



MEETING MINUTES

Planning Commission

September 2, 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 Michael Farnsworth, and Mr. Larry Titus. Chair Julie Oyster and Mr. Chris Roach were absent. Staff members present: Kyle Rauch, Development Director, Kim Shields, Community Development Manager, Dash Logan, Senior Planner; Terry Barr, Development Planner; Stephen Smith, Frost Brown Todd; Laura Scott, Planning and Zoning Manager; Matthew Dicken, Public Service Superintendent, and 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 July 8th, 2025, Planning Commission meeting minutes. Mr. Titus moved to approve the minutes. Ms. Wemlinger seconded the motion, and the minutes were approved 3-0.

New Items:

ITEM #1 - Beulah Duplex Addition - Lot Split

PID# 202505020017

Mr. Barr presented the Development Department’s findings. He stated that the applicant is requesting approval to split 0.165 acres from a 0.50-acre tract at 3472 Grant Ave. A 2-story building located at 4372 Grant was approved in 2023 and this lot split is for 0.165 acres from a 0.50-acre tract. The proposed lot split will re-establish the original lot dimension for Lot 33 of the Grant Beulah Addition Plat, approved in 1892. The parcel is zoned R-2 (Single Family Residential). While the proposed lot does not meet the lot size requirements of the R-2 zoning district. Staff are supportive of the lot split as it meets the original platted lot dimension. And given the context and the date of the original plat, there are other properties surrounding the proposed lot split that are zoned R-2 that do not meet the lot size requirements of the R-2 district.

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

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

Ms. Wemlinger seconded the motion, and the item was approved 3-0.

ITEM #2 - Beulah Duplex Addition -Rezoning

PID# 202505020016

Mr. Barr presented the Development Department's findings. He stated that the proposed application is to rezone 0.165 acres at 3472 Grant Avenue. City Council approved the development plan for a 2-story building on the site in 2023. This application is to rezone the 0.165-acre portion of the 0.5-acre property proposed to be split with the previous application from R-2 (single-family residential) to D-1 (twin singles and duplex).

The property is surrounded by several different zoning districts, including R-2 (Single Family Residential), C-2 (Retail Commercial), PUD-C (Planned Unit Development Commercial) and D-1 (Doubles, Twins, Duplexes). The GroveCity2050 Future Land Use and Character Map designates this site as a Town Center Core Neighborhood; primary uses in this area are single family and multi-family residential. While the lot dimensions proposed will not meet the current zoning code requirements for lot size, staff is supportive of the rezoning to D-1 as it aligns with the primary use of the Town Center Core Neighborhood Future Land Use and the area being rezoned meets the lot dimensions of the original plat.

Mr. Barr continued stating, there are multiple lots located near the proposed rezoning and throughout the historic Beulah subdivision that are zoned D-1 on similar size lots to what is proposed. This application only examines the change in zoning, no physical improvements to the site are reviewed as part of this application.

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

Mr. Chris Zelich, 3466 Grant Avenue, Grove City, OH 43123, was present to speak to the item.

Mr. Titus asked what the intention is for the 48 foot-wide lot.

Mr. Zelich mentioned that the intention was to build a duplex on the property. He mentioned that he owns the lot next door so he could be ok working on variances if needed for the development. He finished by stating that the design of the duplex would come later and he has a layout that would work with the site.

Mr. Wayne Morris, 3484 Grant Avenue, Grove City, OH 43123, mentioned that he has concerns with a duplex and renters living next door. He also stated that the current house at 3472 Grant Ave is an Airbnb which has loud parties and other events. He finished by mentioning that the City has no restriction on Airbnb rentals.

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

Mr. Titus seconded the motion, and the item was disapproved 2-1. Mr. Titus - No, Ms. Wemlinger - Yes, Mr. Farnsworth - No.

