



MEETING MINUTES

Planning Commission

March 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: Mr. Chris Roach, Ms. Kim Wemlinger, Vice-Chair Michael Farnsworth, and Mr. Larry Titus. 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; George Holinga, Council Member; Carly Montgomery, EMH&T.

Vice-Chair Farnsworth asked for a moment of silence and the Pledge of Allegiance.

Organizational Items:

Vice-Chair Farnsworth asked for approval of the February 3rd, 2026, Planning Commission meeting minutes. Mr. Titus moved to approve the minutes. Ms. Wemlinger seconded the motion, and the minutes were approved 4-0.

New Items:

ITEM #1 - Farmstead Phase 8 - Plat

PID# 202601290007

Mr. Barr presented the Development Department’s findings. He stated this proposed plat is for Farmstead Phase 8. The property was rezoned and the final development plan was approved in 2019. The current application is for phase 8. This plat includes 23 lots, and right-of-way dedication for the extension of Sweet Basil Lane, on 5.488 acres. All proposed lots meet the lot size requirement established in the approved zoning text.

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 Plat as submitted.

Mr. Jim Hider, 8800 Lyra Drive, Columbus, OH, was present to speak to the item.

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

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

ITEM #2 - Grove City Church of the Nazarene - Rezoning

PID# 202601300008

Mr. Barr presented the Development Department's findings. He stated this rezoning is for 4910 Hoover Road. The property was annexed in 2025, and this rezoning is for the southern section of the Church of the Nazarenes' property. The property is surrounded by several different zoning districts, including R-1, SF-1, PUD-R, and SD-1. The GroveCity2050 Future Land Use and Character Map designates this site as Suburban Living, Low Intensity, and the proposed use of educational meets the secondary use for the area. The proposed SD-1 zoning matches the zoning of the Church of the Nazarene's property to the north, and application materials state that the site will continue the current use of athletic facilities. While project materials note the intent to construct additional athletic facilities, no development is proposed as part of this application, and any future development on the site will require approval of a development plan.

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 Rezoning as submitted.


Mr. Dale Benson, 4720 Hoover Road, Grove City, OH, was present to speak to the item.

Mr. Farnsworth asked about the supplemental material, stating that a community center will be added, or if the facility would be used for a community center. Mr. Benson said that the masterplan has two field houses, one for PE and school uses and supplemental gymnasium for extra space. He mentioned that space would be multi-purpose for events similar to current operations.

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

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

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



Kim Shields, Community Development Manager



Julie Oyster, Chair