



Charles Boshane  
Director  
Building & Zoning Department  
[Building@grandviewheights.org](mailto:Building@grandviewheights.org)

**CITY OF GRANDVIEW HEIGHTS  
PLANNING COMMISSION  
January 20, 2021**

**NOTICE**

**There will be a City of Grandview Heights Planning Commission meeting on Wednesday, January 20, 2021 at 7:00 p.m. The meeting will be conducted as a Webex meeting. (Virtually with a live-streaming feed made available to the public.) (PLEASE DO NOT COME TO CITY HALL FOR PUBLIC MEETINGS OR HEARINGS) (The livestream can be viewed by visiting <https://bit.ly/2wFWDst> at the posted meeting or hearing time.)**

Additional Webex meeting information:

COVID-19 Update: The safety of our residents, employees and public officials is our top priority. Due to the COVID-19 pandemic, access to City Hall has been limited by order of the Mayor to those needing to conduct essential business with City personnel during business hours. Based on the cautions of Governor DeWine, the State Director of Health, and local health authorities regarding social distancing to limit the potential exposure of COVID-19, in-person Council meetings and other public hearings are being suspended and will take place virtually with a live-streaming feed made available to the public. The State General Assembly and Attorney General have approved the use of virtual meetings as a viable alternative to conducting public hearings during this time, and the City's alternative complies with the new statutory directives. PLEASE DO NOT COME TO CITY HALL FOR PUBLIC MEETINGS OR HEARINGS. The livestream can be viewed by visiting <https://bit.ly/2wFWDst> at the posted meeting or hearing time.

Adjacent property owners have been served with certified mail notices of this hearing. Such persons wishing to address applications on this agenda may submit a request via email to [planning@grandviewheights.org](mailto:planning@grandviewheights.org) with "request WebEx invite" and the subject application in the subject line, and their name and address in the body of their email.

Persons wishing to address applications on this agenda may submit comments via email to [planning@grandviewheights.org](mailto:planning@grandviewheights.org) with "public comment" and the subject application in the subject line. The commenter's name, address, and subject of comments will be read into the public record and the full comments attached to the meeting notes. **All comments must be received a minimum of 24 hours prior to the start of the meeting.** The meeting livestreams are recorded and will be available on the City's website after the conclusion of the hearing. The hearing will be structured as outlined below:

1. Applicant will present their case including any relevant documentation shared on the screen.
2. Staff will present a report.
3. Adjacent property owners with standing will be asked to provide their comments.
4. Anyone who is not the applicant, staff, or a member of the Board will be asked to join the meeting via the YouTube link.
5. Board will discuss the case.
6. The applicant will be dismissed in preparation for the next case to be heard.

Applicants, guests, and those providing public comment will be muted until it is their time to speak, at which time they will be asked to unmute themselves by clicking the red microphone icon. Unless you are being asked to speak, please do not unmute yourself.

## AGENDA

There will be a City of Grandview Heights Planning Commission meeting on Wednesday, January 20, 2021 at 7:00 p.m. The meeting will be conducted as a Webex meeting. (Virtually with a live-streaming feed made available to the public.) (PLEASE DO NOT COME TO CITY HALL FOR PUBLIC MEETINGS OR HEARINGS) (The livestream can be viewed by visiting <https://bit.ly/2wFWDst> at the posted meeting or hearing time.) (For additional Webex (virtual) meeting information refer to the City of Grandview Heights official website - [www.grandviewheights.org](http://www.grandviewheights.org))

Call to Order

Roll Call

Election of Officers

Approval of Proceedings: November 18, 2020, December 16, 2020

Administer Oath - To Tell the Truth

Changes to the Agenda (requests for postponements, withdrawals, or change in order of cases.)

### OLD BUSINESS

1. P.C. Case 08-2020

(A preliminary review for this proposal was held at the November 18, 2020 meeting)

Address: 744-746 Grandview Avenue & 1075 Dublin Road

Parcels: 030-002598-00, 030-002551-00, 030-002550-00, 030-002565-00, 030-002552-00

Applicant: Skilken Gold via Andrew Richlen (on behalf of Sheetz)

Owner: (744-746 Grandview Avenue – Instalube & Tire Co. Inc.)

