

**City of Huron
Planning Commission/DRB
January 21, 2026**

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, Mark Cencer, and Jim Hartley.

Members not in attendance: Tim Sowecke

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

Adoption of the Minutes (11-19-25 & 12-17-25)

Motion by Mr. Artino to approve the minutes of 11-19-25 as printed and received. Motion seconded by Mr. Hartley. **Roll call on the motion: Yeas: (3) Nays: (0) Abstain: (1)**

Motion by Mr. Hartley to approve the minutes of 12-17-25 as printed and received. Motion seconded by Mr. Artino. **Roll call on the motion: Yeas: (3) Nays: (0) Abstain: (1)**

New Business:

Public Hearings:

Zoning District:	<i>R-3 Multi-Family Residential</i>	<i>Parcel No.: 42-00710.000</i>
Existing Land Use:	<i>1.3698 Acres/Vacant Land</i>	
Traffic Considerations:	<i>N/A -No Frontage</i>	

Owner:	<i>Holiday Harbor Marina</i>
	<i>944 South Main Street</i>
	<i>Huron OH 44839</i>

Project Description-Rezoning

Rezoning application for a 1.3698-acre portion of property previously owned by Zion Lutheran Church PPN 42-02091.000, which was purchased by Holiday Harbor Marina and combined into their existing parcel PPN42-00710.000. This portion is zoned R-3 Multi-Family Residential; the applicant is seeking to rezone this portion to B-3 General Business to conform with the existing zoning of their property.

Mr. Boyle introduced the case for proposed rezoning of 1.3698-acre portion of property at 944 South Main St. This parcel was previously approved for a lot split at the November 19, 2025 PC/DRB meeting, knowing that the parcel would need to come back to the PC/DRB for the rezoning approval once the lot split/combo was completed and recorded. Staff had no additional comments to make regarding the application. Mr. Boyle asked if the commission felt the need to hold a public hearing for this rezoning. Ms. Gibboney noted that she did advertise and send out notices in the event they decided to hold a public hearing.

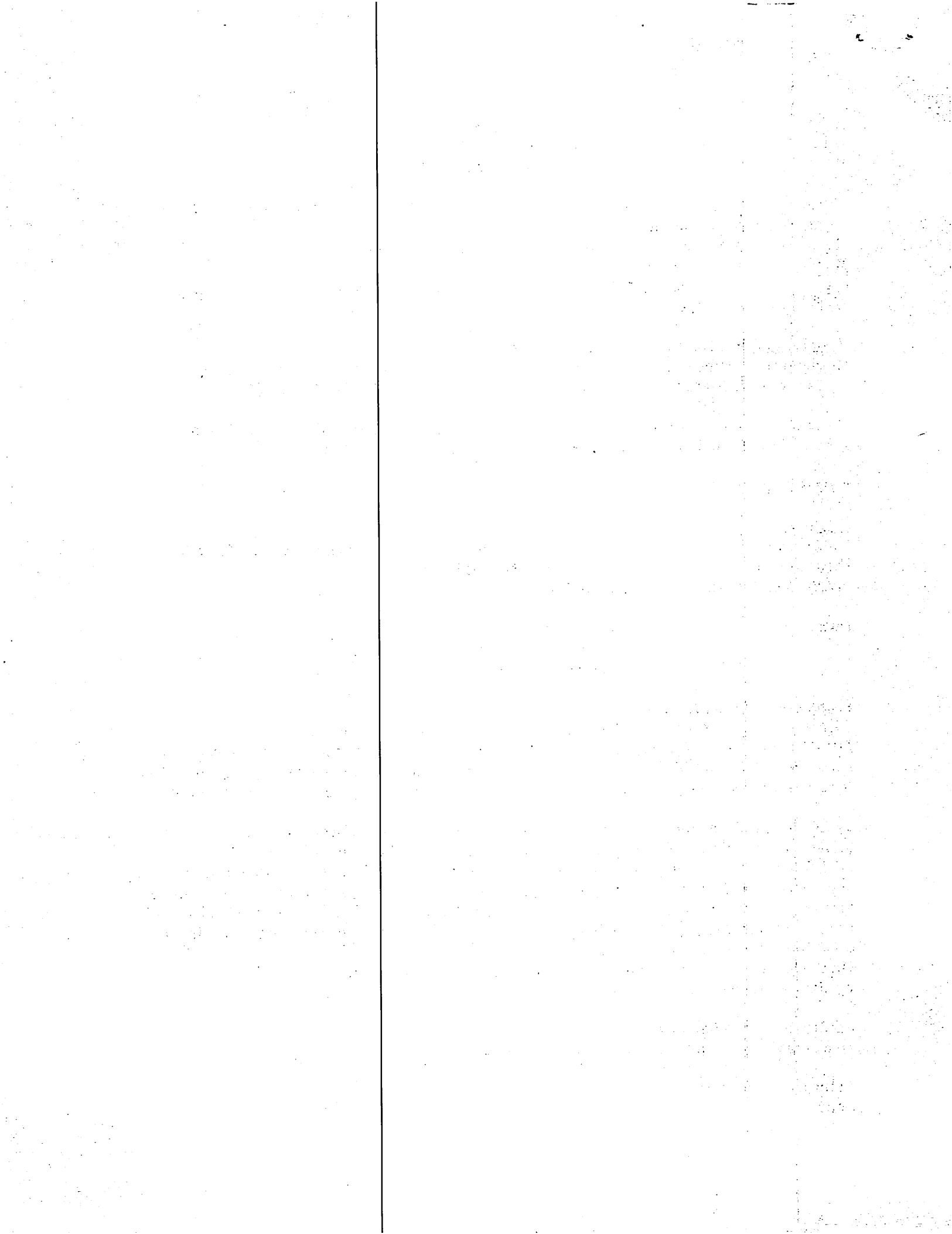
Mr. Boyle then opened the public hearing at 5:03pm for the proposed rezoning asking if anyone would like to speak for or against it.

