



City of Huron
Agenda for the Planning Commission/DRB
Wednesday, April 29, 2026 5:00pm.

I. Call to Order

II. Roll Call

III. Adoption of the Minutes (n/a)

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

V. New Business

424 Berlin Road (Marconi's Restaurant) PPN 42-00321.000
Final Site & Design Plan approval- outdoor patio dining area & bar

400 Huron Street (Old Mill Harbor) PPN 42-01944.000
Temporary Signage

525 Cleveland Road W (Trabel's Bagels) PPN 42-00407.000
Wall Signage

VI. Staff Report

Chapter 1129-Sign Code Amendment – Work Session May 6 at 5:00

VII. Other Matters

Next Regular Meeting: May 20, 2026

VIII. Adjournment

1133.03 REQUIRED OFF-STREET PARKING

(3) Restaurants; bars; taverns; night clubs - one (1) space for each 150sq.ft. floor area (25% of any outdoor unenclosed dining areas shall be included in the calculation.

1133.02 DETERMINATION OF REQUIRED OFF-STREET PARKING SPACES.

(a) Off-street parking shall be provided as a condition precedent to the occupancy or use of any building, structure or land, and at any time a commercial or business-related building or structure, or commercial or business-related use of land, is enlarged, expanded, increased in capacity or use, in conformance with the following provisions.

In computing the number of parking spaces required by this Ordinance, the following shall apply:

(a) Where floor area is designated as the standard for determining parking space requirements, floor area shall be the sum of the net area of all the floors measured from the exterior faces of the building. Mechanical rooms, stairs, restrooms, cellars, unenclosed porches, attics not used for human occupancy are excluded from the count of total floor area.

(b) Where seating capacity is the standard for determining parking space requirements, the capacity shall mean the number of seating units installed or indicated. When fixed seats are not indicated, the capacity shall be determined as being one (1) seat for each twenty (20) square feet of floor area of the assembly room.

(c) Where employees are the standard for determining parking space requirements, employees shall mean the maximum number of employees on any two (2) successive shifts.

(d) Fractional numbers shall be increased to the next whole number.

(e) The parking spaces required for multiple uses shall be the sum of the parking required for each use considered separately.

(Ord. 2025-30. Passed 11-25-25.)

1131.06 BUFFER YARDS

(a) Purpose. Buffer yards are required in certain instances to establish an appropriate transition between adjacent land uses that differ in intensity, use, and density by clarifying the delineation between properties and creating attractive and effective buffers between uses. The type and extent of the buffer yard will be dictated by the relationship between the two adjacent land uses, with the width, length, and density of the materials increasing as the difference between the adjacent land uses increases. The buffer yard shall serve to protect and preserve the aesthetic appeal and scenic beauty of the parcels, reduce the impact of noise, reduce storm-water runoff, and create visual spatial breaks between various land uses, and other incompatible elements and of adjacent properties.

(b) Applicability. This section is applicable to all commercial development upon land that is subject to site plan approval. Residential developments are only subject to this requirement in the instance that ten (10) or more dwelling units are greatly altered or constructed as part of one site plan.

(c) Types. There are four (4) pre-established types of buffer yards. Appendix A shall be used to dictate the type of buffer yard necessary and shall be included within the landscape plan. These yards are described as:

(1) Type A: A peripheral planting strip intended to separate uses, provide vegetation and greenery in potentially densely developed areas, and enhance the appearance of individual properties.

(2) Type B: A low-density screen intended to serve as an intermittent visual obstruction to partially block visual contact between uses.

(3) **Type C:** A medium density, semi-opaque, screen intended to substantially block visual contact between uses.

(4) **Type D:** A high-density, opaque, screen intended to substantially block visual contact between uses. This type of buffer is also intended to block noise that has potential to negatively impact adjacent uses.

(d) **Buffer Yard Design Standards.** Buffer yards shall be installed using the following requirements:

(1) **Width.** Each type of buffer yard is subject to a specific width. The width of the yard is measured based on a perpendicular angle to the adjacent property line.

(2) **Length.** Each type of buffer yard is subject to a specific length. The length of the yard must span the specific length in percent of the adjacent property line.

(3) Design and building standards are included in table [1131.06\(d\)](#).

	Type A - Peripheral	Type B- Low Density	Type C - Semi-Opaque	Type D - Opaque
Buffer Yard width in feet	5	10	15	20
Buffer Yard length along lot line (%)	20%	30%	40%	50%
Plantings per buffer yard (1 buffer yard per 200 linear feet required)	2-4 ornamental trees. 2-4 evergreen shrubs. 20 shrubs	3-5 ornamental trees. 3-5 evergreen shrubs. 20-30 shrubs.	2-4 shade trees, 1-2 ornamental trees, 2-3 evergreen trees, 20-30 shrubs.	3-5 shade trees, 2-4 ornamental trees, 6 evergreen trees, 30 shrubs
Fencing Materials	Optional. Minimum 3 feet fencing of wood, simulated wood, vinyl, or masonry.	Optional. Fencing of wood, simulated wood, vinyl or masonry at a minimum of 3 feet in height. Fencing can be placed anywhere within the buffer yard in a generally straight line.	Fencing of wood, simulated wood, vinyl or masonry at a minimum of 6 feet in height. Fence must encompass 80% of the buffer yard. Fencing shall be placed along the property line on the outside of the buffer yard.	Fencing of wood, simulated wood, vinyl, or masonry at a minimum of 6 feet in height. Fence must encompass the entirety of the buffer yard. Fencing shall be placed along the property line on the outside of the buffer yard.

