



MEETING MINUTES

Planning Commission

February 3, 2026 – City Council Chambers

The meeting was called to order at 1:30 p.m.

Roll was taken, and the following members were present: Chair Julie Oyster, Ms. Kim Wemlinger, Vice-Chair Michael Farnsworth, and Mr. Chris Roach. Mr. Larry Titus 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; Mike Boso, Chief Building Official; Laura Scott, Planning and Zoning Coordinator; Carly Montgomery, EMH&T; George Holinga, Council Member; Autumn Young, Deputy Clerk of Council; 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 January 6th, 2026, Planning Commission meeting minutes. Mr. Roach moved to approve the minutes. Mr. Farnsworth seconded the motion, and the minutes were approved 4-0.

New Items:

ITEM #1 - Little Diggers Grove City - Use Approval

PID# 202601220005

Mr. Logan presented the Development Department’s findings. He stated that the applicant is requesting approval of a Use Approval to allow for the operation of an indoor kids play facility at 4076 Hoover Road. The proposed use does not fall within a Standard Industrial Classification (SIC) Code permitted in any district under Chapter 1135 of the Grove City Planning and Zoning Code, and therefore, per section 1135.09, the use must be considered by Planning Commission and a recommendation made to City Council for final action in order for the proposed business to operate at this location. The project narrative states that the project will transform the space at 4076 Hoover Road into a premier indoor play space for children 7 and under, featuring over 1,100 square feet of indoor sandbox space. Materials state that Little Diggers create imaginative, sensory-rich play experiences, and the sandboxes will be populated with child-sized trucks, digging toys, and soft building equipment. The existing building at 4076 Hoover Road is currently in the process of being redeveloped to create multiple tenant spaces, and Little Diggers proposed to occupy one of these spaces. The site is surrounded primarily by commercial uses to the north, south and east, with single-family residential to the west, across Knapp Drive.

Mr Logan continued stating that the site has previously been operating with commercial uses the proposed use should have no adverse impacts on the surrounding area, due to the indoor nature of the business, as well as the availability of parking on site to accommodate customers. Therefore, after review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the use approval as submitted.

Mr. Zach Bowers, Little Diggers, 4790 Teter Court, Columbus, OH, was present to speak to the item. He stated they are excited to bring their new location to Grove City, and this location will become their flagship location where franchisees will be invited to come tour.

Ms. Kim Wemlinger stated it exciting that Little Diggers chose to come to Grove City, and hopes they are well supported by the community.

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

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

ITEM #2 - Mi Tradicion - Special Use Permit (Outdoor Seating)

PID# 202601220005

Mr. Barr presented the Development Department's findings. He stated this proposed special use permit is to allow an outdoor seating area at 3131 Broadway. The outdoor seating area is proposed on the side and front of the existing building, and measures approximately 950 square feet. Materials indicate a 4-foot-tall decorative wooden fence with stone pillars will be installed around the perimeter of the seating area, and plans show impact-resistant bollards along the perimeter of the seating area, adjacent to the parking lot. The seating area will have seven 4-top black metal tables and chairs. Noting the application meets all applicable Special Use Permit standards and GroveCity2025 guiding principles

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

Mr. Gabrielle Sudai, Property Manager, 3131 Broadway, Grove City, OH, was present to speak to the item.

Ms. Wemlinger mentioned she enjoys the restaurant and is excited to see outdoor seating being added.

Hearing no additional questions or discussion from Planning Commission or the public, Mr. Roach moved to recommend approval of the Special Use Permit as submitted.

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

ITEM #3 - Stringtown Gantz CB Development - Final Development Plan

PID# 202512030040

Mr. Logan presented the Development Department's findings. He stated that the applicant requests approval of a development plan for the renovation of the existing building at 1947 Stringtown Road including exterior façade updates corresponding to the creation of multiple interior tenant spaces and minor parking lot reconfigurations with site landscaping improvements. The site is zoned C-2 (Retail Commercial) and is designated as Commercial

Center on the GroveCity2050 Future Land Use and Character Map. In association with the proposed development plan, plans show outdoor seating areas and a drive thru, and special use permit applications for both uses have been submitted for concurrent review.

Mr Logan continued, stating that the parking lot is proposed to be restriped, and the eastern parking area is proposed to be reconfigured. Plans show the existing easternmost parking area to be changed from 90-degree parking spaces to 45-degree angled spaces. To accommodate the angled parking spaces, one-way circulation is proposed. Plans show proposed pavement markings and "Do Not Enter signs" proposed to denote this one-way circulation. A drive thru is proposed along the east side of the building, and two 12-foot wide lanes are shown to accommodate the drive thru and bypass lanes, and a separate special use permit has been submitted to examine the proposed drive thru in detail. Plans show the installation of a five-foot-wide sidewalk along the site's Gantz Road frontage, which will link the sidewalk to the south along the Comfort Suite's frontage to the Stringtown Road intersection, and improve pedestrian connectivity in this area.

