

City of Huron
Planning Commission/DRB
May 19, 2026
WORK SESSION- SIGN CODE CHAPTER 1129

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

Staff and Commission members reviewed the draft sign code; specifically addressing the highlighted footnotes prepared by the consultant for Planning Commission comments and any other notes/input from the Commission.

From the Clean Draft:

PAGE	SECTION	Question/Comments
12-13 vacant lot;6 Add "Billboards" to further clarify	Prohibited Signs	(s) <i>Permanent freestanding signs on a</i>
17	Computations & Measurements	2) <i>For sign copy mounted on, painted on, or similarly attached to a background panel or cabinet, the sign area shall be computed by means of the smallest permitted geometric shape, or combination of permitted geometric shapes¹⁵, that encompasses the extreme limits of the background panel or cabinet. See Figure T and Figure U.</i> No issue with allowing the use of a combination of shapes.
21	Sign Permit Required	<i>The City Manager, or their designee, shall have, and is hereby granted, the authority to revoke any sign permit granted hereunder, and is granted the authority to order any sign maintained in violation of any provision of this section to be altered, repaired, changed, reconstructed, demolished, or removed as may be necessary to conform hereto. Such work or act shall be completed within 10 calendar days of the date of such order.²⁰</i> No issue as proposed.
22	Sign Permit Exceptions	<i>No more than four flags located on flagpoles or on wall-mounted posts provided the following shall apply:</i> (1) <i>The maximum height of flag poles shall not exceed 30 feet with a maximum sign area of 40 square feet for any individual flag attached to the pole.</i> (2) <i>The maximum projection for wall-mounted flag post is six feet and a maximum sign area of 15 square feet per flag.</i> (3) <i>No more than one flag pole per lot in a residential zoning district.</i> (4) <i>Flag poles may require a building permit</i> Residential - no changes. Commercial properties- should we base the number of flag poles on the size of lot, limit to 2 poles? Consultant input?
25	Permanent Signs in Nonresidential Districts	35-35 <i>DISCUSSION – Does the Planning Commission think the city should allow pole signs in downtown? We know that there are existing pole signs on South Main. Pole signs are prohibited in the Mixed-Use Districts.</i> 36 <i>DISCUSSION – So you can have more signage in the B-2 then these mixed-use districts?</i> 37 <i>DISCUSSION – Staff and</i>

the consultant have discussed sign heights. These were the heights proposed in the 2024 PC Supported Draft, but are considerably shorter than most signs in the districts, and are generally very short in general. There should be additional discussion about appropriate sign heights for each district.

Consensus- No issues with heights as proposed, No issues with B-2 vs MU, pole signs downtown??

26 **Permanent Signs in Nonresidential Districts** #38 *DISCUSSION This is punishing large single-tenant uses that may be on large lots versus what could be a small strip center of two or three businesses on a small lot. The city may want to consider an approach based on lot frontage.*

Consensus- No issues with the 25/50 as proposed

40 QUESTION – What about corner lots that may not have a total of 600 feet of frontage?

Discussion to allow more than (1) on corner lots.

31 **Building Sign Type Standards**

46 *DISCUSSION – We need to have a discussion about this as it compares to supergraphics, which would allow murals and painted signs. Do you want to prohibit any painted wall sign?*

Need further discussion on wall painted signage as the discussion turned to murals/supergraphics,

47 *DISCUSSION – Do you want to allow cabinet signs in the downtown district? They would likely not pass the design guidelines review, but let's discuss.*

33 **Driveway Signs**

52 *DISCUSSION – The 2024*

PC Supported Draft limits these to driveways with limited access or with access to drive-throughs? This can be problematic for larger development or industrial properties where there isn't limited access. This revision allows them for any driveway, but we should discuss.

Consensus- no issues with driveway sign language as proposed.

35 **Supergraphics**

58

Supergraphics are only permitted in any nonresidential zoning district in compliance with the following standards.

(1) Supergraphics may be temporarily or permanently attached to the wall on the side or rear facades (facades that do not run generally parallel to a public or private street).

(2) Where temporarily attached to the wall, the supergraphic may only be placed for a period of 180 days per calendar year. The temporary supergraphic shall be securely attached along all sides of the supergraphic so as to not allow for any motion. This may include securely attached vinyl graphics or heat applied vinyl signs.

(3) In no case shall any supergraphic have a depth of more than four inches as measured from the facade wall.

(4) Internal illumination of the supergraphic is prohibited. External illumination is only permitted when the supergraphic is on a facade that is adjacent to a lot in a nonresidential district. The illumination shall be through indirect lighting methods such as up-lighting or gooseneck lighting.

(5) The sign shall not obstruct any architectural features, windows, doors, points of access, or other similar elements of the building.

(6) The sign shall not cover more than 75 percent⁵⁹ of the applicable facade.

(7) The sign permit application for a supergraphic shall include a sign contractor to oversee the installation of the sign.

(8) Supergraphics shall not count toward any other sign allowance in this chapter

Vinyl graphics not supported, in favor of reducing % substantially; need more discussion to narrow down standards.

still up for discussion, so I have included them here as only being allowed in the most intense districts. Initial staff comments are that they should be allowed in B-1 and B-2, but what about the MU Districts?

Consensus- prohibit Feather Signs altogether.

Respectfully submitted,

Christine Gibboney

Planning & Zoning Dept.

Adopted: 6-17-26