Ornamental Trees	Shade Trees	Evergreen Trees	Evergreen Shrubs	Shrubs
Install caliper: 2.5 inches	Install caliper: 2.5 inches.	Install height 6 feet.	Install height: 2-3 ft.	Install height: 24-36 inches.
Mature height: 7-20 feet	Mature height: 30-50 feet.	Mature height: 20-40 feet.	Mature height: 6-10 ft.	Mature height: 3-6 feet.

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(g) Modifications to Buffering and Screening Requirements. Buffer yards required by this Chapter shall be applied equally to all similarly situated properties. The Planning Commission is empowered to modify the above buffer yard and screening requirements when it determines that:

(1) Natural land characteristics, such as topography or existing vegetation on the proposed building site, would achieve the same intent as this Section.

(2) Innovative landscaping or architectural design is employed on the building site to achieve an equivalent screening and buffering effect.

(3) The required screening and landscaping would be ineffective at maturity due to the proposed topography of the site, and/or the location of the improvements on the site.

(4) The topography of adjacent and surrounding sites is such as to render required screening ineffective at maturity.

(5) It can be clearly demonstrated that it is highly improbable that the abutting property will be developed for residential purposes due to circumstances that have taken place since the adoption of the Master Plan and this Code.

(6) The Planning Commission may take into account site specific circumstances regarding existing and future land use when applying these standards and may impose or reduce the amount of screening necessary.

(Ord. 2015-9. Passed 8-25-15.)

1131.02 LANDSCAPE PLAN

Schedule 1131.04(h) General Landscape Requirements

Use	Shade Trees Per Site	Landscape Island Per Site	Landscape Island
Residential, Single Family and Two Family	1 per detached dwelling		
Residential, Multi- family	1 per 5 dwelling units	1 per 5 dwelling units	100 sq. ft. 1 ornamental tree or evergreen tree. 5-6 shrubs or perennials.
Business/Retail	5 per acre	1 per 0.5 acre	100 sq. ft. 1-2 ornamental trees or evergreen trees. 6-8 shrubs or perennials.
Mixed Use	Case-by-case	Case-by-case	Case-by-case
Office/Institutional	5 per acre	2 per acre	200 sq. ft. 1-2 ornamental trees or evergreen trees. 6-8 shrubs or perennials.
Industrial	1 per acre	1 per 2 acres	250 sq. ft. 2-4 ornamental trees or evergreen trees. 8- 10 shrubs or perennials.

(k) Reduction. The Planning Commission may reduce the required quantity of landscape material as specified in this Code based upon the existence of certain site specific circumstances, including insufficient open space or the potential to negatively impact the site's safety by implementing these requirements.

1137.04 YARD PROJECTIONS

(b) Fences, Walks and Hedges. May be located in required yards as follows:

(1) If not exceeding at any point four feet in height above the elevation of the surface of the ground at such point, they may be located in any yard;

(2) If not exceeding at any point six feet in height above the elevation of the surface of the ground at such point, they may be located in any required rear or side yard.

(Ord. 1990-20. Passed 11-26-90.)

STAFF ANALYSIS/RECOMMENDATION:



At the 4-15-26 Planning Commission meeting, the Commission approved of the Preliminary Site Plan for the outside dining patio with the following conditions:

- 1) Location of the proposed outside bar along the eastern side of the property, closer to the restaurant (at least 6' separation)
- 2) Limit the height of the solid wall/fence base to 2' or 3'- city asked that the wall be reinforced for the safety reasons.
- 3) Include an opening to the patio area from the sidewalk that is at least 36" wide
- 4) Fencing and/or wall/fence to continue along the eastern side of the property- max height 4'

5) Fire pit feature is subject to Fire and Building Regulations.

The final site plan incorporating/reflecting the previous preliminary approval is properly before the Commission. The bar has been relocated to the eastern wall as discussed.

Parking, Landscape, Lighting and Final Rendering

Parking

Pursuant to 1133.03, 50 parking spaces would be required, the parking plan reflects well over this requirement- compliant.

Landscaping & Lighting Plan

The property is comprised of multiple parcels with the majority being paved areas and the restaurant itself. The shape of the parcel and layout of the existing structure limits the area where landscaping can be placed, however, the applicant is proposing boxwood and hostas along the exterior wall, interior the patio will have perennial plantings along with potted plants.