Mr Loga stated that materials state that the building is proposed to be converted into three to four retail and restaurant spaces. The building is proposed to be renovated with new entrances and refaced, with a combination of brick veneer, composite siding boards, painted brick, aluminum storefronts and metal awnings. Plans show that new landscaping is proposed to be installed as part of the site redevelopment. Code requires that all parking rows end in either a peninsula or island and contain one 2" minimum caliper tree, and plans show that the site is proposed to generally comply with this requirement. However, the parking row closest to Stringtown Road does not comply with this requirement and a tree will need to be added to the peninsula to comply with code. While four trees are required to be planted along the Stringtown Road frontage of the site, no trees are shown, and plans state that a variance is requested to "keep the Stringtown Road frontage free of obstructive trees". Staff do not support a variance from this requirement, noting that there is ample space to plant the required trees, and this requirement is typically upheld for all new developments and redevelopments where adequate space exists for the plantings. To comply with code, four 2" caliper trees should be planted along the parking lot perimeter between the parking lot and Stringtown Road.

Mr. Logan concluded stating that as the proposed site redevelopment will repurpose a building along the City's main commercial corridor and create three to four spaces for new retail and restaurant businesses, offering new commercial and dining options to residents while creating additional employment opportunities within Grove City, After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the special use permit with the stipulations noted in the staff report.

Ms. Rebecca Mott, Plank Law Firm, 411 East Town Street, Columbus, OH, was present to speak to the item. She stated that the application is adding landscaping to the property that currently does not exist, including frontage plantings along Gantz Road, and throughout the site. She stated that they will add a tree to the peninsula to meet code but requested the City work with the applicant on the second stipulation requiring trees along the Stringtown Road parking frontage. She noted that the building is setback approximately 250 feet from Stringtown Road, and they want to keep the tenants visible. She noted that while they will have a monument sign along Stringtown Road, the tenant panel at the bottom is 12 inches from the ground and stated they need the visibility, and requested the stipulation be removed.

Mr. Farnsworth asked if there were any changes to the entrance and exits.

Ms. Mott responded that the building entrances would correspond to the new tenant spaces and was not sure how they relate to the current entrance.

Ms. Kimberly Shelds, Community Development Manager, clarified that stie access is not being modified as part of this application, and both existing curb cuts will remain.

Ms. Wemlinger stated she understands concerns about visibility, and why they are requesting the stipulation be removed.

Ms. Shields reiterated that the trees are a code requirement for both new and redevelopment projects, and that there are no code requirements regarding allocation of space on a monument sign, only height and square footage requirements, which would allow the applicant to address their concerns about the panel being so low. She stated there are landscaping requirements around the base of monument signs as well, which the applicant had expressed concerns with. Staff feel like the stipulation should be upheld, similar to how it is applied to other developments.

Mr. Chris Roach stated he is happy to see this property being redeveloped and that he would be fine with these trees not being included if it results in redevelopment.

Hearing no additional discussion, Ms. Wemlinger moved to recommend approval of the final development plan to City Council, with the following stipulations:

1. All parking lot peninsulas and islands shall contain a 2" minimum caliper tree as required by section 1136.06(d) of code.
2. To comply with section 1136.06(a)(2) of code, four 2" caliper trees shall be planted along the parking lot perimeter between the parking lot and Stringtown Road

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

ITEM #4 - Stringtown Gantz CB Development - Special Use Permit

PID# 202512030041

Mr. Logan presented the Development Department's findings. He stated that the applicant requests approval of a special use permit to allow for the addition of two outdoor seating areas at 1947 Stringtown Road. One outdoor seating area is situated on the west side of the existing building, between the building and Gantz Road, measuring 500 square feet. The second seating area is situated at the northeast corner of the existing building, and measures 400 square feet. Due to the proximity of this patio area to the parking and drive aisles on site, bollards will need to be installed along the east, west and northern sides of the patio. Materials include a bollard detail depicting a black decorative bollard. While not called out on the plan sheets, these bollards will need to be spaced at a maximum of 4 feet on-center.

Mr. Logan concluded by stating that the proposed outdoor seating areas will serve future commercial tenants and are not out of character for a commercial area and is in line with the future land use identified for the area. Therefore, after review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the special use permit as submitted.