Applicant/Owner Statements:

Tom Solberg, was in attendance but made no comments.

Audience Comments:

None.



With no further discussion or comments on the hearing Mr. Boyle closed the Public Hearing at 5:03pm.

Motion by Mr. Hartley to recommend the requested zoning amendment at 944 South Main Street as submitted to city council. Motion seconded by Mr. Cencer. Roll call on the motion:

Yeas: (4)

Nays: (0)

Abstain: (0)

With a majority vote in the affirmative, motion passes and recommendation to approve the rezoning to City Council.

Zoning District: B-3 General Business Parcel No.: 42-01937.001
Existing Land Use: Hy-Miler Gas Station
Traffic Considerations: Corner Lot Cleveland Road W/Rye Beach Road

Owner: NOVA8516 L.P.
645 W HAMILTON STREET, SUITE 500
ALLENTOWN, PA 18101

Project Description-Wall Signage Replacement Panels

Applicant has submitted an application for two (2) replacement wall sign panels, one on the North (facing CRW) and one on the West (facing Rye Beach). The sign panels (Hunt Brothers Pizza) will be inserted into existing frames, each sign having an area of 12sf. Signs will be LED internally lit.

Mr. Boyle introduced the case for two proposed replacement wall mounted signs located in existing sign frames at the Hy-Miler/Shell fuel station at the corner of Rye Beach and Cleveland Rd. Mr. Boyle thanked Ms. Gibboney for the staff report that outlines that the proposed signage complies and fits within the existing frames.

Representative from Brady Signs in attendance, stated that the proposed new signs will go where the old "Krispy cream" signs were.

Motion by Mr. Cencer to approve the request for the proposed signage at 2026 Cleveland Rd W. as submitted. Motion seconded by Mr. Artino. Roll call on the motion:

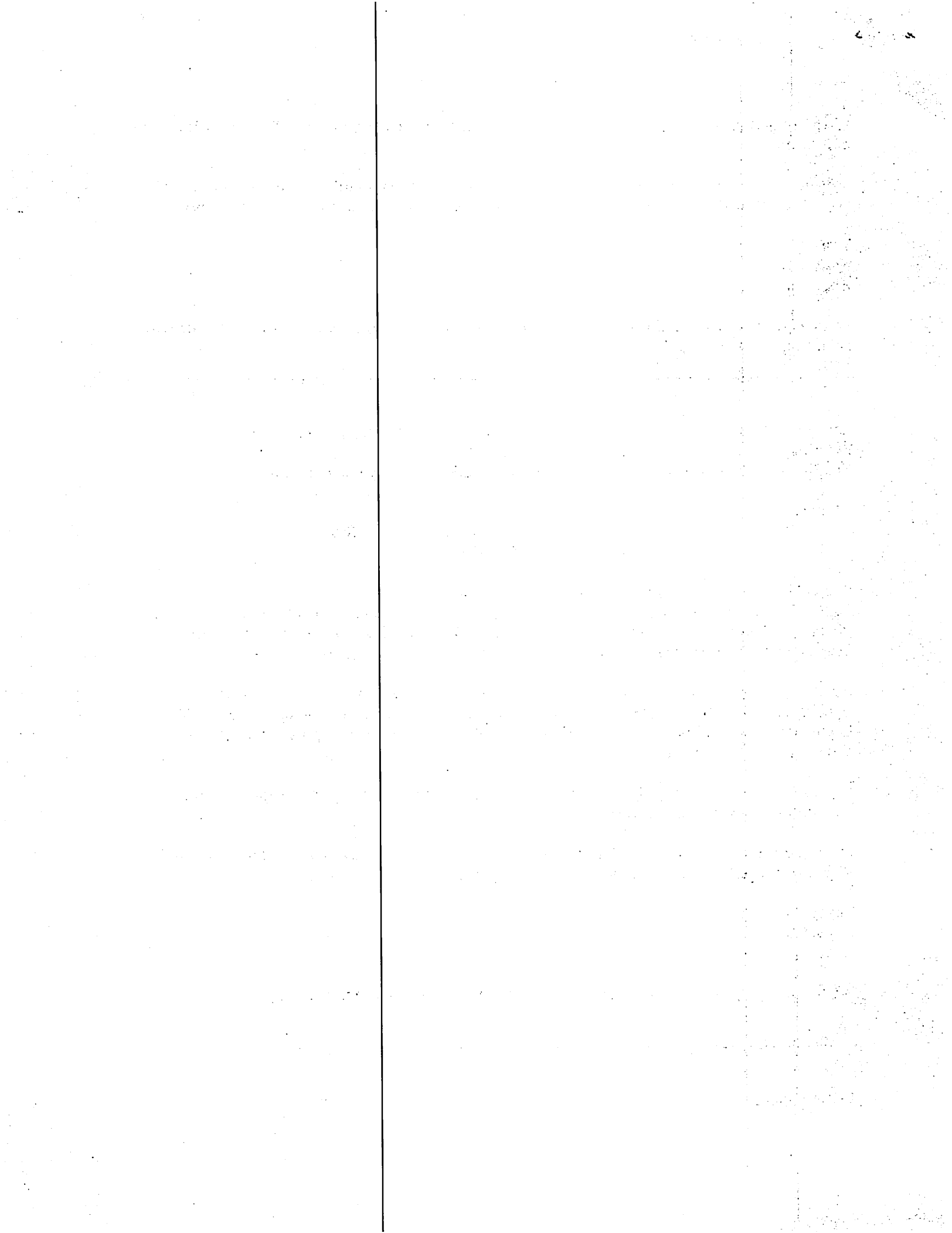
Yeas: (4)

Nays: (0)

Abstain: (0)

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

Other Matters



- Next Meeting: Feb 18, 2026
 - There are already items on the agenda for the next meeting.
- Ms. Gibboney discussed that there is a nationwide email scam that is specifically targeting municipalities zoning and planning, using information gained from their meeting agendas and sending out scam documents and emails requesting wire payment. There have been several City of Huron BZA and PC/DRB applicants who have received such emails.
- Ms. Gibboney noted that the sign code amendments will likely not be ready for PC/DRB review at the next meeting.

With no further business, motion by Mr. Hartley to adjourn. Motion seconded by Mr. Artino. All in favor, motion passed, and meeting adjourned at 5:07pm.

Respectfully submitted,

Carolyn Boger
Planning & Zoning Dept.

Adopted: 2-18-26
CMB