The proposed wall/fencing will continue along the eastern property line except in the area of the bar, as this portion is to have horizontal slat fencing and vegetation.

Proposed lighting fixtures include Pillar Sconces, Wall lanterns, Bar Pendant Lighting, all of which are downward lighting, and LED edge lighting along the landscaping.

Rendering

The new exterior classic red brick wall base will be 2', with 4' pillars with sandstone caps, and black aluminum fencing surrounding the perimeter of the patio. Walkways will be Italian slate stamped concrete, dining area exposed aggregate concrete. Stucco on the existing building to be touched up and the bar face to match. Columns on the bar to be wrapped in prefinished tan aluminum. The bar structure height will be 15'.

The fire pit as reflected on the rendering is not a feature for Planning Commission to consider as part of the site or design plan, this feature is decorative and will be subject to building and/or fire regulations.

Signage

No signage is being proposed at this time.

Staff would recommend the final site and design plans be approved, noting that the exterior wall/pillars are to be reinforced for the safety of patrons, and the entrance opening to be a min. of 36" wide.

Attachments:

- Final Site Plan, Design Review Package
- Final Rendering

Planning Commission (PC)

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

DATE: 3-18-26

Property Owner

Name: DAYHEN ENTERPRISES LLC
Address: 3810 DEERPATH DR, SANDUSKY, OH 44870
Phone: [REDACTED]
Email: _____

Applicant

Name: BRYAN ROBERTS
Company/Business Name: RUSSWOOD ENTERPRISES DBA LEGENDS
Mailing Address: 37 ST MARYS STREET, NORWALK, OH 44857
Phone: [REDACTED]
Email: [REDACTED]

Location and Description of Project

Address: 424 BERLIN ROAD HORON, OH 44839 County Parcel #: 42-00321
Existing Use: A-2 Acreage/Area of Site: .27
Proposed Use: A-2 Lot # (if applicable): 8,500 SQFT
Estimated Value of Project: \$300,000 Total SF: _____ ↓

- | | |
|---------------------------------------------------------|---------------------------------------|
| <input checked="" type="checkbox"/> New Construction | <input type="checkbox"/> Signage |
| <input type="checkbox"/> Addition to Existing Structure | <input type="checkbox"/> Demolition |
| | <input type="checkbox"/> Other: _____ |

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:

DEMOL EXISTING PARKING LOT TO ACCOMMODATE EXTENDED PATIO, NEW DETACHED BUILDING, CONTINUE FENCE, ADD OR MODIFY DOOR + WINDOWS

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 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 #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.

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.

BR 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: [Signature] Date: 3-18-26
 Owner Signature: _____ Date: _____

For Departmental Use Only:

Date of Submission: 3/18/26 Application Fee: _____ PC Meeting Date: _____



37 St. Marys Street, Norwalk, OH 44857
Ph. 419-668-5343

Marconis Design Review

1. Overall Feel

We propose expanding the patio into the existing front lot, complementing current finishes while creating a flexible outdoor dining space. Guests enter through the main patio entrance, greeted by a masonry gas fireplace and landscaped green spaces that naturally guide circulation. The layout includes a mix of private seating, group areas, and bar-side dining. A 2' brick wall with 4' pillars and black aluminum infill fencing defines the perimeter, with 3000K sconce lighting for a warm, casual atmosphere. The bar mirrors the interior with terracotta-style barrel tile roofing and stone accents, creating a cohesive and inviting extension of the restaurant.

2. Solid Surfaces

- a. Walkway - Italian slate stamped concrete
- b. Dining area - exposed aggregate concrete
- c. Brick wall - Classic red brick, sandstone cap
- d. Bartop - Silestone Eternal desert silver quartz
- e. Fireplace - unilock (river) pavers at the base, limestone cap
- f. Landscape edging - Unilock (sierra) pavers
- g. Sidewalk - to tie into existing city sidewalk (colors may vary)
- h. Stucco on existing building - to be touched up and color matched

3. Bar Structure

- a. Columns wrapped in aluminum prefinished tan color
- b. Bar face to have stucco panels painted to match
- c. Bar roof - Synthetic spanish barrel tile roofing
- d. Bar ceiling - exposed lumber, stained and sealed
- e. Back bar - Horizontal slat fencing with built in shelves and vegetation

4. Landscaping

- a. Externally - boxwood and hostas
- b. Internally - Lantana, jasmine, portulaca, and zinnia for color
- c. Near building - thyme, oregano, lavender and sages.
- d. Potted plants - olive tree or lemon trees

5. Electrical / Lighting

- a. Pillar sconces - Westinghouse watts creek 11" tall outdoor wall sconce



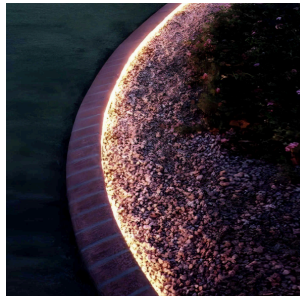
- b. Wall lantern - Ainsworth single light outdoor wall light (at banquet room and located at bar)