Ms. Rebecca Mott, Plank Law Firm, 411 East Town Street, Columbus, OH, was present to speak to the item. She stated the existing character of the area will not change, as the property is zoned C-2 and the patio will be complementary. She stated that it is not atypical for restaurants to have outdoor patios, and the patios will remain in character with the future land uses, and that bollards and fences will be provided around the patios for safety.

Hearing no additional discussion, Mr. Farnsworth moved to recommend approval of the special use permit to City Council, as submitted.

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

ITEM #5 - Stringtown Gantz CB Development - Special Use Permit

PID# 202601200004

Mr. Logan presented the Development Department's findings. He stated that the applicant requests approval of a special use permit to allow for a drive thru at 1947 Stringtown Road. The proposed drive thru is located along the east side of the building. Vehicles will enter the drive through a 14 foot wide drive that wraps along the eastern property line, before turning and running along the southern property line, where a menu board is proposed. Plans show stacking for six cars between the pick up window and the menu board. Plans show the ability for additional vehicles to stack in the drive thru entry aisle along the eastern property line, without impeding circulation on site. Plans show another 12 foot wide drive aisle adjacent to the stacking lane, and drive thru window, which will allow for a bypass in the event a vehicle wishes to exit the line. Plans show pavement markings and signage will be installed at the exit of the drive thru to prevent vehicles from entering from the wrong direction. While not specified in the application material, the base of the proposed menu board will need to be finished with brick or masonry, or landscaping should be installed to screen the base if not utilizing masonry.

Mr. Logan concluded, stating that the proposed drive thru is in line with the character of the area, which is primarily auto-oriented commercial uses and includes several other drive thru uses, and is in character with the future land use intent of the area. Therefore, after review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the special use permit with the stipulation noted in the staff report.

Ms. Rebecca Mott, Plank Law Firm, 411 East Town Street, Columbus, OH, was present to speak to the item. She stated that the application meets all the special use permit requirements for a drive thru.

Mr. Farnsworth asked for clarification on the stacking lane and whether it would stack through the parking lot.

Ms. Mott stated that there is an additional drive aisle along the east property line that would be used for stacking, which prevents stacking from impeding site circulation.

Hearing no additional discussion, Mr. Roach moved to recommend approval of the special use permit to City Council with the following stipulation:

1. The bases of any proposed menu boards shall be brick or masonry, or landscaping shall be installed to screen the base if not utilizing brick or masonry.

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

ITEM #6 - Healthy Pet Grove City - Final Development Plan

PID# 202612290001

Mr. Barr presented the Development Department's findings. He stated this This final development plan application is for an animal hospital at 3400 Broadway. Planning Commission approved a lot split in 2025 and this final development plan is for the north section of the lot split. The proposed 6,821-square-foot building will be accessed from the existing driveway along the northern property line of the site. Code requires Commercial

properties to have a minimum setback of 60 feet where adjacent to residential properties, current setback is approximately 51 feet from the residential area to the east, which will require a variance. Staff are supportive of this variance, noting the building partially meets the required setback and a row of arborvitae provide screening between the two properties. Parking is proposed in front of the building along Broadway and to the north side of the proposed building. Per Code, a 10-foot parking and drive aisle setback is required when adjacent to compatible uses, and plans show this setback ranging between 6 to 9 feet along the southern property line. Based on conversations with the applicant, the parking and drive aisle will continue onto the parcel to the south to service future development. Staff are supportive of granting a deviation to allow for the parking and drive aisle setback to be less than the 10 feet required by code, noting that it will serve development to the south, and is not out of character with the parking setbacks of other commercial developments in this corridor. The proposed building will measure a maximum of 25 feet 4 inches at the highest point. The building will be finished with a variety of materials including masonry and stucco on all elevations, along with large windows. Nichiha will be used around the entryway and on the north elevation to provide accent. A landscape plan was submitted showing proposed landscaping in compliance with code requirements. The site will be landscaped with a variety of shrubs, perennials, and trees. A photometric plan was provided that generally meets the 0.5 footcandle requirement. This requirement is not met in four parking spaces at the southwest corner of the building and will require either additional site lighting be installed or lighting levels of proposed lighting be adjusted.

Mr. Barr concluded, stating that the application meets all applicable GC2025 guiding principles, and 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 stipulations noted in the staff report.

Mr. Steve Arend, Arccon Construction, 543 W. Rich Street, Columbus, OH, was present to speak to the item. He mentioned that Healthy Pets has been in Grove City for a long time and they are excited to expand to a new location.

Mr. Farnsworth asked about the entrance to the site.

Mr. Arend responded that the entrance is off the existing drive providing access to McDonalds which is on their property.

