

COMMUNITY CENTER SITE SELECTION COMMITTEE MEETING MINUTES

JUNE 9, 2025
6:00pm – 8:00pm

Member Attendance: Melissa Anderson, Jodi Burroughs, Sam Clark, Chris Roach, Tricia Zelenek

Others in Attendance: Chuck Boso, Carol Burns (Pizzuti), Jack Castle, Cindi Fitzpatrick, Patrick Katzenmeyer (Pizzuti), Christine Manns, Jim Russell (Pizzuti)

Agenda Item A: Welcome and Review of Agenda

Agenda Item B: Review of the Summary Scoring Sheet

1. Number of sites and number of reviewers

Throughout the site selection process, the Pizzuti team of five (5) and the committee came up with a total of 18 possible sites. Those sites are pinpointed on a hard copy map and on the screen in the meeting room.

2. Scoring and review of rankings (limited detail review)

Prior to tonight's meeting, Pizzuti scored all the sites and decided on a cut-off of 50 SEM points which resulted in six (6) sites to bring to tonight's meeting.

Trisha expressed an objection to the #16 and SWACO site already being scored and removed from the committee's job of evaluating.

Jack explained that the committee will get another chance to score any of the sites that scored below 50.

Patrick explained that the criteria used automatically pushed certain sites up and certain sites down because of properties being city owned.

Pizzuti explained that Pizzuti used a business-minded, number approach, the committee is going to be more representative of a community-minded approach, representing Grove City. Pizzuti expressed that disagreeing at this stage is a good thing. The hope and goal is that at the end, there are 2-3 top sites, which could very well include one of the 12 sites that aren't in the top 6 tonight.

3. Identifying sites for their review

All six sites are mapped out and enlarged on hard copy for tonight's scoring session. The maps include a summary of comments about the property. The six sites include:

Site 6 (Pizzuti rank/score = 4/72)

- 170 acres.
- Zoned SUR-B (Suburban Residential).
- Large enough to host base program plus additional fields.
- Immediately adjacent to Grove City (Jackson Township).
- A mixture of farm fields and rural residential houses.
- Adjacent to residential, but somewhat remote from population center.
- Would require annexation and rezoning.

- Privately owned.
- Size or parcel allows for flexibility on project placement.
- Most likely will require utility extensions.

Site 9 (Pizzuti rank/score = 3/82)

- 54.7 acres.
- Zoned PUD-R (Planned Unit Development – Residential).
- A mixture of fields, woodland and stream, this site needs the added parcel on the northeast corner to be viable.
- Site is divided by a public road, isolating the eastern portion of the parcel.
- East side is heavily wooded, so to use this portion of the site (for fields) would require partial clearing.
- SE portion of 9.36 acres was basis of Williams/PROS study.
- Site configuration limits orientation of proposed project.

Site 14 (Pizzuti rank/score = 4/72)

- 21.3 acres.
- Zoned SD-1 (Educational).
- Owned by SWCSD, (site has disposition requirements for public bidding).
- Site configuration limits orientation of proposed base project.
- It is adjacent to complimentary uses and splash pad could be incorporated into the proposed design.
- Very near population center and adjacent complimentary uses.
- Has necessary utilities.
- Would require demolition of existing school building.

Site 15 (Pizzuti rank/score = 1/138)

- 50.8 acres.
- Zoned SE-3 (Recreational Facility).
- Site currently used by GKCA (Grove City Kids Association).
- GCHS adjoins to the east.
- Ideal orientation (East West).
- May require finding a new site for GCKA.
- 2050 Master Plan assigns this parcel as “preservation”.
- Parcel is big enough for base program and for additional fields.
- Not a ton of visibility from a major roadway.

Site 17 (Pizzuti rank/score = 2/105)

- 21.4 acres.
- Zoned CF (Community Facilities).
- Currently a passive park owned by the city with woodland covering half of the site (Some clearing is likely).
- Grove City Land Use (2050) calls for this parcel to be Preservation.
- Close to population center and nearby supporting amenities.
- Parcel configuration allows flexibility in orientation.
- Can host base program and a few fields. Cannot host both base program and full 10 field program.

Site 18 (Pizzuti rank/score = 6/66)

- A 44-acre farm and homestead outside of but directly adjacent to Grove City.
- Current zoning R (Rural).
- Grove City Land Use (2050) calls for this parcel to be LID (Light Industrial).
- Privately owned.
- Likely require utility extension.
- Would require annexation and rezoning.
- Adjacent to residential and in decent proximity of population center.
- Could host base program and fields.

Agenda Item C: Site Scoring PowerPoint**1. Run through scoring process**

All committee members were given 6 SEM matrix sheets, one for each of the 6 properties and were asked to complete them, expecting to spend about 15 minutes on each property. Score sheets will be turned in anonymously at the end of the meeting.

2. Scoring session

At 6:22pm the committee began scoring the sites. Everyone was done around 7:10pm. Pizzuti requested the committee also score sites 1, 12 & 16 because all within 4 points of Pizzuti's top 6 scored sites. Adding those to tonight's scoring will provide more insight and information to move forward.

Site 1 (Pizzuti rank/score = 7/51)

- 110.2 acres.
- Zone SD-3 (recreational facility).
- Land owned by Grove City of Grove City Fryer Park, currently occupied (leased by YMCA).
- Potential for immediately adjacent competing programs.
- Might require replacement of fields or clearing of trees.
- Adjacent to 104, Orders Road, and Harrisburg Pike.
- Utilities on site.

Site 12 (Pizzuti rank/score 9/48)

- 95.7 acres.
- Zone RR (Rural Residential).
- A mix of farm field and woodlands, a flood-zone runs across the south boundary line. A power line runs diagonal across the back of the property.
- Site is Grove City adjacent.
- Would require annexation and rezoning.
- Likely require utility extensions.
- Adjacent to London Groveport Road and 71.
- Located southwest of population center.
- Site is proposed to be Suburban Living (medium-high density).

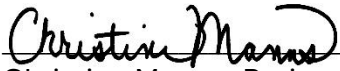
Site 16 (Pizzuti rank/score 8/50)

- 225 acres (assuming that we would want the most desirable portion).
- Zoned PUD-1.

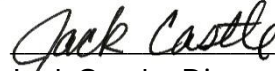
- Owned by SWACO.
- A mixture of farm fields and ponds, the site is adjacent to I-71 and utilities are located at the front of the site.
- Site is isolated from community resources and adjacent to incompatible uses.
- Depending on which parcel is selected, the likelihood of utility extensions are significant.
- Site is proposed to be TechFlex.

Everyone finished scoring by 7:45pm. The Pizzuti team collected all the score sheets and maps. They will review and summarize the final site rankings. Recommendations for presentation to City Council will be drafted at the next (and final) meeting.

The next (and final) meeting will be Monday, June 23, 2025 @ 6:00pm.



Christine Manns, Project Coordinator
Grove City Parks & Recreation Dept.
Acting Secretary



Jack Castle, Director
Grove City Parks & Recreation Dept.
Meeting Chair