- c. Pendants - Large soprano pendant light (in bar area)

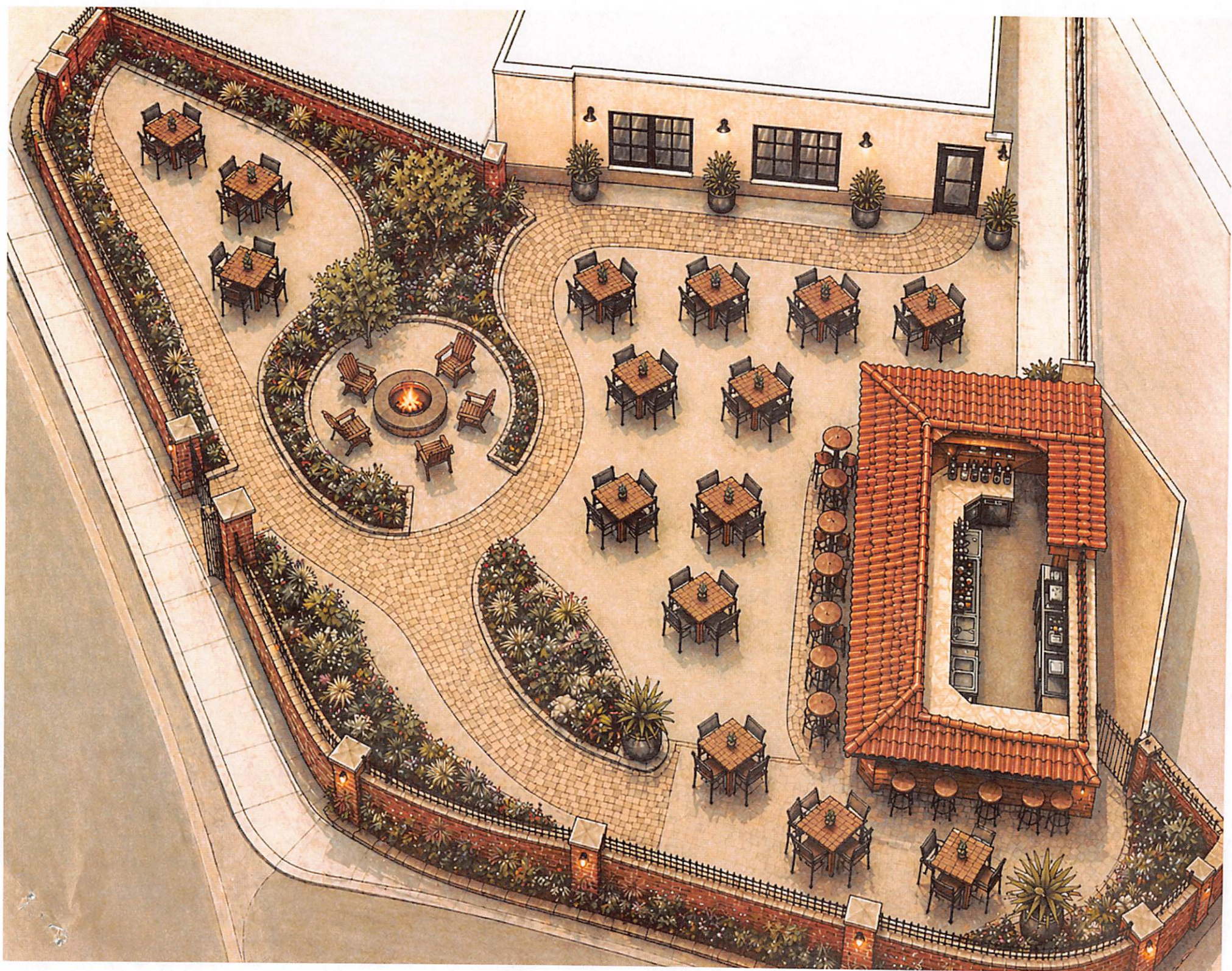


- d. Landscape edge lighting - Waterproof LED Light strips



- e. TVs - (3) 65" Samsung Smart TV ceiling mounted in bar area
f. Ceiling fans - (2) Tager 52" smart ceiling fan







LIGHTING LEGEND

L1 **Pillar Sconce**
Westinghouse Watts Creek 11" Outdoor Wall Sconce
Location: All perimeter brick pillars

L2 **Wall Lantern**
Ainsworth Single Light Outdoor Wall Light
Location: Building façade + bar structure

L3 **Bar Pendant Lighting**
Large Soprano Pendant Lights
Location: Suspended over bar seating area

L4 **LED Landscape Edge Lighting**
Waterproof LED Strip Lighting
Location: Planter edges + fire feature + accent zones

L5 **Fire Feature**
Gas Fire Pit
Location: Central seating area

NOTE: All lighting 3000K warm white for a cohesive, inviting atmosphere.

