



MEETING MINUTES

Planning Commission

July 7, 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, Ms. Kim Wemlinger and Mr. Larry Titus. Mr. Chris Roach 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 Manager; Christopher Hite, Jackson Twp. Fire; George Holinga, Council Member; and 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 June 2nd, 2026, Planning Commission meeting minutes. Mr. Farnsworth moved to approve the minutes. Ms. Wemlinger seconded the motion, and the minutes were approved 4-0.

New Items:

ITEM #1 - Shoppes at North Meadows - Preliminary Development Plan

PID# 202606030019

Mr. Barr presented the Development Department's findings. This proposed preliminary development plan is for a multi-tenant retail building at the northeast corner of North Meadows Drive and London Groveport Road. The site was platted in 1996 and initially rezoned in 2021. After the preliminary development plan, the next steps will include rezoning, establishing development standards, and final development plan. The proposed 8,616-square-foot building is located centrally on the site. Access is proposed with a right-in, right-out curb cut on London Groveport Road and a full-in, right-out curb cut onto North Meadows Drive. Future discussion will be needed on the potential for a southbound thru lane on North Meadows Drive. A drive-thru is proposed along the rear of the building with stacking for 9 cars. The site includes 57 parking spaces located along the perimeter and in front of the building. The proposed spaces measure 18' by 9' for a total of 162 square feet, which is less than the 180 square foot requirement of code. Staff are supportive of the amount of parking proposed, as the uses of the site are intended to be complementary. Additionally, other recent commercial developments have been approved to have spaces measuring 162 square feet, and the reduction in parking space size will not have a detrimental impact on the site. Plans show a 5-foot parking and drive aisle setback

along the site's northern and eastern property lines, which is less than the 10-foot parking and drive aisle setback required by code. While setbacks will be finalized with the zoning text and final development plan, staff are supportive of a reduced setback along these property lines noting that there is still adequate space to install required landscaping and other commercial developments in the area have been approved with reduced setbacks. The proposed building will reach a maximum height of 26' 8" feet. And be finished with brick, fiber cement board & batten siding, and large glass windows, with metal coping accent. The proposed color palette primarily includes various shades of grey. A landscape plan was submitted showing the site and building landscaped with a variety of ornamental grasses, trees, perennials, and shrubs. Due to limited space along the building perimeter, the trees required to meet the perimeter planting requirements will be relocated along the perimeter of the site. Staff are supportive of the general landscaping shown on the plans and believe it meets the intent of code.

Mr. Barr concluded that staff will continue to work with the applicant during the rezoning and final development plan to ensure the site meets all applicable PUD standards and GC2025 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 as Submitted.

Mr. Carter Bean, 2231 McCoy Road, Columbus, OH, and Mr. Matt Robinson, 7762 Seay Ct. Dublin, OH, was present to speak to the item.

Mr. Bean mentioned that the original plan sought to gain access from the site to the north onto North Meadows Dr. via a shared access easement with the property to the north, but this was unsuccessful. The current location has been discussed with the city engineers and we will continue to work with them on the details of the curb cuts. A connection is provided for the through road with the property to the east to extend the roadway behind Waffle House in the future.

He continues that the sign package is a worst-case scenario, and the site will likely have only 3 or 4 tenants, not the 5 shown.

He finished by mentioning that one of the tenants might have a slightly larger patio that might require removing one parking space. He clarified that the total parking space count doesn't include the three spaces that would be removed if the roadway extension from the east road were to connect to the site. He mentioned that the Jackson Twp Fire Dept. has been involved in the site review, and the presented layout has been revised per their comments.

Mr. Robinson mentioned the effort put into determining site access and thanked the staff and the review team for working with them throughout the process, and how excited they are, and the tenants they have spoken to are to be in the City.

Mr. Farnsworth mentioned the proposed building looks great and asked about whether the rear road was intended to be installed. Mr. Bean and Mr. Robinson mentioned that the site to the east would need to be redeveloped to connect the road, and they are prepared for the connection on their site per the request of staff.

Mr. Farnsworth asked for clarification of the stacking for the drive-thru. Mr. Bean mentioned that the site will have only one drive-thru, accessed counter-clockwise, and that the future tenant would have a sign directing people to the entrance.

Ms. Wemlinger mentioned she liked the design and the site and thanked the applicant for the investment in the City.

Chair Oyster asked about the future roadway configuration of London Groveport Road near the site.

Ms. Shields responded that there are no official projects at this time, and that improvements contemplated in the past would require additional ROW, which the applicant is showing in the proposed plans. She continues that the City is conducting a larger citywide thoroughfare review for roadway improvements.

Chair Oyster asked if the tenant would be targeted at morning users. Mr. Bean and Mr. Robinson responded that the tenant mix will be more evenly distributed throughout the day.

Mr. Tim McGrath, Lawyer representing the adjacent property owners, Jim and Suzanne Lehman. He mentioned concerns over access to the site to the east, given that the curb cuts are close together. He mentioned that the through-road extension benefits the area and the site, and he wants to ensure that the easement is granted and recorded to allow the extension. He finished by stating they support the project.

Mr. Bean and Mr. Robinson mentioned that the proposed curb cut doesn't impact the curb cut on the Lehman property. He mentioned that in the future, having access off the through road would allow for a larger developable area on the site and that they will make sure the easement is recorded.

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

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

There being no additional discussion, Chair Oyster adjourned the meeting at 1:52 p.m.



Kim Shields, Community Development Manager



Julie Oyster, Chair