

proposing a 47 foot tall sign, supported by two grey pylons. The sign face is approximately eighty-four (84) square feet in area and internally-lit with the Harrison College name and emblem in two shades of blue (PMS 655 and PMS 654). The total sign area is proposed to be seven (7) feet tall by fifteen (15) feet wide, allowing for a grey border to match the pylons around the sign face. The base of the sign will be landscaped, per Section 1136.

Ms. Goldean Gibbs and Mr. Michael Garranger, project architect were present and spoke to this item. Ms. Gibbs wanted to note that the original name of “Indiana Business College” has changed to “Harrison College”. She further stated that their submission included a 47 foot tall sign on two pylons, but in lieu of not having any sign, they would agree to have a 27 foot tall sign on one pylon. Ms. Gibbs further stated that opening day for classes is scheduled for September 28, 2009 and therefore they need to get their sign installed soon.

Chair Holt noted that the Commission appreciates their desire to comply with the following stipulations:

- Sign shall not exceed 84 square feet in area
- Sign shall not exceed 27 feet in height
- Sign shall not be supported by more than one pylon

Ms. Gibbs and Mrs. Garranger agreed to comply with the stipulations.

Mr. Honsey made a motion that the Harrison College (fka Indiana Business College) – Development Plan Amendment be recommended for approval to Council with the stipulations as noted by the Chair; seconded by Mr. Leasure. The motion was unanimously approved.

**Item #5 HR Personal Expressions, Inc. COA (HPA – Sign) (Project ID# 200906300025)
3971 Broadway, Grove City, Ohio 43123**

Applicant: Robin Carl, 3971 Broadway, Grove City, Ohio 43123

The applicant is requesting approval of a Certificate of Appropriateness (COA) to replace the signage located at 3971 Broadway, a multi-tenant building containing two businesses (HR Personal Expressions, formerly Home Country Moods and Grove City Jewelers). The applicant is proposing to replace two existing wall signs, one fronting Broadway and the other fronting Grant Avenue. Both signs are to be twenty-two (22) inches tall and nine (9) feet wide, approximately thirty-three (33) square feet combined. According to code, the total allowable cumulative square footage should be twenty-five (25) square feet. The building currently has five wall signs – three for the Grove City Jewelers and two for HR Personal Expressions, Inc. for a total of eighty-three (83) square feet of signage.

Mr. Rauch explained that Staff is opposed to the sign facing Grant Avenue as it is currently seven (7) square feet and the applicant is requesting to increase that to sixteen and half (16 ½) square feet. The proposed signs utilize colors selected from the HPA color chart and the content is also code appropriate. However, Staff feels that the increased size for the signage facing Grant Avenue is out of character in terms of the codes and therefore cannot support the application. However, Staff would be supportive of the application if the size of the sign facing Grant Avenue was maintained at the original dimensions of seven (7) square feet.

Ms. Robin Carl was present and spoke to this item. She explained that the current sign on the side of the building along Grant is not a sufficient size for her company name, the lettering would be too small to read and the current sign only says “custom embroidery” which also does not sufficiently describe her business. She requested removing one of the current signs for Grove City Jewelers in order to have the

larger sign facing Grant Avenue. She would like to have the same sign on the front and sides of the building.

Mr. Rauch explained that some of the signage on the building now is in violation of City Code and the City is working to have that corrected. He further stated that Grove City Jewelers was already supposed to have removed a sign and that is being pursued through the Building Division. Mr. Rauch reiterated that Staff would not support the application unless the sign facing Grant Avenue maintains the original dimensions of seven (7) square feet.

Ms. Carl said she is willing to completely remove the sign facing Grant in order to get the sign on the front of the building facing Broadway approved.

Chair Holt noted the following stipulations:

- Sign facing Broadway shall not exceed 22' x 9'
- Sign facing Grant Avenue shall either
 - be removed completely; or
 - be replaced with identical signage; or
 - be replaced with company name within the original seven (7) square foot dimensions
- Applicant shall verify that "A" Frame sign has a permit

Mr. Honsey made a motion that the HR Personal Expressions, Inc. COA (HPA-Sign) be recommended for approval to Council with the stipulations as noted by the Chair; seconded by Mr. Leasure. The motion was unanimously approved.

Item #6 Amendment to Section 1135.09(b)(12) of the Codified Ordinances of the City of Grove City

Applicant: City of Grove City, 4035 Broadway, Grove City, Ohio 43213

The proposed Amendment to Section 1135.09(b)(12) of the Codified Ordinances of the City of Grove City will amend the Special Use Permit section of the Code. The amendment will allow special use permits to be granted in three new zoning districts; IND-2, IND-3, and CBD and will relocate Section 1135.09(b)(12)(G)(7), standards for radio and/or television antenna or antenna towers, to a more suitable location within Section 1135.09(b)(12). Other proposed amendments will correct typos and other miscellaneous errors found in the Section.

Mr. Honsey made a motion that the Amendment to Section 1135.09(b)(12) be recommended for approval to City Council as submitted; seconded by Mr. Linder. The motion was unanimously approved.

Mr. Brian Keeton spoke to the Planning Commission regarding excess dirt that is being dumped on property that is adjacent to his on Rishel Court. The dirt is a result of the Grove City Road project and Mr. Keeton stated that he presented documentation to City Council on August 3, 2009. Chair Holt explained that the Planning Commission has no jurisdiction on these types of matters and confirmed that bringing it to Council's attention was the correct path.

Having no further business, Chair Holt adjourned the meeting at 2:18 p.m.