ADDITIONAL

- (3) 65" TVs – ceiling mounted in bar area
- (2) 52" Ceiling Fans – in bar area

Appendix A- Maximum Signage Area

This table confirms that temporary signage is allowed in the B-3 District, and indicates that the size and number of signs is determined by specific signs and regulations.

Staff Analysis/Recommendation:

As proposed, the applicant is seeking approval for multiple temporary signs on the parcel, these include:

- 1) Grand Opening Signage
- 2) Temp Signage for Old Mill Harbor –until such time as permanent signage is approved.

Temporary signage is allowed in the B-3 District reflected in Appendix A.

The Grand Opening signage is an identified type classified as “Special Event” signage. This signage is allowed to be displayed for a period not to exceed 30 days in advance of the event and to be removed 8 days after.

The Old Mill Harbor temporary signage does not fall within any listing category of temporary signage, however, as has been applied in the past for commercial business requests, the city has taken these to the Planning Commission for approval only for a specified period of time until permanent signage is approved.

When the applicant applies for Permanent signage- there will be limitations and regulations to the number of the signs allowed, placement of the signage and the size. Staff has supplied the applicant with the Signage Code regulations.

Staff also found and provided documentation on the variance granted in 2019 for wall signage – wall signage is limited to 50sf in a B-3 District, the applicant had proposed two wall signs: 4' x 20' and 2'x 16' to be placed on the boat storage structure facing the river; the BZA supported the request due to the size of the building in relation to the proposed signage which, at the time was a replacement for previous signage. Staff believes this variance would still be in place specific to the variance granted.

Staff would support the Grand Opening signage as proposed to be posted from April 30th and removed within 8 days after the grand opening event.

It is recommended, based on past practice, that that the temporary Old Mill Harbor signage be allowed to be posted for a period of ninety (90) days. May- August

Attachments:

- Application, Site Plan, Signage Renderings

Planning Commission (PC)

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

DATE: 4/20/2026

Property Owner

Name: Wade Gottfried
Address: 1003 Cleveland Rd W Huron, OH 44839
Phone: [REDACTED]
Email: [REDACTED]

Applicant

Name: Lynn K Salvatore
Company/Business Name: Erie Huron Holdings LLC DBA Old Mill Harbor
Mailing Address: 400 Huron Street Huron, OH 44839
Phone: [REDACTED]
Email: [REDACTED]

Location and Description of Project

Address: 400 Huron Street Huron, OH 44839 County Parcel #: 42-01944.000
Existing Use: _____ Acreage/Area of Site: _____
Proposed Use: Add temp signage to Huron Rd side of Rack Bldg Lot # (if applicable): _____
Estimated Value of Project: \$600.00 Total SF: 143

- | | |
|---------------------------------------------------------|---------------------------------------------|
| <input type="checkbox"/> New Construction | <input checked="" type="checkbox"/> Signage |
| <input type="checkbox"/> Addition to Existing Structure | <input type="checkbox"/> Demolition |
| | <input type="checkbox"/> Other: _____ |

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: AE (A AE AO AH X-SHADED X)

Description of Project: _____

MULTIPLE TEMPORARY WALL SIGNAGE REQUEST FOR NEW BUSINESS & GRAND OPENING-

1) OLD MILL HARBOR- GRAND OPENING SIGNAGE (NOTE # 1 OF THESE, SIDE OF BUILDING FACING HURON STREET 5/1-5/30/2026 PROPOSED)

2) OLD MILL HARBOR SIGNAGE (NOTE # 2 OF THESE, SIDE OF BUILDING FACING HURON STREET 5/1 - 8/31/2026 PROPOSED)

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.

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: **Vinyl Banner Signage**

Sign Type				Dimensions			
Sign #1:	<input checked="" type="checkbox"/> Wall	<input type="checkbox"/> Window	Other: Grand Opening	Height	Width	Display Area	Height (if ground)
	<input type="checkbox"/> Ground	<input type="checkbox"/> Changeable Copy		7	9	63 sq. ft.	ft.
Sign Type				Dimensions			
Sign #2:	<input checked="" type="checkbox"/> Wall	<input type="checkbox"/> Window	Other: Old Mill	Height	Width	Display Area	Height (if ground)
	<input type="checkbox"/> Ground	<input type="checkbox"/> Changeable Copy		8	10	80 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				= 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				= sq. ft.	ft.

ADD AN ADDITIONAL SHEET AND KEEP NUMBERING

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 type="checkbox"/>	Window	Other:	Height	Width	Display Area	Height (if ground)
	<input type="checkbox"/>	Ground	<input type="checkbox"/>	Changeable Copy			X	=	sq. 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			X	=	sq. 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.
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.

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.

