



The City of Grove City **AGENDA**

Planning Commission

September 2, 2025
1:30 p.m.

A. CALL TO ORDER/ROLL CALL

B. MOMENT OF SILENCE AND PLEDGE

C. APPROVAL OF MEETING MINUTES - July 8, 2025

NEW ITEMS:

1. APPLICATION: [Beulah Duplex Addition- Lot Split](#)

Planner in Charge: Terry Barr, AICP
Project Number: 202505020017
Location: 3472 Grant Avenue (Parcel # 040-000776)
Proposal: This proposal is a Lot Split to split 0.165 acres from a 0.50-acre parcel at 3472 Grant Avenue.
Representative: Christopher Zelich, 5997 Tonibrooke Court, Grove City, OH 43123.

2. APPLICATION: [Beulah Duplex Addition- Rezoning](#)

Planner in Charge: Terry Bar, AICP
Project Number: 202505020016
Location: 3472 Grant Avenue (Parcel # 040-000776)
Proposal: This proposal is to rezone 0.17 acres at 3472 Grant Avenue from R-2 (Single Family Residential) to D-1 (Doubles, Twins, Duplexes).
Representative: Christopher Zelich, 5997 Tonibrooke Court, Grove City, OH 43123.

3. APPLICATION: [AcutePet Urgent Care - Rezoning](#)

Planner in Charge: Terry Barr, AICP
Project Number: 202508120025
Location: 3612-3614 Hoover Road (Parcel # 040-008063)
Proposal: This proposal is to rezone 0.54 acres at 3612-3614 Hoover Road from PSO (Professional Services) to C-2 (Retail Commercial).
Representative: Doug Hoffman, AcutePet Urgent Care, 8875 Walnut Ridge, West Chester, OH 45069.

4. APPLICATION:

Grove City Drive Thru- Special Use Permit (Drive Thru)

Planner in Charge: Dash Logan, AICP
Project Number: 202506260021
Location: 3188 Southwest Boulevard (Parcel # 040-005822)
Proposal: This application is a Special Use Permit for a drive thru at 3188 Southwest Boulevard.
Representative: Zeeshan Aslam, Grove AAZ LLC, 40 Langtree Drive, Pickerington, OH 43147.

5. APPLICATION:

Patrick Property - Preliminary Development Plan

Planner in Charge: Dash Logan, AICP
Project Number: 202507310024
Location: 4514 Grove City Road (Parcel # 160-001089, 160-002540, 160-001090, 160-001075, 160-002830, 160-001072, 160-001318, 160-002356)
Proposal: This proposal is a preliminary development plan for a residential development consisting of 93 single-family homes and 56 paired patio homes on 39.4 acres south of Grove City Road and west of Demorest Road.
Representative: Hillary Laffin, Grand Communities LLC by Fischer Homes, 3940 Olympic Boulevard, Erlanger, KY 41018.

6. APPLICATION:

Church of the Nazarene - Final Development Plan

Planner in Charge: Terry Barr, AICP
Project Number: 202507290023
Location: 4720 Hoover Road (Parcel # 040-002136, 040-013200)
Proposal: This application is a Development Plan for a 22,458 square foot addition to the Grove City Christian School at 4720 Hoover Road.
Representative: Phillip Tipton, McKnight & Hosterman Architects, 3351 McDowell Road, Grove City, OH 43123.