Owner: (1075 Dublin Road – Sugar Properties LLC)

Zoning: C-2 (Neighborhood Commercial)

a - The applicant is seeking Major Site Plan Review per Planning and Zoning Code Section 1157.06 for the site redevelopment for the construction of a new one-story convenience store/restaurant/retail fuel sales building and a new one story open sided canopy structure with fuel dispensing islands.

b – The applicant is seeking approval per Planning and Zoning Code Section 1157.02 (b)(1) for a “Conditional Use” to allow “automotive service station use” for the retail sales of motor vehicle fuels, oils and/or related accessories.

### NEW BUSINESS

2. P.C. Case 01-2021

Address: 777 W. Goodale Boulevard (030-002028-00) (030-001546-00)

Applicant: Vineyard Columbus, c/o Dave Perry

Owner: 777 Goodale Partners LLC, C/o Fillmore Property Group, Ltd.

Zoning: M-1 (Light Industrial)

a – The applicant is seeking approval per Planning and Zoning Code Section 1157.04 (b)(1) for a “Conditional Use” for assembly use (church use/Vineyard Church) in an existing one-story office/warehouse/industrial space. (17,146 square feet for church/assembly use.)

b – The applicant is requesting a variance from Planning and Zoning Code Section 1157.07 (b)(8) (C) & (G) to reduce the required parking for the entire building from 177 spaces to 117 spaces.

c – The applicant is requesting a variance from Planning and Zoning Code Section 1167.01 (d) (19) to increase the maximum allowable sign area for a building from 100 square feet to 171.0 square feet.

d - The applicant is seeking Major Site Plan Review per Planning and Zoning Code Section 1157.06 for partial interior building space of 17,146 square feet change of use from office/warehouse/industrial space to assembly use (church use/Vineyard Church) in an existing one story office/warehouse/industrial space.

3. P.C. Case                      02-2021  
Address:                         777 W. Goodale Boulevard (030-002028-00) (030-001546-00)  
Applicant:                       Danis c/o Josh Graham  
Owner:                            777 Goodale Partners LLC, c/o Fillmore Property Group, Ltd.  
Zoning:                            M-1 (Light Industrial)

a – The applicant is requesting approval per Planning and Zoning Code Section 1167.01 (d) (5) to allow more than one ground sign per parcel and to allow a permanent ground sign to be located in the required front and side yards.

b – The applicant is requesting a variance from Planning and Zoning Code Section 1167.01 (d) (19) to increase the maximum allowable sign area for a building from 100 square feet to 111 square feet.

4. P.C. Case                      03-2021  
Address:                         1261 Grandview Avenue (1255 – 1293 Grandview Ave)  
    (030-000506-00)  
Applicant:                       Bradley Kaplan – Lion Cub’s Cookies  
Owner:                            Wagbros Company LTD  
Zoning: C-2 (Neighborhood Commercial) & Grandview Avenue Overlay District

a – The applicant is seeking a Minor site plan review per Planning and Zoning Code Section 1157.06 (c) (7) for the installation of a new fabric awning & awning color(s) and new signage.

5. P.C. Case                      04-2021  
Address:                         832-834 Grandview Avenue (030-002559-00)  
    1056-1066 & 1070-1076 Dublin Road (030-002559-00)  
Applicant:                       810 Grandview Avenue, LLC, c/o Eric Wagenbrenner  
Owner:                            810 Grandview Avenue, LLC  
Zoning:                            PUD (Planned Unit Development District)

a – The applicant is requesting approval per Planning and Zoning Code Section 1141.04 (h) for two lot splits within the Grand Crossing Planned Unit Development.

## **COMMUNICATIONS**

## **ADJOURNMENT**

*Agenda – is subject to change and/or correction*