



MEETING MINUTES

Planning Commission

December 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, Chair Julie Oyster, Vice-Chair Michael Farnsworth, and Mr. Titus, and Mr. Chris Roach. 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; Matthew Dicken, Public Service Superintendent; Laura Scott, Planning and Zoning Coordinator; and Tami Kelly, Clerk of Council.

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

Organizational Items:

Chair Oyster asked for approval of the November 4th, 2025, Planning Commission meeting minutes. Mr. Farnsworth moved to approve the minutes. Ms. Wemlinger seconded the motion, and the minutes were approved 5-0.

New Items:

ITEM #1 - Forge Biologics Site Parking Improvements - Final Development Plan PID# 202510290035

Mr. Logan presented the Development Department's findings. He stated that the applicant is requesting approval of a development plan for parking lot improvements, including parking lot additions, sidewalks, and a new site access point at Forge Biologics, located at 3900 Gantz Road. Since locating in Grove City, Forge Biologics has made several improvements to the site to accommodate its operations, and the materials indicate that the proposed application will enhance safety for employees on site. A new curb cut onto Gantz Road is proposed in the northern portion of the site, aligned with the existing curb cut across Gantz Road to the west. This curb cut provides access to a new 26-foot-wide drive aisle that wraps around the building and connects to the existing parking area south of the building. Plans show the drive aisle being setback 5' 1" from the east property line, which is less than the 10' 0" drive aisle setback required adjacent to compatible uses in code. Staff support a deviation from this requirement, as the area is industrial in nature, and the deviation will not cause any adverse impacts on the adjacent industrial properties. Further, the new drive aisle will provide access around the entire structure for emergency response.

Mr Logan continued, stating that the area to the north of the existing building has been used for construction staging and is currently partially used for employee parking. A portion of this area was administratively approved to be converted into formal employee parking, and the application would improve the remaining area, adding 105 paved parking spaces, along with landscape peninsulas and pedestrian connections. Plans show a new smaller parking area is proposed at the northwest corner of the site, which contains eight spaces. The construction staging area is shown to be shifted on site, bordered by the new drive aisle and the proposed employee parking lot. This area is proposed to be gravel, to be utilized for future construction staging on site. Staff are supportive of the use of gravel in this area, given its location at the rear of the site, not visible from the public right-of-way, and its temporary nature to facilitate the growth of one of the city's top employers. A deviation will be needed from code to allow for parking spaces to measure less than 200 square feet in area, and staff support this deviation, noting that the proposed spaces are large enough to accommodate vehicles without infringing on site circulation and that these parking dimensions have been used in commercial PUD districts throughout the city. Plans show a new dry basin proposed, and further review of the basin will be needed during the site improvement plan to ensure sizing is appropriate and the system functions properly.

Mr Logan concluded, stating that the proposed application will allow one of the city's top employers to continue enhancing its campus and improving employee safety. After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Final Development Plan with the deviations noted in the staff report.

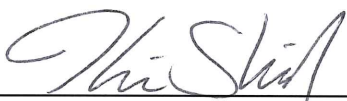
Mr. Eric Walsh, Korda Nemeth Engineering, 1650 Watermark Drive, Suite 200, Columbus, OH, was present to speak to the item.

Hearing no additional questions or discussion from Planning Commission or the public, Mr. Roach moved to recommend approval of the final development plan to City Council with the following deviations:

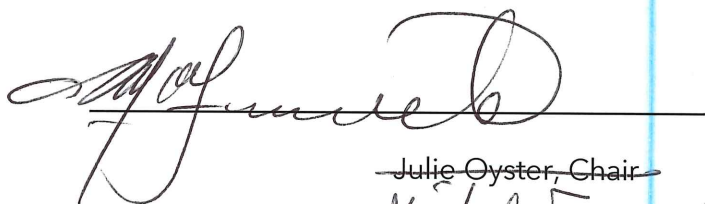
1. A deviation shall be granted from Section 1136.06(b) of code to reduce the required 10'0" parking and drive aisle setback to 5' 0".
2. A deviation shall be granted from Section 1137.11 to allow gravel to be utilized for the construction staging area instead of asphalt or concrete.
3. A deviation shall be granted from Section 1131.03(49) of code to reduce the required parking space area from 180 square feet to 162 square feet.

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

There being no additional discussion, Chair Oyster adjourned the meeting at 1:36 p.m.



Kim Shields, Community Development Manager



~~Julie Oyster, Chair~~

Michael Farnsworth-VC
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