

GROVE CITY BOARD OF ZONING APPEALS

MEETING MINUTES

May 26, 2026

The regular meeting of the Board of Zoning Appeals was called to order by Chair Brant at 5:30p.m. at the Grove City Municipal Building, 4035 Broadway.

1). Roll was called. The following members were present.

John Brant Tony Haughn C.J. Andrews

Staff Present: Laura Scott, Planning and Zoning Manager/Secretary to the BZA, Anthony Severyn, Office of the Law Director.

Also Present: Robert Johnson of 4521 Haughn Rd., John Buck of 3619 Casa Blvd., Pastor David Morrison of the Church of the Nazarene; Oliver Holtsberry of Danite Sign Co., Carl Ray Justice of 2189 Presley Dr., John Deck of Manheim Ohio.

All representatives addressing the board were sworn in.

3). Approve the minutes from the April 27, 2026 meeting.

Motion by Chair Brant to approve the minutes. Second by Tony Haughn.

VOTE: Brant – YES; Andrews – YES; Haughn – YES; **APPROVED.**

4). Hear the appeal of Oliver Holtsberry, DaNite Sign Co. for The Naz Church, 4770 Hoover Rd. (Parcel #040-002136) for the following variances:

1) Section 1145.16 e Sign Height; To exceed the maximum sign height of 8' by 1'-6" for a total sign height of 9'-6".

2) Section 1145.16 a Sign Area; To exceed the maximum sign area of 50sf by 78sf for a total of 128sf.

3) Section 1145.06 Prohibited Signs; To allow one panel of a sign to be changeable (seasonally) as needed.

Mr. Holtsberry stated the slight increases in height and area of the sign were necessary and appropriate for the size of the property, extensive frontage on Hoover Rd. and the fact that the Naz has a church, a school and an early school all operating on one site and serving the community. The change of the panel on the sign would be seasonally and infrequent and look like



the other panels on the sign. Pastor David stated the panels would announce events like Easter, Vacation Bible School, and Baptism and change maybe 4-6 times a year. He felt it was a beautiful sign that reflected the new branding of the church and school. Mr Haughn confirmed they were going from two signs to one sign for a cleaner look. He asked about the sign electrical feed. The sign is internally illuminated and will need an electrical permit. Mr. Brant described the difference between an electronic sign and the changes that are proposed for this sign. Once the new panel is inserted in the sign it will stay that way for a while. Mr. Brant asked about responses from adjoining property owners. Ms. Scott said there were no responses.

Motion by Chair Brant to grant the appeals of Oliver Holtsberry, DaNite Sign Co. for The Naz Church, 4770 Hoover Rd. (Parcel #040-002136) for the following variances with 1 stipulation to construct the sign within 12 months.

1) Section 1145.16 e Sign Height; To exceed the maximum sign height of 8' by 1'-6" for a total sign height of 9'-6". Second by Mr. Andrews.

VOTE: Brant – YES; Andrews – YES; Haughn – YES; **APPROVED.**

2) Section 1145.16 a Sign Area; To exceed the maximum sign area of 50sf by 78sf for a total of 128sf. Second by Mr. Andrews.

VOTE: Brant – YES; Andrews – YES; Haughn – YES; **APPROVED.**

3) Section 1145.06 Prohibited Signs; To allow one panel of a sign to be changeable (seasonally) as needed. Second by Mr. Andrews.

VOTE: Brant – YES; Andrews – YES; Haughn – YES; **APPROVED.**

Chair Brant advised the applicant of the 21-day waiting period.

5.) Hear the appeal of Robert Johnson, property owner at 4521 Haughn Rd. (Parcel #040-006924/040-006925) for a variance to Section 1137.05; To encroach the 30' front setback approximately 30' on Casa Blvd. with a 5' tall Kentucky horse fence, for a total setback of 0 (zero) feet.

Mr. Johnson stated he is trying to utilize the most space in his yard for his kids and pet. Mr. Haughn asked how the fence got built. Mr. Johnson said he built the fence himself not knowing a fence permit was needed or regulation regarding fences encroaching a setback. The fence post holes are 3 feet deep. The fence is actually 28 feet into the setback, not 30 feet. Ms. Scott confirmed this was an error and needed corrected if a motion were to made to approve. Mr. Haughn asked about the neighbor to the west. Mr. George Buck was present and spoke in support of the fence. He stated there was a wide setback between his property and the fence due to the old alley being vacated between the properties. He has no issue with vision clearance. He spoke of other properties in the area that have fences clear up to the property line. Ms. Scott clarified for Mr. Buck and the board that the majority of homes on Casa are not in the city, but in the township where city code does not apply.



