Comments: None**

**Motion by Mr. Cencer to approve the design plan as submitted. Motion seconded by Mr. Sowecke. Roll call on the motion:**

**Yeas: Sowecke, Cencer, Hartley, Artino (4)**  
**Nays: (0)**  
**Abstain: (0)**

With a majority vote in the affirmative, motion passes and design plan for new exterior paint color approved.

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**River Road-Vacant Parcels**

**Zoning District: I-2**

**Parcel No.: 42-01720.000**

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**Owner:**                            **The Warren Slag Company**

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

*The property owner is seeking to split a parcel, PPN 42-01720.000, into 2 separate parcels (parcel A & parcel B on survey map). The parcel is currently split in two by River Road but within one parcel number. The proposed lot split would create two separate parcels.*

**Mr. Hartley introduced the case.** Ms. Gibboney referenced the staff report and survey map, explaining that new legals had been prepared and submitted to Planning & Zoning by Hartung Title for two parcels owned by Warrant Slag Company with one parcel seeking a lot split. PPN 42-01720.000 is a parcel that is currently separated by River Road. The lot split proposed follows the same separation, creating two parcels, one on each side of River Road.

Ms. Gibboney reported that based on the Erie County Auditor's site, both proposed parcels will meet the lot frontage and depth requirements of the I-2 Zoning. Brief discussion on process ensued as Ms. Gibboney advised that she understands the code to require these applications come before the Planning Commission for approval, however, it doesn't appear the practice has been followed over the years. She noted this will be reviewed and the process confirmed going forward. Members referenced Parcel "C", on the survey map, which is a small triangular parcel separated from the others. Members asked about developer inquiries on the parcels. Ms. Gibboney stated that she understood the legals (Parcels A, B & C) were prepared in preparation for the sale of the parcels, however, she has had no contact with anyone regarding development at this time.

**Motion by Mr. Artino to approve the lot split of PPN 42-01720.000 as proposed.**

**Motion seconded by Mr. Sowecke.**

**Roll call on the motion:**

**Yeas: Cencer, Sowecke, Hartley, Artino (4)**

**Nays: (0)**

**Abstain: (0)**

With a majority vote in the affirmative, motion passes and lot split of PPN 42-0172.000 approved as submitted.

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#### **Other Matters**

Mr. Hartley referenced a recent conversation with Ms. Gibboney regarding the city ordinance on Chickens. Ms. Gibboney confirmed that the proposed amendments for the keeping of Chickens and Bees were tabled by City Council. Mr. Hartley referenced the extensive review of these proposed chapters by the Planning Commission.

Members discussed the next regular meeting date, March 19, 2025- Mr. Cencer advised this is Huron spring break week, some members advised they may not be available and suggested moving this meeting. Staff to reach out to members to coordinate and reschedule this meeting.

With no further business, Motion by Mr. Sowecke to adjourn. Motion seconded by Mr. Cencer. All in favor, motion passed, and meeting adjourned at 5:26p.m.

Respectfully,



Christine M. Gibboney  
Planning & Zoning Manager

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Adopted:

3-26-25