



# MEETING MINUTES

## Planning Commission

May 6, 2025 – 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: Chair Julie Oyster, Ms. Kim Wemlinger, Vice-Chair Mr. Michael Farnsworth, Mr. Larry Titus, and Mr. Chris Roach. Staff members present: Kyle Rauch, Development Director, Kim Shields, Community Development Manager, Dash Logan, Senior Planner; Terry Barr, Planner; Jesse Shamp, Frost Brown Todd; Laura Scott, Planning and Zoning Manager; and Tami Kelly, Clerk of Council.

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

### Organizational Items:

Chair Oyster asked for approval of the April 8th, 2025, 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 - Kidz Dig It LLC - Use Approval

**PID# 202504210013**

Mr. Logan presented the Development Department’s findings. He stated that the applicant is requesting approval of a use approval to allow for the operation of an indoor kids play facility at 3454 Grant Avenue. The proposed use does not fall within a Standard Industrial Classification (SIC) Code permitted in any district under Chapter 1135 of the Grove City Planning and Zoning Code. and therefore, per section 1135.09, the use must be considered by Planning Commission and a recommendation made to City Council for final action in order for the proposed business to operate at this location. The project narrative states that the proposed business is an indoor children’s play facility centered around large, clean, climate-controlled sandboxes and interactive play areas. The facility will cater primarily to children ages 1 to 8 and their families. In addition to open play sessions, the facility will host structured events such as sensory- friendly play sessions, birthday parties, and parent-child workshops. The proposed hours of operation for the business are seven days a week from 9:00 a.m. to 8:00 p.m.

Mr. Logan concluded stating that Staff believe that the proposed use will be in character with the area, given its close proximity to the library which offers many family-oriented programs, and that the use should cause no

adverse impacts on the surrounding area due to the facility operating indoors and the availability of public parking in the area. Therefore, after review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Use Approval as submitted.

Mr. Mark Anthony Haugh, Property Owner, 3454 Grant Avenue Grove City OH, and Ms. Sarah King, Kidz Dig It LLC, 139 Walnut Creek Drive, Commercial Point OH, were present to speak on the item.

Ms. Wemlinger stated that she thinks there is a definite need for this type of business and thinks it will be great for the community.

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

Ms. Wemlinger seconded the motion, and the item was approved 5-0.

## **ITEM #2 - Broadway Live - Certificate of Appropriateness**

**PID#202504080011**

Mr. Logan presented the Development Department's findings. He stated that the applicant is requesting approval of a Certificate of Appropriateness to allow for the demolition of structures within the Historic Preservation Area, as required by Chapter 1138.05 of code. A Preliminary Development Plan for Broadway Live was approved for the site in January of 2025 through Resolution CR-04-25, and materials state that the intent behind the demolition is to remove the deteriorating structures and asphalt parking lots in preparation for future development, and a total of nine structures are proposed to be demolished.

Mr. Logan continued stating that The 2008 Town Center Plan included a National Register of Historic Places evaluation, to identify any structures within the Town Center that have made significant contributions to local history and development. Of the structures proposed to be demolished under this application, only the structure at 3306 Columbus Street was identified as having significant historical architecture. As such, future discussion will be needed to determine if this structure should be saved. Materials state that demolition will take place in two phases. Phase one will include all structures and associated pavement except for 3952 Broadway, and the second phase will include 3952 Broadway.

Mr. Logan concluded noting that while additional discussion is needed regarding the structure at 3306 Columbus Street, Staff believes that the proposed demolition is appropriate, noting that it will not negatively affect the character of the Town Center area, and Therefore, after review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Certificate of Appropriateness with the stipulation noted in the staff report.

Mr Timothy Kaskewsky, Axiom Ventures, 159 E. Livingston Avenue, Columbus OH, was present to speak on the item.

Mr Titus asked what the timeline is for the proposed demolition.

Mr Kaskwesky stated that they are hoping to begin demolition this summer. The abatement process on the structures has begun, with a goal of July or August for demolition contractors. He stated that they are open to

future discussion regarding 3306 Broadway, but timing is important. He stated that they request the city reach a conclusion regarding this structure prior to August.

Mr Titus followed up asking about the timeline for the demolition of 3352 Broadway.

Mr Kaskewsky stated that this structure was not being removed, as there are tenants in this space. Additionally, they are evaluating if this structure could be incorporated into their proposed development, and as such do not want to remove this structure yet. All other tenants have been given notice to vacate, and the rest of the structures should be vacant by the end of the month.

Mr. Roach asked about the structural condition of 3306 Columbus Street.

Mr. Kaskewsky stated that the actual structure is sturdy, but it did flood between December and February, which has caused significant damage on the inside. He stated that there are components that can be saved, but the finishes are worthless.

Mr. Farnsworth asked if there have been any discussions with St. Johns Lutheran Church about the structure at 3306 Columbus Street, noting that this was the original St. John's church.

Mr. Kaskewsky stated there have been no conversations with St. John's about this building. He stated they had been told this was a church but had not found any of the structural components from the period of significance such as the chapel. He stated he is willing to approach St. John's and if they are interested would be willing to work out an arrangement.

Linda Lewis, 3247 Lotz Drive, stated she came to the meetings a few years ago when the property was first proposed to be developed. She stated that a few years ago Mayor Stage and another member of the Historical Society had explored the old church building at 3306 Columbus Street and noted paintings on the timbers in the eaves. She stated that they believe there are components of the church that could be saved. She stated that the historical society was previously under the impression that it would not be possible to move the structure, but that timbers and other pieces could be saved and used in a reconstruction. She stated that on April 17<sup>th</sup>, the Historical society received a letter from the developer stating that the structure had been damaged and could not be saved. She asked about saving items in the attic that do not have value to the developer but would to the Historical society, and asked that anything significant and salvageable be saved.

Mr Kaskewsky responded that his team has walked the property with City officials to assess the condition and determine if anything is salvageable. They are agreeable to continue future discussion about the preservation of the structure as long as there is an end date on these discussions. He stated that there was water damage in the attic, but he is happy to allow someone to enter and assess significant historical items.

Ms. Kim Shields, Community Development Manager, stated that City officials have been out to the structure and are working with an architect to evaluate the structure. The findings of this report have not been finalized, but the City will continue to work with the applicant and keep them updated.

Carol Hall, 3315 Columbus Street, stated that she saw someone at 3306 Columbus Steet taking out windows and doors and asked what was going on at the building.

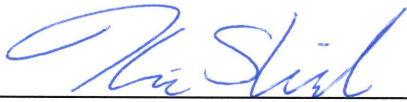
Mr. Kaskewsky responded that the required asbestos assessment revealed asbestos in the window glazing, which would have to be removed. The abatement work has begun, and the windows will be boarded up for security.

Hearing no questions or discussion from Planning Commission or the public, Mr. Farnsworth moved to recommend approval of the Use Approval to City Council with the following stipulation:

1. Future discussion and coordination will be needed between the City and the applicant regarding the City's potential interest in the relocation of the structure at 3306 Columbus Street

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

There being no additional discussion, Vice Chair Farnsworth adjourned the meeting at 1:49 p.m.



Kim Shields, Community Development Manager



Julie Oyster, Chair