

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

RESOLUTION: CC-25-1, APPROVING A REQUEST FOR SITE DEVELOPMENT PLAN APPROVAL, WITH CONDITIONS, TO CONSTRUCT A SHEETZ SERVICE STATION, FAST FOOD RESTAURANT, AND CONVENIENCE STORE, ON PROPERTY LOCATED AT 1000 E. DIXIE DRIVE, BEING CITY LOT NO. 2500, IN THE CITY CENTER DISTRICT.

WHEREAS, on October 20, 2025 an application was submitted by the Skilken Gold, 4270 Morse Road Columbus, OH 43230, agent for the owner City of West Carrollton, 300 E. Central Ave., West Carrollton, OH 45449, requesting site plan approval to construct a Sheetz convenience store, restaurant, and fuel station located at 1000 E. Dixie Drive, being City Lot No. 2500, in the CC City Center District, per Section 154.10.472 of the Zoning Code; and

WHEREAS, a Notice of Public Meeting regarding this application was mailed on October 20, 2025 to all abutting property owners within 200 feet of this project; and

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

WHEREAS, a sign regarding this matter was placed in a conspicuous location on E. Dixie Drive; and

WHEREAS, this application was considered at an open public meeting on November 20, 2025 by the West Carrollton Planning Commission; and

WHEREAS, Section 154.10.471 through Section 154.10.479 of the West Carrollton Zoning Code specifies the requirements for the review and approval of all site development plan applications in the City Center District.

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 CC-25-1 the site development plan application to construct a Sheetz convenience store, restaurant, and fuel station located at 1000 E. Dixie Drive, being City Lot No. 2500, in the CC City Center District, meets the Conditions for Review and Approval as outlined in Section 154.10.475 of the Zoning Code, and substantially meets the Standards and Guidelines of Section 154.10.476 of the Zoning Code, subject to the conditions outlined in Section II.

SECTION II. That pursuant to case CC-25-1 the site development plan application to construct a Sheetz convenience store, restaurant, and fuel station located at 1000 E. Dixie Drive, being City Lot No. 2500, in the CC City Center District, be approved with the following conditions:

1. The approved plans for this project shall be those plans dated October 17, 2025, except as modified herein.
2. The prohibition against using metal screening for building rooftop mechanical equipment is hereby waived, on the grounds that the project overwhelmingly meets or exceeds the city's standards, will enhance the River District, and the proposed screening will be dark bronze and match the color of the building trim, and that the request will contribute to the enhancement, longevity, safety, utility, and overall integrity of the proposed structure.
3. All building rooftop mechanical equipment shall be screened from public view from all directions.
4. No exterior display or storage of merchandise or materials shall be permitted, except as provided by Section 154.16.08, Temporary Uses, of the Zoning Code.
5. Perpetual maintenance of landscaping shall be provided and any dead or diseased materials shall be removed and replaced with similar types, species and sizes, as originally planted, within three months, weather permitting.
6. Debris and trash shall be routinely collected by the Applicant from the parking lot and grounds of all areas of the project including the storm drainage facilities. The City reserves the right to require more frequent collection as necessary.
7. All concerns and comments of the Service Department and Fire Department shall be addressed and satisfied prior to issuance of a final occupancy permit for the project.
8. Any disputes over conditions outlined in this resolution shall be subject to final determination by the Planning Commission.

PASSED this 20th day of October, 2025.


Chairman


Vice Chair