



MEETING MINUTES

Planning Commission

February 2, 2021 – Virtual Meeting

The meeting was called to order at 1:32 p.m.

Chair Oyster asked for a moment of silence and the Pledge of Allegiance. Roll was taken, and the following members were present: Mr. David Frea, Chair Julie Oyster, Mr. Mike Linder, and Mr. Larry Titus. Other staff members present: Kyle Rauch, Development Director; Kim Shields, Community Development Manager; Dash Logan, Development Planner; Hannah White, Development Assistant; Jennifer Readler, Frost Brown Todd; Tammy Green, Fire Safety Inspector; Kevin Koesters, Service Superintendent; Mike Boso, Chief Building Inspector; Nick Mill, EMH&T; and Lieutenant Eric Scott, Support Services Bureau Commander.

Chair Oyster noticed a quorum was present and asked for approval of the January 5, 2021 Planning Commission minutes. Mr. Linder moved to approve the minutes. Mr. Frea seconded the motion, and the minutes were approved 4-0.

Chair Oyster also asked for approval of the January 20, 2021 Special Planning Commission meeting minutes. Mr. Linder moved to approve the minutes. Mr. Frea seconded the motion, and the minutes were approved 4-0.

New Items:

ITEM #1 – Community of Christ Church – Zoning Upon Annexation

PID #202101190002

Mrs. Shields presented the Development Department's findings. She stated that the proposal is a request to set the zoning for the 9.8 acres of land at 1255 Stringtown Road upon its annexation into the City.

Mrs. Shields went on to explain that the first reading to annex the property in question went before City Council on January 19, 2021, however, at that point the request would have brought the property into the City as SF-1 Single-Family residential zoning. She stated that at that meeting it was noted that the owner would be requesting this Zoning Upon Annexation proposal to request a different zoning, and so the second reading of City Council was postponed to the April 5, 2021 meeting, to allow time to review the currently requested zoning application.

Mrs. Shields illustrated that the property is currently located in Jackson Township, and zoned Suburban Residential. She explained that the initial request submitted was to be zoned upon annexation as C-2

Commercial. However, after the Staff Report was issued, Staff had further conversations with the applicant and the requested zoning was being amended to M-1 Medical, compatible with the zoning of the adjacent Ohio Health site to the west.

Mrs. Shields explained that the proposed M-1 zoning, similar to the initial C-2 request, aligns with GroveCity2050 future land use, which designates the area as Mixed-Use Employment Center, with Office and Medical as primary uses, and could effectively transition to a Mixed Neighborhood area to the south.

Mrs. Shields concluded by stating that after review and consideration, Staff is recommending Planning Commission make a recommendation of approval to City Council for the Zoning Upon Annexation, noting the change in the requested district to M-1 Medical.

Mrs. Kacie Waugh, Waugh Law, LLC, was present to speak to the item and welcomed any questions. She added that the purpose of the Zoning Upon Annexation was to match the surrounding area more closely.

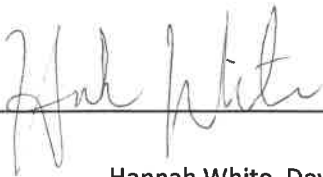
Mr. Linder questioned the material content given to Planning Commission, pointing out that the requested zoning was C-2 Commercial, and asked if something had happened to incite the change between the given material and the information being presented. Mrs. Shields explained that conversations with the applicant took place after the Staff Report was sent out, and that Staff was then made aware of the desire to change the request from C-2 to M-1 upon annexation.

There being no further questions or discussion, Mr. Titus moved to recommend approval of Zoning Upon Annexation with the following stipulation:

1. The property shall be zoned M-1 upon its annexation into Grove City.

Mr. Linder seconded the motion, and the item was approved 4-0.

There being no additional discussion, Chair Oyster adjourned the meeting at 1:41.



Hannah White, Development Assistant



Julie Oyster, Chair