Hearing no additional questions or discussion from Planning Commission or the public, Mr. Farnsworth moved to recommend approval of the development plan with the three stipulations:

1. A variance shall be obtained from Section 1135.12-II to reduce the required 60 foot building setback adjacent to residential by 10 feet, for a minimum building setback of 50 feet.
2. A deviation shall be granted to Section 1136.09 (a)(3)(b) to reduce the required 10 foot side yard parking and drive aisle setback along the southern property line by 5 feet, for a minimum parking and drive aisle setback of 5 feet.
3. Additional site lighting fixtures shall be installed or lighting levels adjusted for proposed fixtures in order for all vehicular and pedestrian areas to comply with the 0.5 footcandle lighting requirement.

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

ITEM #7 - Green Oaks of Grove City - Final Development Plan

PID# 202512020038

Mr. Logan presented the Development Department's findings. He stated the applicant is requesting approval of a final development plan for a new 120-unit assisted living community at 4745 Big Run South Road. A preliminary development plan for the site was approved by City Council in October of 2025 with Resolution C-45-25. A rezoning application for the site was recommended for approval by Planning Commission at the January 6th, 2025, meeting, and scheduled to be heard at the March 2nd City Council meeting. The site layout is generally consistent to that shown on the approved preliminary development plan. The site will be accessed from a curb cut off Holt Road, which leads to a pick up and drop off loop at the front of the building, as well as the proposed parking area south of the building. The parking area is setback to allow for screening to be installed between the proposed development and residential properties to the south. 70 parking spaces are provided, which complies with the parking standards outlined in the zoning text for the site. Plans show an outdoor area for resident recreation at the rear of the building, which includes a walking path and landscaped areas. An 8-foot-wide path is shown running from Lake Lanier Drive across the southern portion of the site to Holt Road, where the path runs the entirety of the site's frontage to act as an extension of the city's growing trail network and provide safer access to the Holt Road trail and school sites north of Big Run South Road for residents in the Concord Lakes subdivision.

Mr. Logan continued, stating that the proposed three-story 96,000 square foot building is centrally located on the site and is proposed to contain 120 units. Materials indicate that a total of 68 studio units and 52-one bedroom assisted living units are proposed. Materials state that the building will also provide a range of amenities for residents including a large dining room, commercial kitchen, fitness room, beauty salon, game room, activity rooms, computer stations, a library, art spaces and multiple community rooms and lounges. The building is proposed to be finished with a combination of high-quality materials including brick veneer, and fiber cement siding with differing textures and colors. Staff believe the proposed building elevations and finish materials are appropriate and will result in a high-quality development that exhibits the desired character for the area. The submitted landscape plan generally meets the requirements of City Code, and screening is shown between the residential properties to the south and east. While plans note the screening trees along the southern property line will be a minimum of six feet in height at the time of installation, the plant labels are not included in the plant schedule to identify these trees. In order to ensure that appropriate screening is provided along the south property line, details on the proposed tree species shall be clarified with construction plans. Due to the prominence of the proposed basin at the corner of Big Run South Road and Holt Road, the basin will need to include landscaping meeting the requirements for a type 1 basin outlined in the City's stormwater design manual.

Mr. Logan concluded, stating the proposed assisted living development will act as a 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, and is compatible with the residential nature of the area, which includes different types of development, including single-family, educational, and multi-family apartments (within the City of Columbus). Therefore, 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 stipulation noted in the staff report.

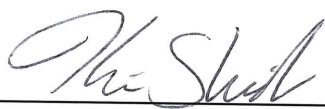
Mr. Jared Isenthal, Evergreen Real Estate Group, 566 West Lake Street, Chicago, IL., was present to speak to the item. He stated that this application is the cumulation of a lot of time, effort and collaboration with city staff, and they look forward to continuing with this project. He said they agree with the stipulation and will provide additional details with the site improvement plan.

Hearing no additional discussion, Ms. Wemlinger moved to recommend approval of the final development plan to City Council with the following stipulation:

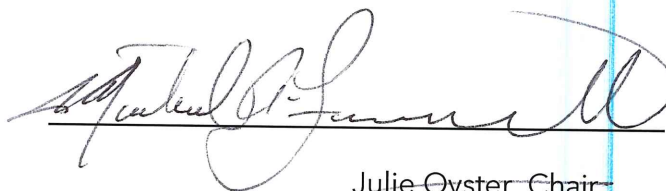
1. Details on the proposed tree species along the southern property line shall be clarified with construction plans to ensure adequate screening is provided.

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

There being no additional discussion, Chair Oyster adjourned the meeting at 2:04 p.m.



Kim Shields, Community Development Manager



Julie Oyster, Chair

Michael Farnsworth
CO-chair