RESOLUTION NO. CR-01-26

A RESOLUTION APPEALING THE DECISION OF THE BOARD OF ZONING APPEALS GRANTING VARIANCES FOR A SIGN FOR AMERICAN LEGION, PASCHALL POST 164 LOCATED AT 3363 MCDOWELL ROAD

WHEREAS, on December 22, 2025 the Board of Zoning Appeals granted the following variances for signage for American Legion Paschall Post 164 located at 3363 McDowell Road, with the following stipulations:

1. Section 1145.06 c: replace a non-conforming sign with a prohibited electronic changeable copy type sign; and
2. Section 1145.16 (e) (2): allow a prohibited sign and associated landscaped area to encroach the 10' setback along McDowell Rd. by approximately 1' for the sign and 3' for the landscaped bed with the following stipulations:

    1. A basic font in white on a black background, similar to the Fire Stations.
    2. Static text messages only. No movement, animation, images or video.
    3. A maximum of 3 lines per message.
    4. A minimum of 8 seconds transition from message to message.
    5. A maximum brightness setting of up to 30% at night (9pm-7am) and 75% daytime based on recommendation by Stewart Sign.
    6. The Chief Building and Zoning Official will complete a visual inspection within 30 days of operation of the sign to confirm the settings are appropriate and require that adjustments be made if needed.
    7. A dawn to dusk sensor shall be installed on the upper portion of the sign for automatic dimming per recommendation of Stewart Sign.
    8. Contact information for the designated sign operator shall be provided to the building division and updated as needed.
    9. No portion of the sign can be in the right-of-way.
    10. The sign may only be used by the American Legion and shall be removed if the Legion vacates the property. No other business or organization is approved to use the sign.
    11. Construction of the sign shall begin within 12 months.

WHEREAS, in accordance with 1133.07 of the Codified Ordinances of the City of Grove City, Ohio, any aggrieved person or any elected official of the City may appeal a decision of the Board of Zoning Appeals to Council; and

WHEREAS, an appeal has been filed with the Clerk of Council against said variance.

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. This Council hereby reverses the decision of the Board of Zoning Appeals and the variance granted for a monument sign for American Legion, Paschall Post 164, located at 3363 McDowell Road is hereby repealed.

SECTION 2. This resolution shall take effect at the earliest opportunity allowed by law.

Ted. A. Berry, President of Council

Richard L. Stage, Mayor

Passed: 01-20-2026
Effective: 01-20-2026

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution
is correct as to form.

Stephen J. Smith, Director of Law