



MEETING MINUTES

Planning Commission

January 6, 2026 – 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, Mr. Larry Titus, and Mr. Chris Roach. Chair Julie Oyster 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; Matthew Dicken, Public Service Superintendent; Laura Scott, Planning and Zoning Coordinator; Autumn Young, Deputy Clerk of Council, and Tami Kelly, Clerk of Council.

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

Organizational Items:

Vice Chair Farnsworth asked for approval of the December 2nd, 2025, Planning Commission meeting minutes. Ms. Wemlinger moved to approve the minutes. Mr. Titus seconded the motion, and the minutes were approved 4-0.

Officers for 2026 were nominated and approved. Mr. Titus nominated Chair Oyster and Mr. Farnsworth to be re-elected to their current positions as Chair and Vice Chair. Ms. Wemlinger seconded the nominations. The vote was unanimous (4-0) and the nominations were approved.

New Items:

ITEM #1 - Pinnacle Land holdings - Lot Split

PID# 202512020037

Ms. Wemlinger recused herself from the vote due to a conflict of interest.

Mr. Barr presented the Development Department’s findings. He stated this proposal is to split 0.289 acres from an 8.88 acre tract within the Pinnacle development. In 2015 the parcel was zoned PUD-R, and the final development plan was approved for the Woods at Pinnacle. The proposed split is in the eastern undeveloped section of Pinnacle Woods. This proposed 0.289 acres split will create a lot that will be added to the rear of the property located at 1203 Pinnacle Club Drive to prevent a residential parcel being created with no access to a public roadway or that does not conform to the lot standards of the PUD zoning text.

Mr. Barr concluded, stating that after review and consideration, the Development Department recommends Planning Commission approve the Lot Split, with the stipulation noted in the staff report.

Mr. Alex Benson, CESO, 2800 Corporate Exchange Drive, Suite 400, Columbus, OH, was present to speak to the item.

Hearing no additional questions or discussion from Planning Commission or the public, Mr. Titus moved to approve the lot split with the following stipulation:

1. The 0.289-acre parcel created by the split shall be combined with the adjacent parcel at 1203 Pinnacle Club Drive (040-013754).

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

ITEM #2 - ACT Investments Jackpot Road - Special Use Permit

PID# 202511260036

Mr. Logan presented the Development Department's findings. He stated that the applicant is requesting approval of a Special Use permit to allow for the retail dispensing of marijuana at 3989 Jackpot Road. City Council passed Ordinance C-32-24 in August 2024, establishing the special use permit process for evaluating and reviewing proposed dispensary uses. Additions and modifications to these regulations were approved in 2025, instating an annual review by the Safety Director for all retail marijuana sales locations against State and City rules and regulations and modifying how the distance is measured between dispensary locations and sensitive land uses noted in Code. A previous special use permit application to allow for the retail dispensing of marijuana on the site was denied by City Council in November 2025, with concerns expressed regarding the potential impacts such a use may have on adjacent area properties as well as potential traffic impacts.

Mr Logan continued, stating that the submitted materials substantially reflect those of the previously submitted and denied application aside from a modification of anticipated traffic generation. While project materials state the applicant has reached out to parties impacted by the project in order to address concerns shared at the council meeting, no further information was provided by the applicant to indicate that these concerns have been addressed with the revised application and submitted materials indicate that documentation of these efforts is in process and will be provided once obtained. The proposed dispensary complies with the 500-foot requirement from sensitive land uses outlined in code and is a 508.9' from the treatment facility located north on Jackpot Road. The project materials state that 400 customers and 380 vehicles are expected daily. These numbers are significantly lower than the number of vehicles and customers provided with the previously denied application, and no justification was provided by the applicant for the decrease. Without an analysis to support the adjustment in anticipated traffic, or a traffic study to show that anticipated traffic generated by the proposed use will not negatively impact area roadways, staff do not believe that the submitted materials address the concerns noted during the denial of the previous application for the use at this site regarding traffic.

Mr. Logan stated that materials state that no more than 20 customers will be allowed in the building at any given time, and customers are expected to spend between 8 to 12 minutes inside the building. The proposed use will occupy the existing 4,284 square foot building and will undergo renovations to conform with the Division of Cannabis Control safety and security requirements. Code requires that sites be brought into compliance with

the provisions of the landscaping code when a change of use occurs, and materials indicate that if the special use permit is approved, the applicant will bring the site into compliance with code. Additionally, the Building Division issued a notice of property maintenance violations for the site on December 30th, which noted the accumulation of rubbish and garbage on the site and broken curbs around the site.

Mr. Logan concluded stating that based on the information provided in the application materials, the use can comply with the supplemental requirements for such a use established by Ordinances C-32-24 and modified by C-31-25; However, staff does not believe that sufficient information was provided to demonstrate that the proposed use complies with the general special use requirements outlined in code in terms of traffic impacts and impacts to area properties. After review and consideration, the Development Department recommends Planning Commission make a recommendation of disapproval to City Council for the special use permit as submitted.

