



Charles Boshane
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**CITY OF GRANDVIEW HEIGHTS
PLANNING COMMISSION
March 17, 2021**

NOTICE

There will be a City of Grandview Heights Planning Commission meeting on Wednesday, March 17, 2021 at 7:00 p.m. The meeting will be conducted as a Zoom 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 with "request Zoom 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 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.

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3. P.C. Case 08-2020

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

(A conditional use to allow “automotive service station use” for the retail sales of motor vehicle fuels, oils and/or related accessories was approved at the January 20, 2021 Planning Commission 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 – Demolition consult; with; seek review and approval of demolition from the Grandview Heights Planning Commission per Planning and Zoning Code Section 1157.05 (a).

c - The applicant is seeking approval for lot consolidation per Planning and Zoning Code Section 1141.03 (h).

d - The applicant is requesting a variance from Planning and Zoning Code Section 1167.01 (d) (5) to allow more than one ground sign per parcel – two ground sign locations indicated.

e - The applicant is requesting approval from Planning and Zoning Code Section 1167.01 (d) (5) to allow permanent ground signs in the required front and side yards.

NEW BUSINESS

None for this meeting.

COMMUNICATIONS/OTHER BUSINESS

ADJOURNMENT

Agenda – is subject to change and/or correction