



The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123
(614) 277-3000

Planning Commission Staff Report
Lower Level Conference Room
October 4, 2016 1:30pm

6. APPLICATION: Cultivate | Certificate of Appropriateness – Portable Sign

Project Number: 201609090063
Location: 3989 Broadway (040-000170)
Zoning: CBD
Proposal: A Certificate of Appropriateness for signage for Cultivate
Applicant: Matt Yerkes, 3989 Broadway, Grove City, Ohio 43123

Relevant Code Section(s):

- 1138.04(e) Historical Preservation Area – Signs
- 1138.22 Historical Preservation Area – Approval Procedure
- 1138.28 Historical Preservation Area – Schedule of Sign Regulations
- 1145.15 Portable Signs in the Central Business District

Project Summary

The applicant is requesting approval of Certificate of Appropriateness (COA) for a portable a-frame sign at 3989 Broadway. The proposed signage will be placed on the sidewalk in front of the building, along Broadway. The sign will advertise Cultivate, Rampart, and Keller Williams which have entrances at the rear of 3989 Broadway and are not visible from Broadway.

Code Analysis:

Section 1145.15(c) states that businesses in the Central Business District shall make application to the Planning Commission and upon approval by Council, may have one portable sign per business within their property boundaries or the public right-of-way or easement, with the following stipulations.

1. *The sign must be constructed of wood or metal. No cardboard or paper-based materials are permitted.*

Standard is Met: The proposed sign is constructed of plastic and not of cardboard or paper-based material.

2. *No signs will be permitted with movable parts, lights, banners, balloons, flags, or streamers.*

Standard is Met: The proposed sign does not have any movable parts, lights, banners, balloons, flags, or streamers.

3. *Signs shall be a maximum of 36 inches high from ground level and no wider than 24 inches from outside edges of the frame. Messages may be placed on both sides of the sign.*

Standard is Met: The proposed sign is within the permitted size requirements being 28 inches from ground level and 22 inches from the outside edges of the frame.

4. *No more than half the sign may consist of a changeable writing board or chalk board. Individual changeable letters are not permitted and the area outside the writing surface must be permanent.*

Standard is Met: The writing surface on the sign is permanent. The proposed sign does not have a changeable writing board or chalk board. No changeable letters have been proposed as well.

5. *Signs may be constructed to have two separate panels hinged at the top, opening at the bottom to form the base. Signs constructed with one panel must incorporate a base which does not enlarge the sign above the maximum permitted height and width dimensions, or extend support braces or feet perpendicular from the base which may cause pedestrians to trip. Signs must be self-supporting without assistance from external cables, brackets, wires or props. Signs must be stable to withstand inclement weather, or removed during periods of inclement weather.*

Standard is Met: The proposed sign will be self-supporting and will not exceed the maximum permitted height and width dimensions. The sign will be 28 inches in height and 22 inches in width, which is within the limitations of 36 inches in height and 24 inches in width.

6. *Colors of the sign frame, sign surface and permanent lettering must be from the approved historical preservation color palette.*

Standard is Met: The sign's colors are from the approved historical preservation area color palette by utilizing a white background with black, feather gray, bryce canyon, and reed colored lettering.

7. *The placement of the portable sign must be directly in front of its corresponding business, at least three feet from the roadway, but shall not impede sidewalk traffic or line-of-sight of vehicular traffic. Signs which are at least three feet from the roadway, but interfere with sidewalk usage or vehicular line of sight, will not be allowed.*

Standard is Met: A site plan has been submitted showing the sign will be placed approximately 18 feet from the roadway and will not interfere with sidewalk usage or vehicular line of sight.

Recommendation

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Certificate of Appropriateness – Portable Sign with the following stipulation.

1. The sign shall only be displayed when the establishments are open for business.