

**CITY OF WEST CARROLLTON
PLANNING COMMISSION
WEST CARROLLTON, OHIO**

RESOLUTION: SSP-24-1, APPROVING A SPECIAL SIGN PROGRAM APPLICATION FOR THE APPROVED SHEETZ DEVELOPMENT AT 2100 S. ALEX ROAD IN THE B-2 GENERAL COMMERCIAL DISTRICT, BEING PARCEL ID #K48 00415 0027 AND COMPRISING 1.6378 ACRES TO BE OCCUPIED BY SHEETZ.

WHEREAS, on June 18, 2024 an application was submitted by the Skilken Gold, 4270 Morse Road Columbus, OH 43230, agent for the owner Watertower Partners LLC, 1007 Pearl Street, Suite 252, Boulder, CO 80302, requesting approval of a special sign program application for the approved Sheetz development at 2100 S. Alex Road in the B-2 General Commercial District, being Parcel ID #K48 00415 0027 and comprising 1.6378 acres occupied by Sheetz, per Section 153.18(C) of the sign code; and

WHEREAS, a Notice of Public Meeting regarding this application was mailed on June 27, 2024 to all abutting property owners within 200 feet of this project; and

WHEREAS, the application materials were posted on the City website; and

WHEREAS, on June 21, 2024 a sign regarding this matter was placed in a conspicuous location on the property; and

WHEREAS, this application was considered at an open public meeting on July 18, 2024 by the West Carrollton Planning Commission; and

WHEREAS, Section 153.18(C)(2) of the West Carrollton sign code enables the Planning Commission to review the submission of a special sign program by a property owner that need not comply with some or all of the requirements of Chapter 153: Signs.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF WEST CARROLLTON, OHIO, AS FOLLOWS:

SECTION I. That the Planning Commission finds that pursuant to case SSP-24-1 the request for approval of a special sign program application for the approved Sheetz development at 2100 S. Alex Road in the B-2 General Commercial District, being Parcel ID #K48 00415 0027 and comprising 1.6378 acres to be occupied by Sheetz, meets the requirements of Section 153.18(C)(2) of the West Carrollton sign code, subject to the conditions in Section II.

SECTION II. That pursuant to case SSP-24-1 the request for approval of a special sign program application for the approved Sheetz development at 2100 S. Alex Road in the

B-2 General Commercial District, being Parcel ID #K48 00415 0027 and comprising 1.6378 acres to be occupied by Sheetz, be approved with the following conditions:

1. The approved special sign program plans are those plans labeled "Created 07-05-24", except as modified herein.
2. All freestanding signs shall be set back a minimum of ten (10) feet from the street right-of-way.
3. A single continuous landscaped area shall be installed and maintained around the base of all freestanding signs as required in section 153.11(D) of the sign code, including menu boards if determined to be practical by the city.
4. All other aspects of the signage for this project not included in this application shall meet the requirements of Chapter 153: Signs.
5. Any disputes over conditions outlined in this resolution shall be subject to final determination by the Planning Commission.

PASSED this 18th day of July, 2024.


Chairman


Secretary

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