

**April 29, ~~2025~~ 2026**

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

**Audience Comments:** None

### New Business

**Current Zoning District: B-3 Parcel No.: 42-01944.000 Lot Size: 3.8371 acres**

**Owner:**

**Applicant:** *Same*

**PROJECT DESCRIPTION-** The new owners of Old Mill Harbor (formerly Harbor North) on Huron Street are seeking approval for several temporary signs which include signage for their Grand Opening, and temporary signage for the business until permanent signage is submitted and approved.

Ms. Gibboney presented the request for temporary signage at 400 Huron Street. The applicant was seeking approval for two temporary signs: a grand opening banner and a temporary identification sign to be used until permanent signage is installed. Ms. Gibboney noted that staff recommended the grand opening sign be permitted from the following day (4/30/26) through eight days after the grand opening event, consistent with standard practice. The temporary identification sign was recommended for a 90-day period, consistent with the approach previously used for school facilities. The signs consist of banners measuring 7×9 and 8×10 feet, to be displayed on the building face along Huron Street.

The applicant had no additional comments beyond what was discussed with staff.

**Audience Comments:** None

**Dayhen Enterprises LLC**  
**Connor Allen**

**3810 Deerpath Drive  
Sandusky, OH 44870**

**Applicant:** **Legends General Contractors  
Bryan Roberts**

**Project Description-** *Final Site & Design Plan approval- Expansion of Outdoor Dining Area w/ Accessory Structure (outside bar) and Wall/Fencing surround.*

Mr. Cencer disclosed that his son works at Marconi's as a busser, but as there are not enough members to make quorum without him he was willing to vote on the item for the project to continue and not be delayed until the next meeting.

Ms. Gibboney provided a summary of the revised site and design plans. She noted that the applicant had relocated the bar area to the east wall of the patio as previously requested by staff, moving it away from the front corner of the building. The landscaping and lighting plans were included in the packet, with the rendering showing substantial plantings around the perimeter of the patio area, both inside and outside. Ms. Gibboney confirmed that the solid stone/brick wall base portion of the fence would along with the iron fence on top will be within the previously discussed height limit, — a height that would not obstruct sightlines. All lighting fixtures were incorporated into the renderings, consisting of downward-directed fixtures including landscape lighting, pillar lighting, wall lanterns, and pendant lights. Ms. Gibboney also noted that the fire feature would require separate review by the building department and would not be approved at this stage.

**Applicant/Owner Statements:**

Bryan Roberts, from Legends General Contractors confirmed that the fence will be reinforced like was requested. He explained that the wall pillars be reinforced with a concrete footer and rebar for patron safety, and that all patio openings be a minimum of 36 inches wide. Mr. Roberts also confirmed that the proposed fire feature will need to be approved by the Building & Fire Departments.

**Audience Comments:** None

**Motion by Mr. Artino to approve the final design of the outdoor dining area with accessory structure at 424 Berlin Rd as submitted. Motion seconded by Mr. Cencer. Roll call on the motion:**

**Yeas: ( 3 ) Cencer, Hartley, Artino**

**Nays: ( 0 )**

**Abstain: ( 0 )**

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

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**Staff Report**

- Chapter 1129 – Sign Code Amendment – Work Session May 6 at 5:00  
Ms. Gibboney noted she had been in contact with the consultant and indicated the session would include an overview of the consultant's work, followed by a question-and-answer

period. Depending on the duration of that discussion, staff may attempt to address a few straightforward chapters during the same session. The consultant will be presenting via a remote format.

**Other Matters**

- Next Meeting: May 20, 2026

With no further business, motion by Mr. Cencer to adjourn. Motion seconded by Mr. Artino. All in favor, motion passed, and meeting adjourned at 5:14pm.

Respectfully submitted,

Carolyn Boger

Planning & Zoning Dept.

Adopted: 6-17-26