ITEM #3 - AcutePet Urgent Care - Rezoning**PID# 202508120025**

Mr. Barr presented the Development Department's findings. He stated that the application is to rezone 0.54 acres at 3612- 3614 Hoover Road. City Council approved a rezoning from PUD-R to PSO in 1997. This application is to rezone the property from Professional Services (PSO) to Retail Commercial (C-2). The property is surrounded by several different zoning districts, including R-2 (Single Family Residential), C-2 (Retail Commercial), PUD-R (Planned Unit Development Residential), CF (Community Facilities) and PSO (Professional Services). The GroveCity2050 Future Land Use and Character Map designates this site as Suburban Living, Medium to High Intensity. The primary uses in this land use designation are single family and multi-family residential, and secondary uses include institutional and parks/open space. The proposed rezoning is to allow for an urgent care veterinary facility. The proposed use is similar in nature to uses permitted in the PSO district, which include physicians, dentists, osteopathic, and chiropractic offices. Staff support rezoning the property to C-2, noting that the size of the lot limits the scale of development that can take place on the property which will prevent higher intensity uses permitted in the C-2 district from being able to locate on this property.

Mr. Barr concluded by stating that noting this application meets all applicable GC2050 guiding principles, and after review and consideration, Development Department recommends Planning Commission make a recommendation of approval to City Council for the Rezoning as submitted

Dr. Doug Hoffman, 8875 Walnut Ridge, West Chester, OH 45069, was present to speak to the item. He mentioned the facility is for emergency care for primarily cats and dogs and that no boarding is provided on the site. He mentioned that the noise level will not be a problem and that the average time patients are at the facility is 1 to 1.5 hours.

Mr. Titus asked what type of animals would be treated at the facility.

Dr. Doug Hoffman mentioned there may be an occasional smaller pet but mostly cats and dogs.

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

Ms. Wemlinger seconded the motion, and the item was approved 3-0.

ITEM #4 - Grove City Drive Thru - Special Use Permit**PID# 202506260021**

Mr. Logan presented the Development Department's findings. He stated that the applicant is requesting approval of a Special Use Permit to operate a drive-thru convenience store at 3188 Southwest Boulevard. The site is zoned C-2 (Retail Commercial), which allows for the operation of a drive thru upon obtaining a Special Use Permit. The drive thru will occupy half the building, and materials indicate that the other half, 3184 Southwest Boulevard, will be used for storage of products and provide a space for customers to purchase items inside that do not want to utilize the drive thru and see items not displayed in the drive-thru. Materials state the proposed drive thru will operate seven days a week from 9:00 AM to 12:00 AM, with two employees working during the morning and evening shifts. The projected number of vehicles expected at one time is three to four, with waiting times anticipated to be between thirty seconds to one minute, with 100 plus vehicles expected per day.

Mr. Logan continued stating that the site plan provided shows vehicles will enter the site and access the entrance of the drive thru by traveling around to the rear of the building and exit the drive thru towards Southwest Boulevard. The pavement markings that exist on site currently direct traffic in the opposite direction and will need to be removed and repainted to clearly define site circulation. Plans show a dumpster proposed at the rear of the site, and there is currently no dumpster or enclosure on the property. The proposed dumpster will need to comply with the requirement outlined in code. While some improvements have already been made to the site, materials state that the site will be brought into compliance with the City's landscape code prior to opening, which includes parking lot perimeter landscaping, screening of service structures, and irrigation.

Mr. Logan concluded noting that the proposed use can comply with all Special Use Permit Analysis criteria, and is in line with the future land use identified for the site in the GroveCity2050 Community Plan, and therefore after review and consideration, the Development Department recommend Planning Commission make a recommendation of approval of the Special Use Permit to City Council, with the stipulations noted in the staff report.

Mr. Zeeshan Aslam, 3188 Southwest Boulevard, Grove City OH, was present to speak to the item.

Mr Titus thanked Mr. Aslam for the work done to clean up the site and stated that it used to be an eyesore.

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

1. The existing pavement markings on site shall be removed and repainted with markings that indicate the circulation pattern, as shown on the site plan.
2. The site shall be brought into compliance with Chapter 1136 of code prior to opening.
3. The proposed dumpster shall be located in an enclosure that complies with the requirements of Chapter 1136.08 of code, including supplemental landscaping.
4. All non-conforming signs shall be removed.

Ms. Wemlinger seconded the motion, and the item was approved 3-0.

ITEM #4 - Patrick Property - Preliminary Development Plan

PID# 202507310024

Mr. Logan presented the Development Department's findings. He stated that the applicant is requesting approval of a preliminary development plan for a new 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. The site is comprised of multiple parcels, all of which are currently in Jackson Township and will need to be annexed into the City. The preliminary development plan is the first step in the Planned Unit Development (PUD-R) process and is intended to assess if the proposed use of a site and basic layout are appropriate for the area.