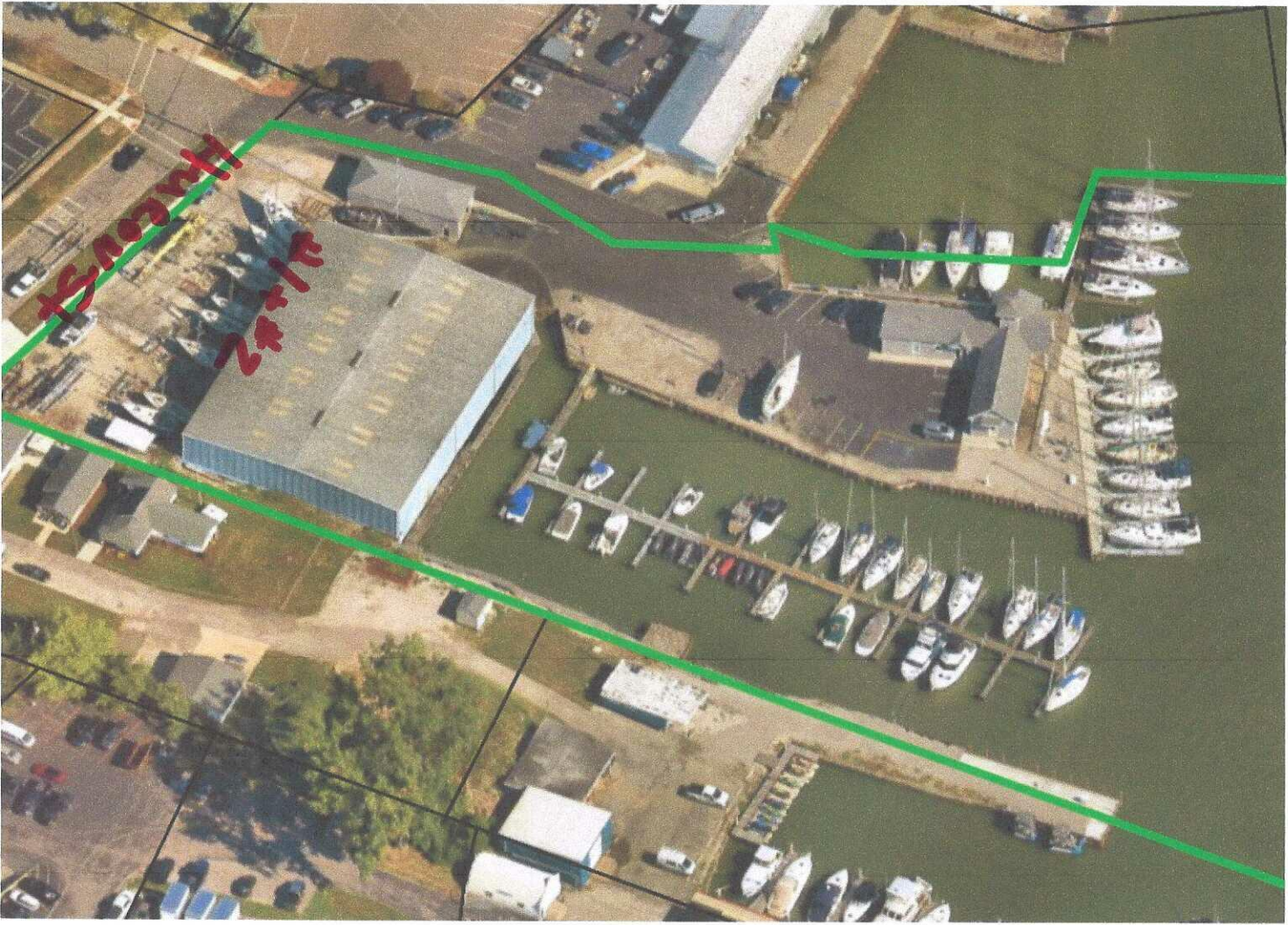
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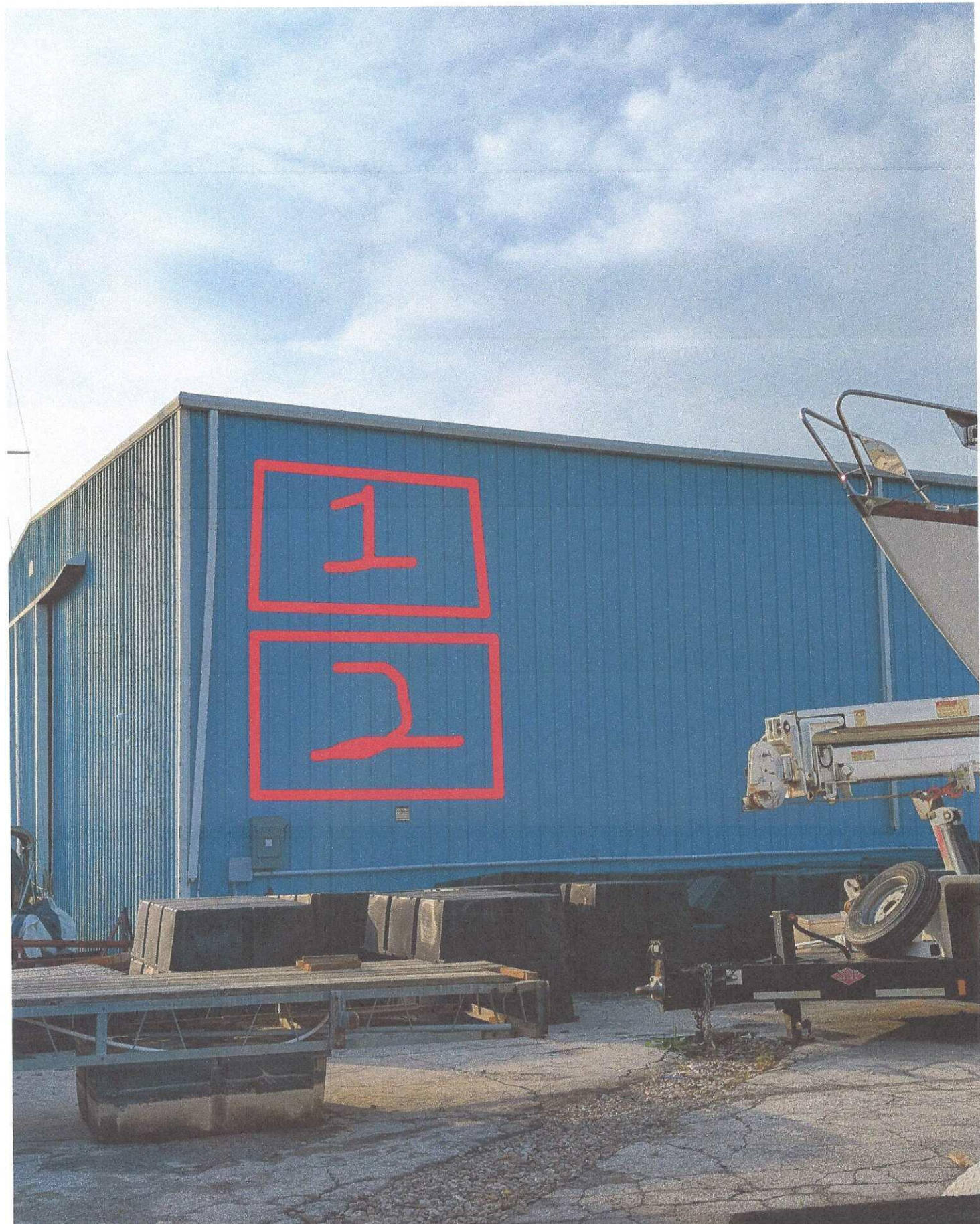
I hereby certify that I am the owner of record of the named property or that the proposed work is authorized by the owner of record and/or I have been authorized to make this application as an authorized agent, and we agree to conform to all applicable laws, regulations, and ordinances. All information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

