



The City of Grove City

AGENDA

Planning Commission

March 5, 2024
1:30 p.m.

A. CALL TO ORDER/ROLL CALL

B. MOMENT OF SILENCE AND PLEDGE

C. APPROVAL OF MEETING MINUTES – February 6, 2023

NEW ITEMS:

1. APPLICATION:

Park and Elm – Rezoning

Planner in Charge:

Dash Logan, AICP

Project Number:

202402010010

Location:

Park Street and Elm Street. (Parcel # 040- 000235).

Proposal:

This proposal is to rezone +/- 0.61 acres from IND-1 (Light Industrial) to PUD-R (Planned Unit Development - Residential) with a zoning text.

Representative:

Kerry Ferguson, KAJ Properties LLC, 1384 Cascade Dr., Grove City, OH., 43123

2. APPLICATION:

Park and Elm – Final Development Plan

Planner in Charge:

Dash Logan, AICP

Project Number:

202402010009

Location:

Park Street and Elm Street. (Parcel # 040- 000235).

Proposal:

This proposal is a development plan to construct a triplex structure and a duplex structure on a +/- 0.61-acre parcel at the southeast corner of Park and Elm Street.

Representative:

Kerry Ferguson, KAJ Properties LLC, 1384 Cascade Dr., Grove City, OH., 43123.

3. APPLICATION:

Frazier Business Center – Final Development Plan

Planner in Charge:

Dash Logan, AICP

Project Number:

202401300003

Location:

5822 Haughn Rd. (Parcel # 040- 017725).

Proposal:

This proposal is a Development Plan for a 12,000-square-foot flex building and associated site improvements on a 2.24-acre parcel on Haughn Road.

Representative:

Matthew Frazier, Frazier General Contractors, LLC, 5220 Nike Drive, Hilliard, OH., 43026.

- 4. APPLICATION:** [Broadway Fireplace & Décor – Special Use Permit – \(Outdoor Sales\)](#)
Planner in Charge: Terry Barr, AICP
Project Number: 202402050012
Location: 3827 Broadway (Parcel # 040- 000640).
Proposal: This proposal is for a special use permit to display firepits and grills outside of Broadway Fireplace & Décor at 3827 Broadway.
Representative: Jeremy Johnson, Broadway Fireplace & Decor, 3827 Broadway, Grove City, OH., 43123.
- 5. APPLICATION:** [Plates and Pints – Special Use Permit – \(Outdoor Seating\)](#)
Planner in Charge: Terry Barr, AICP
Project Number: 202401310007
Location: 4008 Broadway (Parcel # 040- 000188).
Proposal: This proposal is for a special use permit for an outdoor seating area for Plates and Pints at 4008 Broadway.
Representative: Victoria Palka, Broadway Plates and Pints, 4008 Broadway, Grove City, OH., 43123.
- 6. APPLICATION:** [Moo Moo Express Car Wash – Special Use Permit \(Car Wash\)](#)
Planner in Charge: Terry Barr, AICP
Project Number: 202401300005
Location: 3019 Turnberry Ct. (Parcel # 040- 014278).
Proposal: This proposal is to permit a car wash at 3019 Turnberry Ct.
Representative: Andy Schall, Kimley-Horn and Associates, Inc., 7965 N. High St., Ste. 200, Columbus, OH., 43235.
- 7. APPLICATION:** [Moo Moo Express Car Wash – Development Plan](#)
Planner in Charge: Terry Barr, AICP
Project Number: 202401300004
Location: 3019 Turnberry Ct. (Parcel # 040- 014278).
Proposal: This proposal is a Development Plan to review building architecture and site improvements for a Moo Moo Car Wash at 3019 Turnberry Ct.
Representative: Andy Schall, Kimley-Horn and Associates, Inc., 7965 N. High St., Ste. 200, Columbus, OH., 43235.
- 8. APPLICATION:** [Jackson Township Maintenance Buildings – Development Plan](#)
Planner in Charge: Terry Barr, AICP
Project Number: 202401310008
Location: 3756 Hoover Road (Parcel # 040- 008065, 040- 008066, 040- 009559).
Proposal: This proposal is a Development Plan for a new 10,000-square-foot maintenance building at the Jackson Township Complex at 3756 Hoover Road.
Representative: Philip J. Tipton, McKnight and Hosterman Architects, Inc., 3351 McDowell Rd. PO Box 370, Grove City, OH., 43123.