



**Planning and Zoning Commission  
STAFF REPORT**

**Monday – June 5, 2017 at 6:00 PM**

**CASE NUMBER:** #2017-05

**APPLICANT:** Roger Studley

**EXISTING ZONING:** SCPD (Select Commercial Planned District)

**REQUEST:** #2017-05 A request by Roger Studley for a Modification to the Development Plan at 5625 Grovesport Road, Parcel #185-002767.

**DESCRIPTION:** The applicant is requesting a modification to the development plan that was adopted in ordinance 2005-041. He is requesting a modification to the “Signage and Graphics” section to allow an electronic message center sign to be installed within the existing sign along Grovesport Road. The existing sign has a manual reader board sign located along the bottom of the sign. The existing development plan, in subsection (d) of the Signage and Graphics section does not allow for any illumination which travels, flashes, animates or intermittently illuminates. The applicant is proposing to add subsection (e) which would allow for an electronic message center that complies with all requirements in subsections (a) – (d) of the Signage and Graphics section of the original development plan.

**CONCLUSION:**

Staff does not object to the granting of the modification with the following conditions:

1. Messages shall remain in place for a minimum of 10 seconds before changing.
2. No off premise advertisement (except for sub area “A” as previously approved).



**Engineering Department**

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**MEMORANDUM**  
Office of the City Engineer

Date: May 31, 2017

To: Mayor Lance Westcamp  
Members of Planning and Zoning Commission

From: Stephen Farst, PE, CFM, City Engineer

Copy: Stephen Moore, Chief Building and Zoning Official

Re: Planning & Zoning Commission Meeting: June 5, 2017

**Case – # 2017-05 Request for MODIFICATION to DEVELOPMENT PLAN**

Site address:	5625 Groveport Rd.
Containing parcel (s):	185-002767
Current Zoning:	Select Commercial Planned District (SCPD)
Proposed Zoning:	No change
Current Use:	Storage Units
Proposed Use:	No Change

**Request:** Case 2017-05:

**Description:** Applicant Roger Studley is requesting a modification to the “Signage and Graphics” section of the Development Plan for this site that was adopted under ordinance 2005-041. Applicant wishes to modify a portion of the existing sign to incorporate an electronic message center screen within the sign framework without changing the sign dimensions.

**Comments:**

The application and the proposed improvement pertains to function and form of a sign and does not include any proposed change to site layout, terrain or utility feature. No other site improvements are proposed.

**Conclusion:**

Engineering Staff have no objection to the granting of the proposed modification.