



MEETING MINUTES

Planning Commission

April 8, 2025 – 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, Vice-Chair Mr. Michael Farnsworth, Mr. Larry Titus, and Mr. Chris Roach. Chair Julie Oyster was absent. Staff members present: Kyle Rauch, Development Director, Dash Logan, Senior Planner; Terry Barr, Planner; Jesse Shamp, Frost Brown Todd; Laura Scott, Planning and Zoning Manager; Mike Boso, Chief Building Official, Matthew Dicken, Public Service Superintendent, Kevin Teaford, Safety Director, Tami Kelly, Clerk of Council.

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

Organizational Items:

Vice Chair Farnsworth asked for approval of the March 4th, 2024, Planning Commission meeting minutes. Mr. Titus moved to approve the minutes. Mr. Roach seconded the motion, and the minutes were approved 4-0.

New Items:

ITEM #1 - Meadow Grove Estates North - Zoning Text Amendment	PID# 202502210007
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Mr. Logan presented the Development Department’s findings. He stated that the applicant is requesting approval of a zoning text amendment to the zoning text for Meadow Grove Estates North and provided an overview of the proposed amendment. The proposed amendment would reduce the required 40-foot font setback to 30 feet, and allow for decks, patios and pergolas to encroach into the rear yard setback by 10 feet while requiring a minimum distance of 20 feet from the rear property line be maintained. The proposed amendment would only apply to the lots that comply with the SF-3 standards in the zoning text.

Mr Logan noted that the proposed amendment would result in a front setback similar to other sections of Meadow Grove Estates North, as well as other area developments including Pinnacle Club and Pinnacle Quarry and stated that after review and consideration the Development Department recommends Planning Commission make a recommendation of approval to City Council for the zoning text amendment as submitted.

Mr. Jim Lipnos, Rockford Homes, 999 Polaris Parkway, Columbus, OH, was present to speak on the item. He stated that they are developing the final section of Meadow Grove Estates North, which is an estates lot section with differing zoning standards than the rest of the development. He stated that since the lot depths range from 130 to 125 feet once homes are constructed there is difficulty with decks and other structures encroaching into the setback areas.

Hearing no questions or discussion from Planning Commission or the public, Mr. Titus moved to recommend approval of the Zoning Text Amendment to City Council as submitted.

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

ITEM #2 - Ink Therapy - Use Approval

PID#202503050008

Mr. Barr presented the Development Department's findings. He stated that the applicant is requesting a Use Approval for a tattoo shop at 3999 Broadway. Ink Therapy provides permanent makeup and fine line tattoo services, and permanent makeup is a permitted use in the zoning code. The use approval is for the tattoo portion of the business, as tattoo shops are not permitted anywhere within Grove City by right. The studio will be open 5 days a week with limited hours on Saturday and all services will be scheduled by appointment only.

Mr. Barr noted that the development meets all applicable GroveCity2050 guiding principles and after review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Use Approval, as submitted.

Brittany Hallowell, 4464 Rishel Street, Grove City Ohio, 43123 was present to speak on the item. She mentioned that the second person in the studio will provide facial and waxing services.

Hearing no additional questions or discussion from Planning Commission or the public, Ms. Wemlinger moved to recommend approval of the Zoning Text Amendment to City Council as submitted.

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

ITEM #3 - Farmstead Phase 7 - Plat

PID#202502280005

Mr. Barr presented the Development Department's findings. He stated that the applicant is requesting approval of a plat for Farmstead Phase 7. The rezoning and development plan for Farmstead were approved in 2019. The plat includes 17 lots, 1 reserve, and right-of-way dedication for the Hawthorne Parkway road extension, on 20.821 acres. One reserve will be created with the proposed plat containing a 15-foot shared use path that connects to the Indian Trails Park and trails in Farmstead Phase 10 and all proposed lots meet the lot size requirement established in the zoning text.

Mr. Barr noted that after review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Plat, as submitted.

Jim Heider, 8800 Lyre Drive., Suite 300, Columbus Ohio, 43240 was present to speak on the item.

Hearing no questions or discussion from Planning Commission or the public, Ms. Roach moved to recommend approval of the Zoning Text Amendment to City Council as submitted.

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

ITEM #4 - Meadow Grove Estates North Section 10 - Plat

PID# 202503050006

Mr. Barr presented the Development Department's findings. He stated that the applicant is requesting approval of a plat for Meadow Grove Estates North Section 10. The rezoning and development plan for Meadow Grove Estates North were approved between 2005 and 2006. The plat includes 35 lots, 3 reserves, and right-of-way dedication for new roads, on 22.915 acres. Three reserves will be created with the proposed plat containing existing streams, ponds, drainage easements and conservation easements, and all proposed lots meet the lot size requirement established in the zoning text.

Mr. Barr noted that after review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Plat, as submitted.

Quinton Michael, 999 Polaris Parkway Drive., Columbus, OH, 43240 was present to speak on the item. He mentioned that approval of the plat would coincide with the approval of the zoning text amendment. Mr. Farnsworth confirmed that the zoning text amendment had a recommendation of approval.

Hearing no questions or discussion from Planning Commission or the public, Ms. Wemlinger moved to recommend approval of the Zoning Text Amendment to City Council as submitted.

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

ITEM #5 - Murray Display Fixtures - Final Development Plan

PID# 202503280009

Mr. Barr presented the Development Department's findings. He stated that the applicant is requesting approval of a development plan for a building addition at 2300 Southwest Boulevard. The existing 10,200 square-foot building on site was constructed in 1995. The building addition is 5,067 square feet and will be located behind the existing building with an asphalt drive aisle providing access to the overhead door on the new building. The proposed building addition measures 12 feet 8 inches at the highest point and will be finished primarily with concrete masonry units painted white and tan to match the existing building. A landscape plan was submitted showing proposed landscaping along the southern side of the building addition consisting of a landscaped area and shrubs that meet code requirements.

Mr. Barr noted that development meets all applicable grove city 2050 guiding principles and after review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Plat, as submitted.

Brian Sweeney, 5120 Nike Drive., Hilliard, OH, 43026 was present to speak on the item.

Hearing no questions or discussion from Planning Commission or the public, Ms. Titus moved to recommend approval of the Zoning Text Amendment to City Council as submitted.

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

There being no additional discussion, Vice Chair Farnsworth adjourned the meeting at 1:43 p.m.



Kim Shields, Community Development Manager



Julie Oyster, Chair