



MEETING MINUTES

Planning Commission

November 4, 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, Chair Julie Oyster, Vice-Chair Michael Farnsworth, and Mr. Titus. Mr. Chris Roach was absent. Staff members present: Kyle Rauch, Development Director; Kim Shields, Community Development Manager; Dash Logan, Senior Planner; Terry Barr, Development Planner; Jesse Shamp Frost Brown Todd; Kevin Teaford, Safety Director; Matthew Dicken, Public Service Superintendent; Laura Scott, Planning and Zoning Coordinator; Tami Kelly, Clerk of Council; and Carly Montgomery, EMH&T.

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

Organizational Items:

Chair Oyster asked for approval of the October 7th, 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 - 3558 Broadway Studio - Use Approval

PID# 202509300028

Mr. Barr presented the Development Department’s findings. He stated that the applicant is requesting approval to operate a tattoo shop in association with permanent makeup at 3558 Broadway. While permanent makeup is permitted under the city’s zoning code, tattoo shops are not permitted anywhere in Grove City by right. The studio will be open five to six days a week, with hours of operation from approximately 10 a.m. to 6 p.m., and services will be scheduled mainly by appointment only.

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

Lillian Rinehart, 2401 Charlemagne St, Grove City, OH, was present to speak to the item. She stated that the shop will be a fine-line tattoo shop with other salon services, not the traditional tattoo shop. Spaces will be for contractors offering specialty tattoos.

Chair Oyster asked for clarification on how uses that are not permitted in the zoning code can be permitted.

Ms. Shields mentioned that code uses SIC codes, which are land use classifications, and some uses are not listed as permitted within any district. When these types of uses are requested, the proposed use is reviewed as a Use Approval similar to the rezoning process, which evaluates a specific use on a particular site. If approved, the specific use would be added to the list of permitted uses at this location.

Steve Rinehart, 4642 Heatherblend Ct, Grove City, OH, mentioned that he owns Jolly Pirate Donuts in the same commercial center, and noted that the property owner is supportive of Lillian having her own shop.

Hearing no additional 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 4-0.

ITEM #2 - Courtyards at Harris Farms Phase 1 - Plat

PID# 202510020033

Mr. Barr presented the Development Department's findings. He stated that the application is for a plat containing 75 lots and seven reserves. City Council approved the rezoning for Harris Farms in 2023 and the development plan in 2024. The plat includes 75 lots, seven reserves, and right-of-way dedication for the Hawthorne Parkway Road extension, on 26.619 acres. The Hawthorne Parkway extension from Borror Road to London Groveport Road will be dedicated to the City of Grove City as public right-of-way, and all other roadways will be in reserve areas owned and maintained by the Homeowners Association. City of Grove City will own a reserve containing the larger open space approved within the development for regional trail connections and natural waterways.

Tyler Jackson, 7965 N. High St, Columbus, OH, Kimley-Horn, was present to speak on the item.

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

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

ITEM #3 - Columbus Powersports Storage Building - Final Development Plan

PID# 202509090027

Chair Oyster noted that no representative was present for the application.

Mr. Logan presented the Development Department's findings. He stated that the applicant is requesting approval of a development plan for a new 3,000-square-foot storage building behind the existing Columbus Powersports building at 2815 Home Road. City Council approved a development plan for the 11,250-square-foot primary building and associated site improvements with Resolution CR-10-22 in March 2022. The proposed metal building will be 30 feet wide by 100 feet deep, totaling 3,000 square feet. The building is proposed to

include a stone and stucco façade on the north elevation facing Home Road, matching the existing building on site. The storage building will have its main point of access from a garage door on the north side of the structure, and an additional garage door on the west side, with a drive from the parking lot shown along the side to access this door.

Mr Logan continued, stating that the proposed building has been sited to reduce impacts on the Stream Corridor Protection Zone (SCPZ) and floodplain, which bisect the site. Plans show the building only minorly infringing into the SCPZ; however, plans do not currently show how grading for the proposed structure could further impact the SCPZ and more information will need to be provided following Development Plan approval to determine appropriate mitigation for these impacts.

Mr. Logan concluded by stating that the proposed storage building can meet all applicable GroveCity2050 Analysis criteria and is designed to create cohesive development on the site, and therefore, after review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the development plan as submitted.