Mr. Logan continued, stating that the development is proposed to offer two types of housing – single-family and attached paired patio homes. A total of 149 homes on the site. The site density is 3.75 dwelling units per acre (du/ac), which is higher than other existing area developments, including Elginfield (3.27 du/ac), Tanglebrook (3.12 du/ac), and Autumn Grove (2.3 du/ac), all of which are designated as a higher-intensity land use on the GroveCity2050 Community Plan Future Land Use and Character Map. Each home will be on its own lot, and proposed lot widths are 52 feet for the single-family homes and 34 feet for the paired patio homes. While other recent developments within Grove City have included 52 foot wide lots (Pinnacle Quarry, Farmstead, and Beulah Park) it should be noted that the previously noted single-family developments in the area all contain 70 foot wide lots and the recent developments that have included these narrower lots also typically include wider lots for a variety of housing styles. While staff believe the proposed 52-foot-wide lots could be appropriate, the introduction of 70-foot-wide lots into the development would help decrease the site density and more closely match the character of other area development.

Mr. Logan stated that all roadways will be public, and measure 28 feet in width. City Code states that the maximum length of blocks shall not exceed 800 feet, and except for Road A, this requirement is met. During review of the application Staff recommended traffic calming measures be introduced to Road A to break up the block length, while providing better connectivity between the two open space areas on site. Materials state that the applicant proposes to increase the maximum block length permitted in the future zoning text to 900 feet for the site and proposed a striped crosswalk in lieu of traffic calming measures. Staff do not support a deviation from this requirement, as it is the goal of the city to improve road safety within the city for all users, and staff do not believe that increasing the standards for block length help achieve that goal. Plans show sidewalks on both sides of all roadways throughout the development.

Mr Logan continued, stating that based on the open space calculation requirements of code, a total of 7.21 acres of open space are required to be provided, and plan sheets indicate that 8.97 acres of net open space are provided. Plans show 5-foot-wide sidewalks are proposed throughout the larger open space areas, which loop back to the internal roadways on site. Staff have recommended the applicant discuss the possibility of a trail easement with the Cemetery association to the east, which would allow for a trail to connect though to the Tanglebrook subdivision. While the required acreage of open space based on the number of units proposed is met, Staff have concerns with the layout of the proposed open space, as the primary open space areas appear more as extensions of backyards and are not easily visible from the public right-of-way or activated as open space. In other recent developments within the city, staff have supported narrower lot widths and increased density in exchange for open space that acts as a public benefit, such as in the Pinnacle Quarry and Trail View Run developments. However, Staff does not believe the open space provided in its current configuration provide adequate public benefit to offset the increased density, compared to other area developments.

Mr. Logan stated that while most of the PUD analysis criteria could be met, Staff do not believe the proposed development includes the regional benefits or increased requirements in terms of design and amenities that typically warrant exceptions from the zoning code. Additionally, while staff believe residential is appropriate in this area, the proposed project does not align with the future land use identified for the site (Edge Living), as the proposed development exhibits a higher density than other area developments, which are designated as a higher-intensity land use (Suburban Living, Low-Intensity) than the proposed development, and concluded noting that after review and consideration, the Development Department recommends Planning Commission make a recommendation of disapproval to City Council for the Preliminary Development Plan, as submitted.

Ms. Hillary Laffin, Grand Communities by Fischer Homes, 3940 Olympic Boulevard, Erlanger KY, was present to speak on the item. She stated that Fischer Homes has an active community in Grove City and has been active in the Columbus market since 2008. She provided a presentation of the proposed project, highlighting the context of the area, and discussing the proposed site plan. She stated that the development is proposed to have a rural rustic theme, and ran through example elevations for each home type, noting that the paired patio product is targeted towards empty nesters. She also stated that they are providing more open space than is required by code and noted some amenities that are proposed to be included, such as passive recreation, picnic areas and a tot lot. She stated that they do not believe there was consideration that these parcels could be assembled during the creation of the Community Plan, and believes there is the potential for something larger at this location. She stated that while the proposed density of the project is higher than area development, they do not believe this is an issue and noted that they are working on establishing potential trail connections to the east and will be extending sanitary to the site. She concluded by stating that they believe this project would be a good transition to any future development to the west of the site.