Mr. Chris Welch, 3560 Dolson Court, Carroll, OH., was present to speak on the item. He stated that they had previously misinterpreted the traffic volume question, and that they had submitted unrealistic numbers that were not reflective of what the use entails. The numbers were revised based on the most recent sales data provided by the Ohio Division of Cannabis Control, which consider the current wholesale and retail prices, customer traffic flow and average dispensary sales volume. The revised traffic number represents the maximum sales volume that would be anticipated on site on a given day. He stated the 400 customers per day equates to transaction times of approximately seven minutes across six point-of-sale stations. He stated that they anticipate multiple people will travel in the same vehicle, so the number of customers is higher than the number of vehicles. He stated that he conducted a time study on an existing dispensary in another community and found the likely number of vehicles on an average day to be 200 vehicles.

Mr. Titus asked if a traffic study had been conducted separate from their own research by an independent third-party.

Mr. Welch responded that the traffic study would be best represented in what they plan to submit for the City Council Meeting, which is a time study of an existing dispensary, which he believes to be similar to this location.

Mr. Titus asked for clarification on whether this time study was conducted by a third party or the applicant.

Mr. Welch responded that the applicant has conducted the time study.

Ms. Wemlinger stated that she does not believe the location appropriate and that she will be unable to support the application.

Mr. Jesse Shamp, Frost Brown Todd, stated that while the recommendation noted in the staff report was disapproval, any motion made by Planning Commission should be affirmative.

Hearing no additional discussion, Mr. Roach moved to recommend approval of the Special Use Permit to City Council. Ms. Wemlinger seconded the motion, and the item was disapproved 1-3. Vice Chair Farnsworth - No, Mr. Titus - No, Ms. Wemlinger - No, Mr. Roach - Yes.

ITEM #3 - Green Oaks of Grove City - Rezoning**PID# 202512020039**

Mr. Logan presented the Development Department's findings. He stated that the applicant is requesting approval to rezone 4.14 acres at 4745 Big Run South Road from SF-1 (Single Family Residential) to PUD-R (Planned Unit Development - Residential) with a zoning text. The applicant intends to construct a 120-unit assisted living facility, and a preliminary development plan for the site was approved by City Council in October of 2025 with resolution C-45-25. If the zoning is approved, the Final Development Plan application will be reviewed against the standards outlined in the approved zoning text. The GroveCity2050 Future Land Use and Character Map designates this site as Suburban Living, Low Intensity, which recommends single-family residential as the primary use with secondary uses of civic, institutional, and parks and open space. Staff believe that the proposed use of an assisted-living facility acts as an appropriate transitional use between the single-family residential to the east and other area development including the South-Western Career Academy, and the apartment complex across Holt Road, in the City of Columbus.

Mr. Logan continued stating that Permitted uses on site include an assisted living facility for people age 65 and older, as well as auxiliary uses in association with services and amenities for residents and limited to use by residents and their guests. The text allows for a maximum of 120 units on the property in one, three-story building. Architectural standards require elements such as bays, roof gables, and a mix of finish materials to break up the building's massing. The text also requires all elevations visible from a public right-of-way to feature enhanced finishes, including additional brick, stone, or masonry. The text establishes parking standards for the site that deviate from code requirements. Standard multi-family A-1 development would require 300 spaces, based on the number of units proposed, and the text allows for a minimum of 70 spaces. Materials indicate that the peak parking demand is estimated at 65 vehicles, based on the Institute of Traffic Engineers trip generation manual. Staff support this proposed deviation, noting that the proposed use is not a high trip generator development and that other recent assisted living facilities have been granted similar deviations from parking requirements of code and function effectively with similar parking ratios as those proposed. Noting that the proposed development is assisted living, the text allows for a deviation from the open space requirements of code, provided the development includes recreational, educational, and social facilities, and materials indicate that the proposed development will include numerous amenities for resident recreation. Staff support this deviation from code, noting that the amenities included in the development will offset the open space required by code and are similar to deviations granted to other similar facilities within the City.

Mr. Logan concluded stating that the proposed development is a lower intensity land use than other land uses in the surrounding area and will add housing to serve the aging residents in the community, and therefore After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the rezoning as submitted.

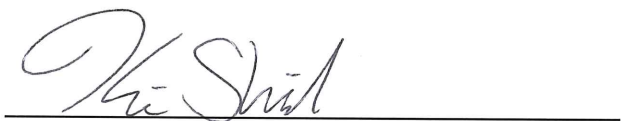
Mr. Jared Isenthal, 566 West Lake Street, Chicago, IL., was present to speak on the item. He provided an update on the status of the project, stating that they have been working on advancing the plans, and hope to have the development plan before Planning Commission in February. They have secured their financing commitment for the project and are looking forward to the development.

Ms. Wemlinger asked if there will be screening between the proposed development and adjacent residential properties.

Mr. Logan stated that the zoning text requires screening along the property lines shared with residential properties, which will be finalized on the Final Development Plan.

Hearing no additional discussion, Mr. Titus moved to recommend approval of the Rezoning to City Council. Ms. Wemlinger seconded the motion, and the item was approved 4-0.

There being no additional discussion, Chair Oyster adjourned the meeting at 1:50 p.m.

A handwritten signature in blue ink, appearing to read "Kim Shields", written over a horizontal line.

Kim Shields, Community Development Manager

A handwritten signature in blue ink, appearing to read "Julie Oyster", written over a horizontal line.

Julie Oyster, Chair