Motion by Chair Brant to grant the appeal of Robert Johnson, property owner at 4521 Haughn Rd. (Parcel #040-006924/040-006925) for a variance to Section 1137.05; To encroach the 30' front setback approximately 28' on Casa Blvd. with a 5' tall Kentucky horse fence, for a total setback of 2'. Second by Mr. Andrews.

VOTE: Brant – YES; Andrews – YES; Haughn – YES; **APPROVED.**

Chair Brant advised the applicant of the 21-day waiting period.

6.) Hear the appeal of Carl Ray Justice, property owner at 2189 Presley Dr. (Parcel # 040-005747) for a variance to Section 1137.05; To encroach the 30' front setback on a corner lot facing Goodman St. by 10' by replacing and existing 6' wooden privacy fence with a 6' vinyl privacy fence, for a total front setback of 20'.

Mr. Justice stated they intended to simply replace the old fence with a new vinyl fence. During the permitting process the city found the previous owner had not permitted the original fence and it had been built into the setback. Relocating the fence now would create upheaval in that some of the hardscape and pool equipment would need to be removed and relocated. It also lines up with third car parking pad. Mr. Andrews asked if he needed approval on both the type and height of fence as well as the fence location. Mrs. Scott stated yes, both.

Motion by Chair Brant to grant the appeal of Carl Ray Justice, property owner at 2189 Presley Dr. (Parcel # 040-005747) for a variance to Section 1137.05; To encroach the 30' front setback on a corner lot facing Goodman St. by 10' by replacing and existing 6' wooden privacy fence with a 6' vinyl privacy fence, for a total front setback of 20' with two stipulations. 1) begin construction within 12 months, 2) Install and maintain evergreen shrubs a minimum of 36" tall at time of planting, spaced 5 feet apart on center along the portion of fence facing Goodman St. Second by Mr. Andrews.

VOTE: Brant – YES; Andrews – YES; Haughn – YES; **APPROVED.**

Chair Brant advised the applicant of the 21-day waiting period.

7.) Hear the appeal of John Deck, representing Manheim Ohio for 3757 Jackson Pike (Parcel #040-017898) owned by CRL Leasing, for a variance to Section 1137.11; to allow a gravel lot for the parking/storage of operable motor vehicles related to the adjacent auction facility for a period of 5-years.

Mr. Deck explained they are asking to use gravel vs. pavement They are currently negotiating a lease and the infrastructure improvements to the property. The property has four buildings. All vacant and in disrepair, a barn, two old garages, a house with a roof coming off. They will be installing a 6' tall berm with landscaping along the front of the property along SR 104. The only



access to the gravel lot will from their existing entrance on SR 104. They intention is to lease the property beyond 5 years at which point they would pave the property. Condemnation permits would be required to remove the buildings. Mr. Haughn asked about other proposed improvements like site lighting. Mr. Deck explained there will be 5 light poles, one is existing, a perimeter fence> All required permitting will be obtained. This is the first step as this is a significant investment to get it to the point where it would be usable for us. It is the nature of the business that the amount of cars on site will ebb and flow. They are out of space right now. He spoke to James Herlihy, Herlihy Moving and Storage, the adjacent property owner, who said he was supportive of the variance. Mr. Andrews asked if full stormwater requirements would be met such as stormwater retention/detention. Ms. Scott stated that Mr. Boso could better respond however the applicant stated the property would be graded prior to the lot being graveled to control runoff and that with gravel there is less of an issue than paved lots and that stormwater retention and detention are typically addressed when paving is done.

Motion by Chair Brant to grant the appeal of John Deck, representing Manheim Ohio for 3757 Jackson Pike (Parcel #040-017898) owned by CRL Leasing, for a variance to Section 1137.11; to allow a gravel lot for the parking/storage of operable motor vehicles related to the adjacent auction facility for a period of 5-years, with one stipulation the hard surface is waived for a maximum of 5 years. Second by Mr. Brant.

VOTE: Brant – YES; Andrews – YES; Haughn – YES; **APPROVED.**

Chair Brant advised the applicant of the 21-day waiting period.

5). New business. Possible dates for a special meeting were discussed. Ms. Scott expressed concerns for getting the required notices and postings out in a timely fashion.

There being no further business, Chair Brant adjourned the meeting at 6:17pm.

Adjournment.

John Brant, Chair

Laura Scott, Secretary

