

**CU25-04 810 N. Broadway St., Greenfield-Central School Corporation, Applicant, -** requests a Conditional Use approval to replace an electronic variable message sign for Greenfield-Central High School, zoned RM Residential Moderate, 63.772 acres +/-

**EXHIBITS:**  
Sign plan dated June 6, 2025



Aerial Map of Proposed Project Location

**Surrounding Uses**

- North
- "NC" Neighborhood Commercial Node, "RM" Residential Moderate and Hancock County "R2.5" Residential, public library and vacant land
- South
- "RU" Residential Urban, single and multi-family dwellings
- East
- "RM" Residential Moderate, single-family dwellings
- West
- "NC" Neighborhood Commercial Node and "RM" Residential Moderate, future GCHS athletic fields

**Site History**

Historically, this overall site has been in use as The Greenfield Central High School since the mid 1970's. While the use of the site pre-dates current zoning requirements, any expansion or intensification of the use requires the review of the Board of Zoning Appeals, by considering a Conditional Use petition. This includes a conditional use approval granted in 2009 for a monument sign that contains an electronic variable message sign. This sign is currently at the intersection of N. Broadway and Cougar Main Dr, and is a 6' tall by 14' wide brick and aluminum monument sign is 84 sq. ft.

**Current Proposal**

The petitioner is proposing to replace the existing monument sign at Greenfield-Central High School with a new brick and aluminum monument sign to be located at the intersection of N. Broadway and Cougar West Pk. The proposed sign is 6 foot tall on an 18-inch brick base. The over all sign area is 100.7 sq. ft. with the EVMS portion proposed at 42 sq. ft.

**Technical Review Committee**

This project did not go before the Technical Review Committee.

**Section 155.094 of the Greenfield Zoning Ordinance addresses the approval procedures for conditional uses. The Board of Zoning Appeals shall approve or approve with conditions conditional use petitions “if the Board finds that the proposal complies with any specific regulations governing individual conditional uses, and that satisfactory provision and arrangement has been made concerning the following, where applicable:”**

- (a) Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow, and control and access in case of fire and catastrophe.**

**Findings:** The monument sign will not affect ingress or egress. The sign shall be 5 foot behind the property line and out of any sight triangles.

- (b) Off-street parking and loading areas, with particular attention to the economic, noise, glare, or odor effects of the conditional use on adjoining properties and properties generally in the district.**

**Findings:** The monument sign will not affect off street parking and loading.

- (c) Refuse and service areas.**

**Findings:** There are no proposed refuse areas.

- (d) Special screening and buffering with reference to type, dimensions, and character.**

**Findings:** The proposed sign will be required to be landscaped per UDO Section 155.063.12. This a landscape area surrounding the base of the sign not less than two feet in minimum width and landscaped with a combination of evergreen and deciduous shrubs, perennials, annuals and mulch.

- (e) Signs and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district.**

**Findings:** A new brick and aluminum monument sign is proposed to be located at the intersection of N. Broadway St. and Cougar West Pk. The proposed sign is 6 foot tall on an 18-inch brick base. The overall sign is 100.7 sq. ft. with 42 sq ft of the sign area being dedicated to an EVMS. The proposed sign will replace the existing monument sign that also contains an EVMS component. Staff finds that there will be no adverse effects to the properties in the district. The sign will be required to meet the UDO requirements for illumination like the existing EVMS sign on the property.

- (f) Additional setback distances, yards, and other open space.**

**Findings:** The sign will be place behind the setback requirement and out of sight triangles. Staff finds the location of the sign to be adequate.

(g) **General compatibility with adjoining properties, with reference to site development standards designed for their mutual protection and the environmental harmony of the district.**

**Findings:** This proposal will not negatively impact the compatibility of the property with surrounding parcels. The proposed sign is similar to the existing and will replacing an existing EVMS on the property.

**All conditional use approvals shall be considered to be conditional approvals. The Board shall have the authority to impose specific conditions as part of its approval in order to protect the public health, and for reasons of safety, comfort, and convenience (e.g., to ensure compatibility with surroundings.) Conditional use approval applies to the subject property and may be transferred with ownership of the subject property dependent upon the provisions and conditions prescribed by or made pursuant to the Zoning Ordinance.**

**Staff Recommendation:** Approve the conditional use for the monument sign with EVMS with the following conditions:

1. The necessary sign permit is to be obtained, and the submittal for the permit shall include a plan for the required landscaping.



