



Charles Boshane
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**CITY OF GRANDVIEW HEIGHTS
PLANNING COMMISSION
May 18, 2022**

NOTICE

There will be a City of Grandview Heights Planning Commission meeting on Wednesday, May 18, 2022, at 7:00 p.m. at 1515 W. Goodale Boulevard. (Note: in-person meeting)

A live-streaming feed will also be available to the public. The livestream can be viewed by visiting <https://bit.ly/2wFWDst> at the posted meeting or hearing time. The meeting livestreams are recorded and will be available on the City's website after the conclusion of the hearing.

Adjacent property owners with standing have been served with certified mail notices of this hearing and may testify in person at the meeting. If you, as a property owner with standing, require special accommodation to provide your comments live during the meeting via other means (eg. virtually), please contact the Building & Zoning Department, at 614-481-6220 or Building@grandviewheights.org. Please note that special accommodation requires additional resources, therefore a 24-hour notice is required prior to the meeting. Any requests made less than 24 hours will not be granted.

Additionally, with the return of in-person meetings, the broader public will once again be able to provide comments in person at the meeting, as well.

Alternately, anyone may also submit written comments via our online form, at: <https://bit.ly/3tAZXx0>, with "Public Comment" 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 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. Those not withstanding will be asked to provide their comments.
5. The Board will discuss and take action on the case.
6. The Board will move on to the next case or agenda item, and the applicant may depart.

AGENDA

There will be a City of Grandview Heights Planning Commission meeting on Wednesday, May 18, 2022, at 7:00 p.m. at 1515 W. Goodale Boulevard.

Call to Order

Oath of office for new Planning Commission Member – Sarah C. Bongiorno

Roll Call

Approval of Proceedings: April 20, 2022

Administer Oath - To Tell the Truth

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

NEW BUSINESS

1. P.C. Case 05-2022 (030-002339-00)
Address: 1245-1249 Grandview Avenue
Applicant: Eric Brembeck
Owner: Andy The Cat Enterprises, LLC
Zoning: C-2 (Neighborhood Commercial) with Grandview Avenue Overlay District

a – The applicant is seeking Major Site Plan review & approval from the Planning Commission per Grandview Heights Zoning Ordinance Section 1157.06 for interior theatre expansion into existing adjacent barber shop tenant space and related exterior/interior renovations & modifications to an existing Theatre building.

2. P.C. Case 06-2022 (030-000787-00)
Address: 1133 Goodale Boulevard
Applicant: Luxe Bridal LLC
Owner: Regent Properties 1133 LLC
Zoning: M-1 (Light Industrial)

a – The applicant is seeking Conditional Use approval from the Planning Commission per Grandview Heights Zoning Ordinance Section 1157.04 (b) for a retail sales tenant.

3. P.C. Case 07-2022 (030-000560-00)
Address: 1295 Grandview Avenue & 1291 Grandview Avenue
Applicant: Ruggles Sign (Elizabeth Pitchford, agent)
Owner: Wagbros Company Ltd
Zoning: C-2 (Neighborhood Commercial) with Grandview Avenue Overlay District

1295 Grandview Avenue

a – The applicant is seeking review and approval from the Planning Commission per Grandview Heights Zoning Ordinance Section 1151.07 (j) (1) (B) for the overall sign plan in the Grandview Heights Overlay District

b - The applicant is seeking review and approval from the Planning Commission per Grandview Heights Zoning Ordinance Section 1151.07 (i) (1) (C) (4) to allow a projecting sign encroachment in the Grandview Heights Overlay District.

c - The applicant is seeking a variance from the Planning Commission per Grandview Heights Zoning Ordinance Section 1151.07 (j) (1) (B) to allow an unapproved sign type (not listed) - projecting sign on the corner.

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1295 Grandview Avenue (continued)

d - The applicant is seeking a variance from the Planning Commission per Grandview Heights Zoning Ordinance Section 1167.01 (d) (8) to allow different sizes and styles of lettering characters/trademarks.

1291 Grandview Avenue

e – The applicant is seeking Major Site plan review & approval from the Planning Commission per Grandview Heights Zoning Ordinance Section 1157.06 for the new exterior awning at 1291 Grandview Avenue location.

f – The applicant is seeking review and approval from the Planning Commission per Grandview Heights Zoning Ordinance Section 1151.07 (j) (1) (B) for the overall sign plan in the Grandview Heights Overlay District.

g - The applicant is seeking a variance from the Planning Commission per Grandview Heights Zoning Ordinance Section 1167.01 (d) (1) to increase allowable awning total area to greater than 6 square feet (14.25 sf – all signs A & B) and to increase the allowable vertical dimension of signage to greater than 12” in height. (15” at logo - sign A).

COMMUNICATIONS/OTHER BUSINESS

ADJOURNMENT

Agenda – is subject to change and/or correction.