Hearing no additional questions or discussion from Planning Commission or the public, Mr. Farnsworth moved to recommend approval of the development plan to City Council as submitted.

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

ITEM #4 - Rain For Rent Office Building - Final Development Plan

PID# 202510010029

Mr. Barr presented the Development Department's findings. He stated that the application is for a development plan for a 14,892-square-foot building for Rain for Rent at 3400 Southwest Boulevard. City Council approved special use permits for outdoor storage in 2024 and 2025, and this application is to permit the construction of a new building and parking area between the storage area and Lewis Centre Way. The new building is located on the northern half of the site and will provide office, shop, and warehouse space for Rain for Rent. As part of this development, a new access point will replace an existing access point along Lewis Centre Way and will be aligned with the curb cut of American Nitrile on the western side of the road. The site will have access from the site to the north at 2882 Lewis Centre Way, in the Village of Urbancrest. The applicant has indicated that the same entity owns both properties, and a cross-access easement is currently being recorded.

Mr Barr continued, stating that the proposed building will be 24 feet in height at its highest point and will be finished with a variety of materials, including metal paneling, brick, and glass windows. The west façade, which fronts on Lewis Centre Way, is proposed to be finished with metal paneling, with brick accents, and black anodized curtain wall with glass windows. Staff have concerns about the amount of metal paneling proposed on the building and want to ensure that the appearance is compatible with other buildings in the area. The building is located within one of the City's Community Reinvestment Areas, which have heightened architectural requirements. Staff recommend adding a 3-foot brick water table over the metal panels along the western elevation facing Lewis Centre Way to better transition from the existing buildings on the site to the buildings to the north in Urbancrest. A landscape plan was submitted showing proposed landscaping in compliance with code requirements for the building perimeter and parking lot plantings. The building will be landscaped with trees and shrubs on three sides of the structure, leaving the rear portion open for the truck loading and storage area. Additionally, the parking area has trees located within parking end islands and peninsulas.

Mr. Barr concluded, stating that the application can meet 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 development plan with the stipulation noted in the staff report.

Jim Yeager, 3458 Lewis Center Way, Grove City, OH, was present to speak on the item. He asked that the stipulation requiring the water table be removed. He stated they believe the landscaping as designed will hide the water table, and the trees and plantings will help shield the building. He stated they feel the design brings in elements of surrounding buildings, in both Urbancrest and Grove City, and noted the building directly across Lewis Centre Way contains no brick.

Mr. Farnsworth asked whether there were any renderings of the proposed building with landscaping, and if the shrubs have year-round coverage or lose their leaves. Mr. Yeager stated that they do not have any with them and mentioned the building will be surrounded by 3-foot-high evergreens that will keep their leaves year-round.

Ms. Wemlinger noted that the American Nitrile building does not contain brick or stone and asked whether brick was a new requirement. Ms. Shields mentioned that the office buildings on the site, closer to Southwest Boulevard, are primarily brick, and the intent is to transition from these buildings to the buildings to the north in Urbancrest. She noted metal paneling is not a material frequently seen in the area, and while staff is not opposed to it, the proportion should be decreased to help the transition.

Chair Oyster asked staff for clarification on if the proposed landscaping would cover the water table. Ms. Shields responded that per code, evergreen shrubs are typically required to be 2 to 3 feet tall at installation, which would cover the water table, while deciduous shrubs are closer to 18 inches tall. Ms. Shields read the proposed plantings from the landscape plan, and Mr. Farnsworth noted that the selected spirea shrubs would drop their leaves.

Mr. Farnsworth mentioned he would have a tough time removing the stipulation without seeing what the building would look like with the landscaping.

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

1. A 3-foot high brick water table shall be installed along the western elevation of the building.

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

ITEM #5 - Beulah Park Subarea G - Beulah Villas - Final Development Plan

PID# 202509300030

Mr. Logan presented the Development Department's findings. He stated that the applicant is requesting approval of a development plan to allow for the construction of a three-family structure at the corner of Park Street and Ginn Drive. The 0.26-acre lot is located within Subarea G of Beulah Park, zoned for multi-family townhomes, and is currently vacant. The original development plan for Subarea G, approved in 2021 with CR-

15-21, showed the 0.26-acre site with no structure; however, the site was also not identified as a reserve, leaving the site available for development under the PUD-R zoning regulations. A development plan for this 0.26-acre site was previously denied by City Council in July of 2025, with concerns expressed regarding the proposed setbacks and building architecture.