Remove Existing Main ID - Dispose - Client to provide 120 volt electric to new sign location

- A- Double Sided Internally Illuminated Main ID - Premium Eco Low Voltage LED Illumination (Entire Cabinet) - Self Contained UL Power Supplies - Exterior of sign is .125" thick aluminum (#5052 grade) - No viewable fasteners on sign faces - Butt seams - Counter sunk screws on aluminum returns (removable ends, & top) - Eco Low VOC Exterior Finish / Prime & Paint with Automotive Grade Nuance Paint Finish - Option of adding Satin Clear Coat over sign cabinet & pole covers - Yes, or No Thanks - Routed out Copy backed with UV grade Polycarbonate - Hidden Stud Mounted Hardware to hold Island Cut Poly (minimum two studs per insert) - 120 volt - Amps TBD - Option of adding Photo Cell- Yes, or No Thanks

- B- Decorative Side Bar - Exterior is .125" thick aluminum (#5052 grade) - No viewable fasteners on sign faces - Butt seams in material - SS Contour sink screws or Hex Head on aluminum returns (removable ends, top, & bottom) - Eco Low VOC Exterior Finish / Prime & Paint with Automotive Grade Nuance Paint Finish

- C- Double Sided Electronic Message Center (EMC/LED) - American Brand EMC/LED = High Resolution FULL COLOR LED's - Great vertical & horizontal viewing angles - LED Mods held in resin for exterior use - Built in photo cell sensor or manually adjust - Slim Line Aluminum Cabinet extrusion - primed and painted with automotive grade black paint finished - Software included - LIFETIME High Speed Wireless Broadband Communication Included - Ground rod / clap included on GSC installs - Software Webinar Training included  
OPTION A: Increase resolution to Super High Resolution - Yes X, No Thanks  
OPTION B: Increase resolution to Extreme Resolution - Yes, No Thanks X  
OPTION C: Add Temp probe, (incl. 15' of cable) - Yes, No thanks

\*Computer to operate sign is NOT included  
\*Add tax to approved options  
\*Network software available for an additional fee

- D- QTY 2- Internally Illuminated Contour Channel Logo - Illuminated with Premium LED grids to illuminate evenly - Natural SG Acrylic & First Surface premium translucent vinyl overlay - Standard trim and 3" returns - hidden mounting - remote low voltage wires - drain holes - UL components (Hide UL Labels inside of letters) - mounting template - painted aluminum tube support behind logos

Customers to Provide Bricks - GSC to coordinate with Brick Mason - Brick Monument Base with poured concrete top cap(s)

Foundation / Rebar

Hardware

Concrete Foundation / Environmental Wash Out Bag for clean up may be needed

Pre-Assemble All In-house

Professional Installation

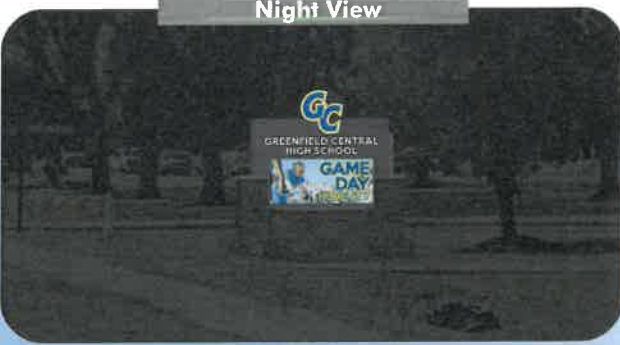
Landscape Not Included



Existing Sign



Night View



Color Specs

Sign Cabinet / Decorative Bar:

- Pantone 286 C  
Pantone 108 C



Channel Cloud:

- Pantone 108 C  
Pantone 286 C

Trim Cap:

- White

Returns:

- White

Internal Illumination :

- White LED



Electronic Message Center :

- Full Color RGB



Job Information

Customer  
Greenfield Central High School  
Contact  
Brian Skiles  
Sales Rep:  
Kevin  
Date  
10.7.24mh  
Rev#  
11.6.24 - combine pgs 2 & 3  
Saved As  
Customers > Greenfield Central  
Schools > Greenfield High School >  
810 Broadway St Greenfield > Work  
Orders > 21891 - 250009 - GSC  
600E Series - Main ID

Face View of Other Side

Side View

Side View



Permitting:

110" x 46.5" = 5115"  
35" x 23" = 805"  
132" x 46.5" = 6204"  
5115" + 805" + 6204" = 12,124"  
12,124" / 144 = 84.2 sq ft

Total Area: 84.2 sq ft

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Approval

PLEASE PROOF READ CAREFULLY  
THE CUSTOMER IS RESPONSIBLE FOR  
ANY ERRORS AFTER THE APPROVAL PROCESS

Name \_\_\_\_\_

Date \_\_\_\_\_