



MEETING MINUTES

Planning Commission

June 3, 2025 – City Council Chambers

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

Roll was taken, and the following members were present: Chair Julie Oyster, Mr. Larry Titus, and Mr. Chris Roach. Ms. Kim Wemlinger and Vice-Chair Mr. Michael Farnsworth were absent. Staff members present: Kim Shields, Community Development Manager, Dash Logan, Senior Planner; Stephen Smith, Frost Brown Todd; and Laura Scott, Planning and Zoning Manager.

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

Organizational Items:

Chair Oyster asked for approval of the May 6th, 2025, Planning Commission meeting minutes. Mr. Titus moved to approve the minutes. Mr. Roach seconded the motion, and the minutes were approved 3-0.

Mr. Stephen Smith clarified that since Planning Commission is a five member board, and only three members are present at the meeting, any vote to recommend approval would require a unanimous vote.

New Items:

ITEM #1 - Harris Farm - Lot Split

PID# 202504280018

Mr. Logan presented the Development Department’s findings. He stated that applicant is requesting approval to split 15.309-acres from a 99.478-acre tract on London Groveport Road. The proposed lot split is located within the Harris Farms development on London Groveport Road and Borrer Road. The final development plan was approved for Harris Farms in 2024, and the proposed lot split contains Subarea D from the approved plans.

Mr Logan concluded, stating that after review and consideration, the Development Department recommends Planning Commission approve the lot split, as submitted.

Mr. Matt Ackroyd, CESO Inc, 2800 Corporate Exchange Drive, Columbus OH, was present to speak to the item.

Hearing no questions or discussion from Planning Commission or the public, Mr. Titus moved to approve the Lot Split as submitted.

Mr. Roach seconded the motion, and the item was approved 3-0.

ITEM #2 - Courtyards at Harris Farm - Lot Split

PID#202504280019

Mr. Logan presented the Development Department's findings. He stated that the applicant is requesting approval to split 22.946-acres from a 99.478-acre tract on London Groveport Road. The proposed lot split is located within the Harris Farms development on London Groveport Road and Borrer Road. the lot split contains Subarea B from the approved plans along with the future roadway extension for Hawthorne Parkway.

Mr. Matt Ackroyd, CESO Inc, 2800 Corporate Exchange Drive, Columbus OH, was present to speak to the item.

Hearing no questions or discussion from Planning Commission or the public, Mr. Titus moved to approve the Lot Split as submitted.

Mr. Roach seconded the motion, and the item was approved 3-0.

ITEM #3 - 2139 Sonora Drive - Zoning Upon Annexation

PID#202409250044

Mr. Logan presented the Development Department's findings. He stated that the applicant is proposing to zone 0.831 acres at 2139 Sonora Drive C-2 (Retail Commercial) upon its annexation to the City. Council approved a resolution which stated that municipal services can be furnished to the site upon its annexation into the City in March, and an formal petition for annexation was filed with the County in March as well. The property is currently in Jackson Township and zoned Suburban Residential. The applicant purchased the property to the east of this site (2121 Sonora Drive) in 2024 and rezoned the parcel from C-1 to C-2. Materials state that the applicant intends to combine the two parcels to create a site large enough to accommodate the future development of a swim school.

Mr Logan concluded stating that staff are supportive of zoning the site various other zoning districts near the site, which include C-2, SD-2, and IND-2 (Heavy Industry), and therefore, After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Zoning Upon Annexation as submitted.

Mr. Scott Hamman, 1458 Eber Lea Vista, Grove City, OH., was present to speak to the item. He stated that they purchased the corner property and have been trying to clean up these parcels.

Hearing no questions or discussion from Planning Commission or the public, Mr. Roach moved to recommend approval of the Zoning Upon Annexation to City Council, as submitted.

Mr. Titus seconded the motion, and the item was approved 3-0.

ITEM #4 - Pinnacle Quarry Section 4 - Plat**PID#202409250044**

Mr. Logan presented the Development Department's findings. He stated that the applicant is requesting approval of a Plat for Section 4 of the Pinnacle Quarry Development. The Development Plan was approved in 2020, and the proposed plat is for the fourth section of the subdivision. The plat contains 36 single-family lots and right of way for two new roadways and a roadway extension. The lots meet the requirements outlined in the zoning text, and match the layout shown on the approved development plan.

Mr. Logan concluded, stating that after review and consideration, after review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the plat as submitted.

Mr. Matt Ackroyd, CESO Inc, 2800 Corporate Exchange Drive, Columbus OH, was present to speak to the item.

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

Mr. Titus seconded the motion, and the item was approved 3-0.

ITEM #5 - 3400 Southwest Boulevard - Special Use Permit**PID#202504160012**

Mr. Logan presented the Development Department's findings. He stated that the applicant is requesting approval of a Special Use Permit to allow for outdoor storage at 3400 Southwest Boulevard. City Council approved a temporary Special Use Permit for outdoor storage in January 2024, for a period not to exceed two years, and the site had been used for outdoor storage since this time. Materials state that a tenant proposing to locate at this site and utilize a portion for the for storage of equipment. The storage area will be enclosed with a six-foot-high chain link fence, permitted under a variance from the Board of Zoning Appeals, granted in 2024. The storage area will remain primarily gravel, which was also approved for the site through a variance from the Board of Zoning Appeals in 2024. The existing gate along the northern side of the storage area will be removed, and a new gate will be installed at the southwest corner of the storage area to provide access. Materials state that that all trucks entering the site will do so from Lewis Centre Way, utilizing a new curb cut and drive aisle that is not yet constructed, and approximately 10 semi-trucks and trailers are expected to enter and exit the site each day.

Mr. Logan continued stating that This application is to examine the appropriateness of the outdoor storage area, and a Development plan will need to be submitted for the building shown along Lewis Centre Way. Since the submitted site plan shows conditions associated with a future development plan submittal, where a proposed building acts as screening for the storage area, Staff is recommending a stipulation that the existing screening previously approved and installed along Lewis Centre Way remain until a development plan is approved and the future building shown on site plans is constructed.

Mr. Logan concluded stating that As the proposed use complies with all applicable Special Use Permit criteria, and has already been approved on a temporary basis for the site, and the proposed use aligns with the future

land use intent for the area outlined in GroveCity2050, after review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Special Use Permit with the stipulation noted in the staff report.

Ms. Rebecca Mott, Plank Law Firm LPA, 408 E. Town Street, Floor 2, Columbus OH., was present to speak to the item. She stated she would be happy to answer any questions of Planning Commission, . She stated that they are in agreement with the stipulation.

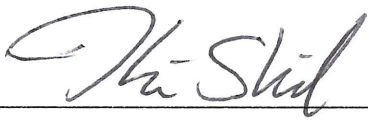
Mr. Titus asked for clarification on what would be stored on the lot. Ms. Mott responded that it would be containment, spill equipment for Rain for Rent, the tenant, and that the site plan notes all the types of equipment proposed to be stored in the yard.

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

1. Landscaping and mounding along Lewis Centre Way as approved with C-49-23 shall remain until a development plan is approved and the future building shown on site plans is constructed.

Mr. Roach seconded the motion, and the item was approved 3-0.

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



Kim Shields, Community Development Manager



Julie Oyster, Chair