Mr Titus stated that he thinks the site looks dense and would like to hear if Jackson Township Fire Department has any comments.

Mr. Christopher Hite, Jackson Township Fire Department, stated that the fire department is concerned that the project is too dense, and he asked if there was secondary access to the Development. Ms. Laffin confirmed that secondary access is provided to the Development though an emergency access drive off Grove City Road.

Ms. Wemlinger stated that she thinks Fischer is a reputable builder and that Farmstead is a beautiful development, and believes this area can handle more housing, but would like to see a win-win situation for all parties.

Mr. Farnsworth asked staff if there was a specific density number that would be acceptable. Mr. Logan replied that there isn't a specific number that can be pointed to, since there are a combination of factors such as site design, lot widths and open space that contribute to density, and stated that staff do not believe that this project is quite where it needs to be yet in terms of these factors.

Ms. Laffin stated that they are more than willing to continue to work with Staff to refine the proposed project and stated that they would be willing to table the application to continue conversations, and asked Planning Commission if they have any feedback.

Mr. Titus responded that he thinks the project has a good start, but too many units.

Mr. Stephen Smith, Frost Brown Todd, recommended that instead of tabling, the application be postponed to a specific date, such as the October Planning Commission Meeting.

Mr. Chad Marple, 3688 Larchmere Drive, stated he has concerns about the proposed project, and noted increased fire department runs to the development and overcrowding of schools as primary concerns. He also stated that while the development has a sidewalk along the south side of Grove City Road, it won't do anything to help the neighborhoods on the north side of Grove City Road. He stated that he is concerned that the

development will have a homeowner's association without amenities, which will put more of a tax on the city's future community center.

Kristina Murdock, 4577 Grove City Road, stated her property is adjacent to the proposed site, to the east, and is concerned about impacts the development may have on her property. She stated that they have a wooded area the rear of their property and is concerned that there is no definitive line between her land and the proposed development that backs up to the property line.

Hearing no questions or discussion from Planning Commission or the public, Mr. Farnsworth moved to postpone the application until the October 7th Planning Commission meeting.

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

ITEM #6 - Grove City Church of the Nazarene - Final Development Plan

PID# 202507290023

Mr. Barr presented the Development Department's findings. He stated that the application is for the development of an addition to the Grove City Christian School. The proposed 21,853-square-foot building addition is located on the north side of the site attached to the existing school and will provide additional classroom space, a new media center, and cafeteria space. As part of this development the site will reduce the number of parking spaces by 8 to accommodate the addition. The applicant has indicated that while the addition will result in a loss of overall parking spaces, the site has an adequate number of parking spaces throughout the development. Staff are supportive of the reduction of parking spaces noting the large number of spaces existing throughout the entire property. The proposed building will be 21,853 square feet and measure a maximum of 28 feet at the highest point. The building will be finished with a variety of materials including bronze colored metal paneling, medium bronze brick and floor to ceiling glass windows.

Mr. Barr continued, stating the building will be landscaped with a variety of perennials, shrubs, and ornamental grass. The trees required for perimeter planting will be located around the drive aisle and around the rear of the building near the sports fields due to the size of the addition and the limited space around the building perimeter.

Mr. Barr concluded by stating that the application meets all applicable GroveCity2050 guiding principles, and after review and consideration, Development Department recommends Planning Commission make a recommendation of approval to City Council for the Final Development Plan as submitted

Mr. David McKnight, 3351 McDowell Road, Grove City, OH was present to speak on the item. He mentioned the addition will allow for additional classroom space, a new media center, and cafeteria.

Ms. Wemlinger mentioned her excitement to see that the school is growing.

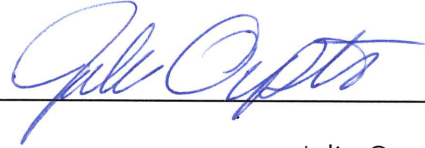
Hearing no questions or discussion from Planning Commission or the public, Mr. Titus moved to recommend approval of the Development Plan to City Council, as submitted:

Ms. Wemlinger seconded the motion, and the motion was approved 3-0.

There being no additional discussion, Vice-Chair Farnsworth adjourned the meeting at 2:18 p.m.



Kim Shields, Community Development Manager



Julie Oyster, Chair