



To: Planning Board  
From: Jason Foster, Community Development Administrator  
Date: July 11, 2023  
Subject: Staff Report for 2023-PB-04

### Summary of the Request

The applicant, Select Signs on behalf of Heritage Christian Church is requesting the approval of a new 64 square foot (32 square feet per side) ground sign at 7171 Wilmington Pike. The sign is proposed to be 6 feet in total height, be internally lit, have a setback of 25 feet from the right-of-way, and have landscaping equal to the square footage of the sign faces. All of which meet zoning code requirements. The existing ground is to be removed with this proposal.

### Applicant Information

Select Signs  
1755 Spaulding Road  
Kettering, Ohio 45432

### Current Zoning District

PD-2

### Parcel Identification

L35000200130014400

### Additional Actions or Next Steps to be taken by the City

If approved, the applicant would apply for zoning permits through the City and building permits through Greene County.

### Applicant's Reason for the Request

The church wishes to modernize the signage on the property
<b>Surrounding Land Use within 1,000 Feet</b>
Residential, Commercial
<b>Previous Related Development Decisions in the Immediate Area (3-5 Years)</b>
N/A
<b>Comprehensive Plan Applied to the Geographical Area</b>
N/A
<b>Existing Public Utilities</b>
Gas, Electric, water, sewer
<b>Soil Survey Data</b>
N/A
<b>Classification of Streets, Traffic Volumes &amp; Direction, Planned Improvements</b>
N/A
<b>Flood Plain Information</b>
N/A
<b>Comments from City and County Agencies</b>
N/A
<b>Supporting Maps &amp; Graphics</b>
Enclosed
<b>Staff Recommendation</b>
Staff recommends the approval of the proposed ground sign