



MEETING MINUTES

Planning Commission

July 2, 2024 – City Council Chambers

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

Roll was taken, and the following members were present: Ms. Kim Wemlinger, Chair Julie Oyster, Mr. Michael Farnsworth, and Mr. Larry Titus, Mr. Jim Rauck was absent. 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; Mike Boso, Chief Building and Zoning Official; Laura Scott, Planning and Zoning Coordinator; Matt Dicken, Public Service Superintendent; Sophia Morales, Development Intern; and Morgan Fuller, Safety Department Intern.

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

Organizational Items:

Chair Oyster asked for approval of the June 4, 2024, Planning Commission meeting minutes. Mr. Farnsworth moved to approve the minutes. Ms. Wemlinger seconded the motion, and the minutes were approved 4-0.

New Items:

ITEM #1 – 5975 Harps Drive – Rezoning

PID # 202405280023

Mr. Barr presented the Development Department's findings. He stated this proposal is to amend the zoning text of a 6.17-acre tract at 5975 Harps Drive. The property was annexed, rezoned, and the final development plan approved in 2001.

This application is to amend the zoning text to allow for a second residence to be constructed in "Area B" of Hennigan's Grove South, which currently only permits one. The parcel was zoned PUD-R upon annexation with a zoning text as part of Ordinance C-05- 01. Additionally, the original zoning text also allowed for one (1) 5,000-square-foot outbuilding and the proposed text will allow the current building to remain but restrict any additional outbuildings of this size.

The proposed text amendment meets all applicable GroveCity2050 guiding principles. After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Rezoning as submitted.

Mr. Mahmud Islam and Ms. Stephanie Islam, 5975 Harps Dr., Grove City, OH., were present to speak on the item.

Hearing no questions or discussion from Planning Commission or the public, Mr. Farnsworth moved to recommend the Rezoning (Text Amendment) to City Council as submitted. Mr. Titus seconded the motion, and the item was approved 4-0.

ITEM #2 – 5975 Harps Drive – Lot Split

PID # 202402260013

Mr. Barr presented the Development Department's findings. He stated the applicant is requesting approval to split ± 3.001 -acres from a ± 6.17 -acre tract in Hennigan's Grove South. The proposed lot split is located near the middle of the site and the applicant has indicated that the new ± 3.001 -acre lot will be sold to allow for a new single-family residence to be built.

The parcel is zoned PUD-R and the proposed split will create a lot that meets the lot requirements for a parcel in Area "B" per the zoning text; however, because the zoning text currently permits only one residence within "Area B", a rezoning application has been submitted for concurrent review to permit a second single-family residence in Area "B". The proposed rezoning will need to be approved by City Council before the proposed lot split can be recorded with Franklin County to ensure that a second home is not built in violation of the current zoning regulations.

After review and consideration, the Development Department recommends Planning Commission approve the Lot Split with the stipulation noted in the staff report regarding timing of the split with the rezoning.

Mr. Mahmud Islam and Ms. Stephanie Islam, 5975 Harps Dr., Grove City, OH., were present to speak on the item.

Mr. Farnsworth asked how the lot split would impact access, and if they would share a driveway. Mr. Islam replied that the road is 60-foot-wide, and they put their concrete driveway on the side that their house is on so that they could leave equal amounts of land on the other side and not have to share a driveway. Additionally, the split would allow access to the existing outbuilding without needing to cross property lines.

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

1. The lot split shall not be recorded with Franklin County until the zoning text is amended for Hennigan's Grove South to allow for the construction of a second single-family home in "Area B".

Ms. Wemlinger seconded the motion, and the item was approved 4-0.

With no additional discussion, Chair Oyster adjourned the meeting at 1:39 p.m.



Terry Ellis, Development Assistant



Julie Oyster, Chair