



# MEETING MINUTES

## Planning Commission

May 7, 2024 – City Council Chambers

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The meeting was called to order at 1:30 p.m.

Roll was taken, and the following members were present: Mr. Jim Rauck, Ms. Kim Wemlinger, Chair Julie Oyster, Mr. Michael Farnsworth, and Mr. Larry Titus. Staff members present: Kyle Rauch, Development Director; Kim Shields, Community Development Manager; Dash Logan, Senior Planner; Terry Barr, Planner; Terry Ellis, Development Assistant; Jesse Shamp, Frost Brown Todd; Laura Scott, Planning and Zoning Coordinator; Matt Dicken, Public Service Superintendent; and Scott Shaffer, EMH&T.

Chair Oyster asked for a moment of silence and the Pledge of Allegiance.

### Organizational Items:

Chair Oyster asked for approval of the April 2, 2024, Planning Commission meeting minutes. Mr. Farnsworth moved to approve the minutes. Mr. Titus seconded the motion, and the minutes were approved 5-0.

### New Items:

#### ITEM #1 – 6090 Borror Road – Lot Split

PID # 202404020019

Mr. Barr presented the Development Department's findings. He stated the applicant is requesting approval to split 0.25 acres from a 5.2-acre parcel at 6090 Borror Rd. to combine with an adjacent property. The proposed split will create a lot that does not meet the requirements of a parcel zoned SF-1 due to lot size and not having public road frontage; however, staff is supportive of the lot split as it will be combined with the parcel at 6089 Grant Run Place. Additionally, the proposed lot line is consistent with a previously approved lot split and combination of parcels and will create a consistent east property line for the remainder parcel at 6090 Borror Road.

After review and consideration, the Development Department recommends Planning Commission approve the Lot Split with the stipulation that the area to be split is combined with the adjacent parcel at 6089 Grant Run Place.

Mr. Chris Boso, 6090 Borror Rd., Grove City, OH., was present to speak on the item. He mentioned it was being split to sell to his neighbor to add to their backyard.

Mr. Farnsworth asked how the split would look from the back of the yard that it's being sold to since part of it looks to go behind the other neighbor's lot. Mr. Boso responded that he talked to that neighbor, Mr. Bonecutter, and he didn't have a problem with it.

Hearing no questions or discussion from Planning Commission or the public, Mr. Farnsworth moved to approve the Lot Split with the following stipulation:

1. The 0.25-acre lot shall be combined with 6089 Grant Run Place (parcel ID# 040-007627).

Mr. Rauck seconded the motion, and the item was approved 5-0.

There being no additional discussion, Chair Oyster adjourned the meeting at 1:35 p.m.



Terry Ellis, Development Assistant



Julie Oyster, Chair