Mr. Logan continued, stating that the structure will front on Ginn Drive and is set back 18' 6" inches from the property line, and is shown setback from Park Street by 20', which matches the front setback of the existing homes along Park Street. The zoning text does not include front or rear yard setbacks for Subarea G, which means that the setbacks are established as part of the development plan. The setbacks shown for the proposed structure are comparable to those approved throughout Subarea G, which range from 21.5' to 15' from Ginn Drive. An exhibit was provided showing that the building was moved closer to Ginn Drive and the size of the rear patios has decreased since the previous application, based on concerns expressed about the proximity of the building and patios to the eastern property line and the adjacent single-family home. Additionally, a six-foot tall white vinyl fence is proposed along the east property line to provide screening for the residential property to the east.

Mr. Logan stated that materials state that each unit will be 1,280 square feet, which includes the living space on the second floor of each unit. The structure is proposed to be finished with both vertical board and batten siding, horizontal vinyl siding, and stone veneer and comply with the architectural requirements outlined in the zoning text for Beulah Park. Staff are supportive of the proposed architecture, as it is similar in appearance to the 5 townhomes found within Subarea G of Beulah Park, while providing a transition to the single-family homes found along Park Street.

Mr. Logan concluded noting that the GroveCity2050 Community Plan Future Land Use and Character map identifies this site as Mixed Neighborhood, which is characterized as residential areas that feature a mix of housing types ranging from multifamily, townhomes, and small-lot single-family detached homes. Staff believe the proposed development aligns with this land use, providing a transition from the single-family homes along Park Street to the multi-family townhomes within Beulah Park Subarea G. Therefore, after review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Final Development Plan as submitted.

Ms. Rebecca Mott, Plank Law Firm LPA, 411 E. Town Street, Columbus OH, was present to speak to the item. She stated that the previous application for this project received a unanimous recommendation of approval from Planning Commission, but there were some concerns raised when the application went before City Council, and that she would like to highlight the changes made as a result. She displayed an exhibit showing that the site falls within Subarea G of Beulah Park, and is zoned for multi-family, along with the rest of Subarea G. She stated that this plan is for a three-unit building and the standard of review is to ensure that the final development plan complies with the zoning, which the proposed plan does, and stated that the development is below the maximum density permitted for the subarea within the zoning text. She noted a six-foot vinyl fence was added along the property line to the east, and the building was shifted to the west to move it further away from the residence to the east. She stated that the Park Street frontage was enhanced and that stone was added to the building, in compliance with the requirements outlined in the zoning text.

Mr. Farnsworth asked why the rooflines of the proposed building differ from those of the existing townhomes in Subarea G. Ms. Mott responded that the building is 28 feet in height, below the height requirement of the zoning

text and the building is designed to transition to the single-family properties to the east, while remaining modern and cohesive with Subarea G.

Ms. Wemlinger asked if the units would be rentals or for sale. Ms. Mott responded that the units will be rentals, built to condo-grade standards, not apartment-grade standards. Mr. Farnsworth asked what the difference is between condo-grade and apartment-grade. Ms. Mott replied that the amenities, fixtures, and finishes inside the building will be of higher quality.

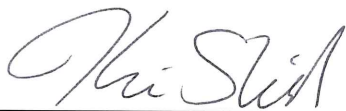
Mr. Titus asked about the anticipated rent prices for the units. Ms. Mott replied that rents are expected to be between \$2,600 to \$2,800 per month.

Chair Oyster asked how much additional separation was gained between the building and residence to the east by shifting the building further west. Ms. Mott replied that approximately 6 to seven feet of additional space was gained, noting the reduced patio sizes.

Hearing no additional questions or discussion from Planning Commission or the public, Mr. Titus moved to recommend approval of the final development plan to City Council as submitted.

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

There being no additional discussion, Chair Oyster adjourned the meeting at 2:00 p.m.



Kim Shields, Community Development Manager



Julie Oyster, Chair