Applicant Signature: Lynn Salvatore Date: 4/20/26

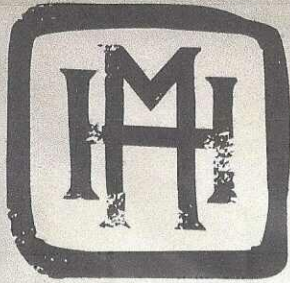
Owner Signature: Wade Gottfried Date: 4/20/26

For Departmental Use Only:





7X9



OLD MILL HARBOR

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On Site Service
Department, Freshly
dredged Seasonal &
Transient Dock Slips,
Rack Storage, and more!

SATURDAY MAY 23RD

10:00AM - 2:00PM

STAFF INTRO & MARINA TOUR

LIVE MUSIC WITH LARRY THIEL

RIBBON CUTTING & BOAT BLESSING

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www.oldmillharbor.com

1

8 x 10



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Dredged in Spring
2026 with
Updated Electrical
and Water!

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BOAT AND TRAILER STORAGE
SEASONAL & TRANSIENT DOCK SLIPS
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#2

Planning Commission (PC)

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

DATE: 04/06/2026

Property Owner

Name: Plaza Huron LLC - (Trabel's Bagels)
Address: 503 Main Street, Huron, OH 44839
Phone: [REDACTED]
Email: _____

Applicant

Name: Monica Fletcher
Company/Business Name: Brady Signs Co.
Mailing Address: 1721 Hancock Street, Sandusky, OH 44870
Phone: [REDACTED]
Email: [REDACTED]

Location and Description of Project

Address: 525 Cleveland Road, Unit 3 County Parcel #: 42-00407.000
Existing Use: Commerical Acreage/Area of Site: 6.1630
Proposed Use: Bagel Shop Lot # (if applicable): _____
Estimated Value of Project: \$6,150.00 Total SF: 16

