



STOW PLANNING COMMISSION

June 12, 2018 6:00 p.m.

BOARDS AND COMMISSIONS ROOM

AGENDA

**CALL TO ORDER
PLEDGE OF ALLEGIANCE
ROLL CALL**

***Location maps for each business item can be accessed online at
<http://www.stowohio.org/planning-commission>***

BUSINESS ITEMS:

**1) P.C. 2018-011 – SHEETZ CONVENIENCE STORE/GAS STATION SITE
PLAN/CONDITIONAL ZONING CERTIFICATE FOR RENOVATION/EXPANSION; 950
STEELS CORNERS ROAD**

Request by Mr. Brian Soyka of Sheetz, Inc. for the Planning Commission's approval of a site plan/conditional zoning certificate to renovate and expand the Sheetz convenience store/gas station located at 950 Steels Corners Road. The property is zoned C-5 Highway Services and convenience stores are conditionally permitted in this district.

The existing Sheetz parcel is approximately three acres in area and is comprised of a 4,500 square foot store, a separate car wash building and gas pumps located north and east of the existing convenience store.

The applicant is proposing to remove the majority of the existing structure including the car wash, the gas pumps and canopies east of the building, and a portion of the canopies north of the building. To accommodate this expansion, the applicant also intends to use additional property to the south that they own.

A new building will be constructed in approximately the same location, and a separate car wash building will be constructed south of the new building. The gas pumps located north of the building will remain in the same location. The new convenience store will be 4,900 square feet in area and the new car wash building will be approximately 1,000 square feet in area. The convenience store will feature a brick exterior with a stone veneer along the base, and the proposed new car wash will include a brick exterior.

The renovated station will include separate drive-thru lanes for the convenience store and the car wash located west and south of the store.

The existing detention basin will be modified to accommodate the site expansion.

2) P.C. 2018-012 – TEXT AMENDMENT TO CHAPTER 1163 REGARDING TWO FAMILY DWELLINGS IN R-2 AND R-3 DISTRICTS

Request by Council to amend Chapter 1163 in order to eliminate two-family dwellings as a conditionally permitted use in this chapter. Currently two-family dwellings are permitted as a conditional use subject to the conditions in C.O.S. Section 1163.04 (a).

With this amendment two-family dwellings in R-2 and R-3 Districts would only be permitted as part of a multi-family development (Chapters 1169 and 1171), cluster development (Chapter 1165), or a planned residential development (Chapter 1153).

NEXT MEETING: Scheduled for June 26, 2018

P.C. 2018 - 011

Sheetz Inc. - Site Plan / Renovation / Expansion - 950 E Steels Corners Rd.

