



# The City of Grove City, Ohio

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Planning Commission Staff Report  
Council Chambers  
December 4, 2018 1:30pm

**2. APPLICATION: Mill Street Market / Local Cantina Restaurant | Certificate of Appropriateness – HPA Sign Appeal**

Project Number: 201810230046

Location: Mill Street Market, 3937 Broadway (040-000070)

Zoning: CBD (Central Business District)

GroveCity2050 Future  
Land Use Designation: Town Center Core

Proposal: To appeal a denied Certificate of Appropriateness that exceeds the maximum 25 square feet for wall signs for the Local Cantina Restaurant and Mill Street Market and utilizing colors not found on the approved HPA color palette.

Applicant: John Gavin, Custom Sign Center, Inc., 3200 Valleyview Drive, Columbus, OH 43204

**Relevant Code Section(s):**

- 1138.23 HPA Sign Code – Approval Procedure

**Project Summary**

The applicant is seeking to appeal a denied administrative Certificate of Appropriateness for wall signage exceeding the maximum permitted 25 square feet within the Historical Preservation Area (HPA) and for utilizing colors not found on the approved HPA color palette. This application went before Planning Commission at the November 6, 2018 meeting but was postponed as the applicant was not present and the Commission had questions on the proposed sign color. The proposal includes replacing a number of existing and previously approved signs as well as new signage for several tenants within the Mill Street Market building at 3937 Broadway. Six different signs are proposed in this application, with a combined area of approximately 125 square feet.



The applicant has indicated that approximately 84 square feet of wall signage is currently on the building. All existing signage on the property will be removed and replaced with the signage proposed as part of this COA. The property has previously received COAs for wall sign appeals in 2005 (CR-40-05), including an appeal to allow for a total of 108 square feet of wall signage.

Staff is supportive of the proposed appeal to permit the 125 square feet of wall signage as it is in scale with the overall size of the building. The three (3) 24 square foot signs proposed along Broadway will maintain the same size and style as previously approved signs on this elevation. The current multi-tenant sign on the south building elevation will be removed to allow for individual tenant signs closer to the entrances of each tenant space (a 16 square foot sign for The Honey House and a 12 square foot sign for The Hair Gallery salon).



*Existing Signage*



*Proposed Signage*

The two proposed wall signs for Local Cantina Restaurant, the 24 square foot sign facing Broadway noted above and a 25 square foot wall sign on the southern side of the building, utilize an orange background with black lettering. While the color black is in conformance with the HPA color palette, the orange is not. Staff is supportive of deviating from the color palette as the proposed orange color is not a bright/bold orange and is similar in color to those utilized on a portion of the Grove City Brewing Co. signage, adjacent to Mill Street Market on the east side of Broadway.

The Honey House sign, proposed on the south side of the building, was previously proposed with a portion extending above the canopy. This sign's location has been revised to be located below the top of the canopy making its location in compliance with Code. This sign is proposed to be 14 square feet in size, and The Hair Salon sign, also to be located on the south wall, is proposed to be 12 square feet in size.



### **Recommendation**

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Certificate of Appropriateness – HPA Sign Appeal with the following deviations:

1. A deviation shall be granted from Section 1138.25 to permit a total of 125.27 square feet of wall signage on the building.
2. A deviation shall be granted from Section 1138.04(c) to permit the proposed orange color utilized on Local Cantina's two wall signs, which is not in conformance with the approved HPA color palate.