- | | |
|--------------------------------------------------------------------|---------------------------------------|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Signage |
| <input checked="" type="checkbox"/> Addition to Existing Structure | <input type="checkbox"/> Demolition |
| | <input type="checkbox"/> Other: _____ |

ZONING & FLOOD ZONE DISTRICTS

Zoning District: B3 (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:

Install 1) 48" round logo with 3M-IJ digital print vinyl applied to first surface

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 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 checked="" 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 48"	= 16 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 checked="" type="checkbox"/> Wall	<input type="checkbox"/> Window	<input type="checkbox"/> Other:	Height	Width	Display Area	Height (if ground)
	<input type="checkbox"/> Ground	<input type="checkbox"/> Changeable Copy		X	48"	= 16 sq. ft.	ft.
Sign Type (circle)				Dimensions			
Sign #2:	<input type="checkbox"/> Wall	<input type="checkbox"/> Window	<input type="checkbox"/> 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	<input type="checkbox"/> 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	<input type="checkbox"/> Other:	Height	Width	Display Area	Height (if ground)
	<input type="checkbox"/> Ground	<input type="checkbox"/> Changeable Copy		X		= sq. ft.	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: Monica L. Butcher Date: 4-6-26

Owner Signature: Storck Date: 04-06/26

For Departmental Use Only:

Date of Submission: _____

Date of Planning Commission/DRB Approval: _____

ILLUMINATED BUILDING SIGN

NEW SIGN



CURRENT CONDITIONS



SIGN TYPE

Illuminated Channel Logo Sign

SCALE

NTS

COLOR PALLET

- White
- Black

DATE

4/3/26

FILENAME

DWG26063A

CUSTOMER / ADDRESS

Trabel's Bagels
525 Cleveland Road W
Huron, OH 44839

CLIENT APPROVAL

Sign _____

Print _____

Title _____

Date _____

Proud Member Of:



ORIGINAL ARTWORK, DESIGNS & LAYOUTS ARE THE SOLE PROPERTY OF BRADY SIGNS AND MAY NOT BE REPRODUCED, DISPLAYED, TRANSMITTED TO ANYONE, IN FULL OR IN PART WITHOUT THE WRITTEN CONSENT OF BRADY SIGNS.



**BRADY
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Sandusky, OH 44870
419-626-5112
www.brady signs.com

ILLUMINATED BUILDING SIGN



Fabrication Specs

Single-Sided, 5" Deep Channel Logo
 White acrylic faces with black vinyl graphics applied
 1" Black trim cap
 5" Deep aluminum returns painted black
 Illuminated with white LEDs

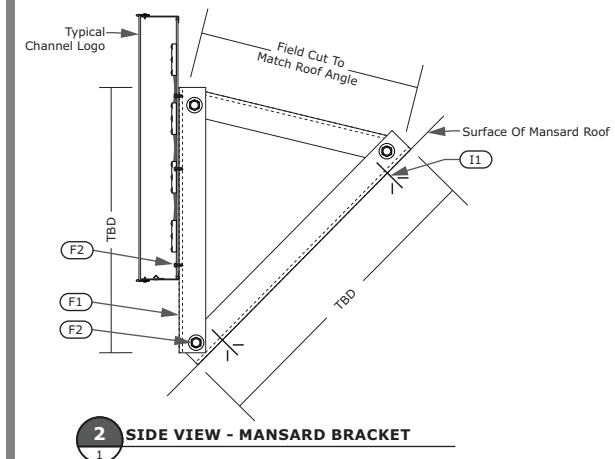
MANSARD BRACKET

FABRICATION DETAILS

- F1. **ANGLE:** .188" Thick x 2" x 2" Steel Angle. Top Tie Back Angle To Be Field Cut To Match Roof Angle.
 F2. **HARDWARE:** All Connections To Be Made With Minimum 3/8"Ø Non-Corrosive Hardware.

INSTALLATION HARDWARE

- I1. **HARDWARE:** Minimum 3/8"Ø Non-Corrosive Hardware Through Mounting Angle Into Roof Structure. Hardware To Suit Conditions. Seal All Roof Penetrations.



2 SIDE VIEW - MANSARD BRACKET

INSTALLATION NOTES:

1. Field Cut Top Tie Back Angle To Match Roof Angle.
2. Attach To Roof With Non-Corrosive Hardware To Suit Conditions.
3. Seal All Building Penetrations.

SIGN TYPE

Illuminated Channel Logo Sign

SCALE

1.5" = 1'

COLOR PALLET



DATE

4/3/26

FILENAME

DWG26063A

CUSTOMER / ADDRESS

Trabel's Bagels
 525 Cleveland Road W
 Huron, OH 44839

CLIENT APPROVAL

Sign _____
 Print _____
 Title _____
 Date _____

Proud Member Of:



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