



Draft Minutes
Clintonville Area Commission
Zoning & Variance Committee
Clinton Heights Lutheran Church
15 Clinton Heights Ave.
June 29, 2022, 7:00 p.m.

1. Call to order.
 - a. At 7:00 p.m. Committee members present: Sharon Groves, Stephen Hardwick, Judy Minister, Michael Haugh, Diane Hayford, Michael McLaughlin, Drew Miller, Andrea Preneau, Kelly Thiel
2. Approve agenda.
 - a. Approved 7-0, 2 absent.
3. Consider [previous meeting's minutes](#).
 - a. Approved 6-0, 1 abstained, 2 absent.
4. Demolition Agenda:
 - a. A request to waive the 60-day waiting period to demolish the structure at 4910 N. High St. to make way for the proposed Chick-fil-A. **Recommended approval 8-1.**
 - i. Tracey Diehl, agent for Chick-fil-A, was present. Ms. Diehl described the development plans for the property.
 - ii. DM asked if demo plans for available
 - iii. Ms. Diehl said plans are not currently available and Chick-fil-A has not applied for the demolition permit yet.
 - iv. SH noted that the Clintonville Historic Society had no comments for the proposed demolition.
 - v. Recommended approval 8-1. DM – No, because a demolition application and plans have not been submitted or applied for.
5. Variance Agenda:
 - a. 4910 N. High St., GC22-019, Application [Part 1](#), [Part 2](#). Chick-Fil-A asks for variances to allow for the installation of signage for a new fast-food restaurant and an oil change shop including menu board signs, a monument sign, clearance bars, and ground signs. Variances from [3372.706\(B\)](#) – to allow for two changeable copy menu board signs in a drive thru (H1 and H2). [3377.17\(A\)](#) – to reduce the setback for a ground sign from 15' to 0' (A2). [3378.01\(D\)](#) – special permits to allow for two off-premises ground signs for two separate uses (signs A2 and A3), and special permits to allow for off-premises clearance bars. **Recommended approval 9-0.**
 - i. Ms. Diehl explained the variance requests as it relates to the separate parcels. The “off-premises” note regards that there are still two separate parcels. Chick-fil-A and Valvoline are still working on a deal that will separate the parcels.
 - ii. Ms. Diehl shared plans for the restoration of the former Tee Jay’s sign.

- iii. No public comment.
 - iv. [Commissioner report](#) sent via email was read by SH.
 - v. Motion to approve.
 - vi. Recommended approval 9-0.
6. Announce that the next meeting of the CAC will be on July 7, 2022, 7:00 p.m., at the Whetstone Library, and the next meeting of this committee will be on July 27, 2022, 7:00 p.m., at the Clinton Heights Lutheran Church.
- a. Meeting adjourned at 7:36 p.m.