



# MEETING MINUTES

## Planning Commission

June 2, 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, Vice-Chair Mr. Michael Farnsworth, Mr. Chris Roach and Mr. Larry Titus. Ms. Kim Wemlinger was absent. Staff members present: Kim Shields, Community Development Manager; Dash Logan, Senior Planner; Terry Barr, Development Planner; Jesse Shamp Frost Brown Todd; Laura Scott, Planning and Zoning Manager and George Holinga, Council Member;

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

### **Organizational Items:**

Chair Oyster asked for approval of the May 5th, 2026, Planning Commission meeting minutes. Mr. Farnsworth moved to approve the minutes. Mr. Titus seconded the motion, and the minutes were approved 4-0.

### **New Items:**

#### **ITEM #1 - Grove City Church of the Nazarene Field House - Final Development Plan PID# 202604290015**

Mr. Barr presented the Development Department's findings. This proposed development plan is for a field house for the Grove City Church of the Nazarene. The Church of the Nazarene has had previous development plans for additions approved in 2023 and 2025. The proposed 33,087-square-foot building is located on the south side of the site, adjacent to the existing stadium and will include gymnasiums, training facilities, and support space for the church and school. Access to the field house will remain unchanged off Hoover Road and the drive aisle behind the stadium will be relocated to the east to make room for the field house. Plans show a pedestrian plaza between the existing stadium and proposed field house, which are enclosed with a black chain-link fence and metal gate at the north and south ends. Bollards are proposed outside the metal gates to limit vehicular access. Further review and coordination will be required during the site improvement plan review to ensure that the entryway and bollards meet emergency response standards. The field house measures a maximum of 36 ½ feet at the highest point, which exceeds the permitted maximum height of 35 feet in the SD-1 district and will require a variance to be constructed as proposed. Staff support a height variance noting that the proposed field house is located internally on the site away from residential areas, and that the building will only exceed the permitted height by 1 ½ feet at the highest point. The building will be finished with a variety of

materials, which are similar to those used elsewhere on the campus. Metal paneling (sandstone) is proposed as the primary finish material along with brick (Monument Tudor) and floor-to-ceiling glass and E.F.I.S around the entryways. Plans show a 14,194-square-foot future addition for a gymnasium and storage space. Elevations were provided for this future addition in the submitted materials and are similar in character and materials to those used in the initial phase of development. A landscape plan was submitted showing proposed landscaping in compliance. Due to limited space around the building perimeter, the trees required to meet perimeter planting requirements will be located around the new drive aisle.

Mr. Barr concluded that the development meets all GroveCity2050 guiding principles and after review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the preliminary development plan, with the stipulation noted in the staff report.

Mr. David McKnight, 3351 McDowell Road, Grove City OH, was present to speak to the item. He mentioned that the Church and School are excited for the long-awaited field house and to have a new space for the school, church, and community, and are ready to start development once they receive approvals.

Mr. Titus mentioned it was a well-designed facility and asked Jackson Twp. Fire Dept., if they had any concerns, they responded that they had none.

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

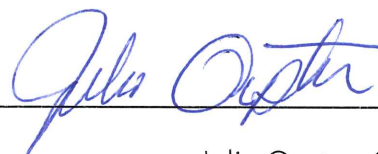
1. A variance shall be obtained from Section 1135.12-II to exceed the required 35-foot building height in the SD-1 zoning district.

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

There being no additional discussion, Chair Oyster adjourned the meeting at 1:35 p.m.



Kim Shields, Community Development Manager



Julie Oyster, Chair