



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Franklin County Planning Commission

**Michael J. Dorrian Building
369 South High Street
1st Floor, Commissioners Hearing Room
Columbus, OH 43215**

October 8, 2025

1:30

- 1. Call to Order (Chair)**
- 2. Call roll for Board Members (Planning Admin Assistant)**
 - a. Board of Commissioner Members/Alternate Designee(s)**
 - b. Regular Planning Commission Members**
 - c. Acknowledgement of Quorum**
- 3. Introduction of Staff (Planning Administrator)**
- 4. Approval of minutes from the July 9, 2025, meeting**
 - a. Motion to Approve Minutes (Chair)**
 - b. Discussion of Minutes**
 - c. Roll Call on Vote to Approve Minutes (Planning Admin Assistant)**
- 5. New Business**

i. Legislative Matter: ZON-25-08 Kayla Johnson

Owner/Applicant:	ALL NATIONS CHURCH/Mark Denny
Township:	Mifflin Township
Site:	4105 Westerville (PID #190-000086)
Acreage:	3.156-acres
Utilities:	Private water/public wastewater
Zoning:	Rural (R)
Request:	Requesting to rezone 0.382 acres of a 3.156-acre lot from the Rural (R) district to the Community Service (CS) district to expand religious use.

- a. Staff Presentation (Staff)**
- b. Applicant Presentation**
- c. Call for Motion to Recommend Approval (Chair)**
- d. Roll Call on Motion/Vote (Planning Admin Assistant)**

- 6. Motion to Adjourn Meeting to November 12, 2025 (Chair)**
 - a. Roll Call (Planning Admin Assistant)**

MINUTES OF THE
FRANKLIN COUNTY PLANNING COMMISSION
Wednesday, July 9, 2025

The Franklin County Planning Commission convened at the Franklin County Judicial Services, Commissioners Hearing Room, First Floor, 369 South High Street, Columbus, Ohio 43215, on Wednesday, July 9, 2025 at 1:31 p.m.

Present were:

Chet Chaney, Chairman
Tim Guyton
Roxyanne Burrus
Arion Owens
Katherine Page
Annie Ryznar
Daniel Blechschmidt
Ashley Hoyer (excused)
Marty Wicks (absent)

Franklin County Economic Development and Planning Department members:

Raimere Fitzpatrick, Planning Administrator
Kayla Johnson, Planner
Austin Workman, Planner
Sean Karns, Planning Administrative Assistant
Emanuel Torres, Assistant Director
Franklin County Prosecutor's Office
members:
Devin Bartlett, Assistant Prosecuting Attorney

Other attendees:

Sharon Lynch, Franklin County Administrative Secretary
Shane Farnsworth, Jackson Township Administrator
Mark Mayers

Chairman Chaney opened the hearing. The first order of business was roll call of the Planning Commission members. The next order of business was the introduction of staff and members of the Franklin County Prosecutor's Office. The next order of business was approval of the minutes from the June 11, 2025, meeting.

A motion was made by Ms. Burrus, seconded by Mr. Guyton, to approve the minutes from the June 11, 2025 meeting. The motion passed by a vote of six yeses, zero nos, and one abstention.

Before hearing New Business, Mr. Fitzpatrick informed the Commission members that the applicant for Case No. ZON-25-05 withdrew their application, and so the case would not be heard.

NEW BUSINESS:

The next order of business was to hear Case No. JACK-25-03. The applicant was Mark Mayers. The site is located in Jackson Township at 1796 White Road. It is 3.684 acres in size and served by private water and wastewater. The applicant was requesting a recommendation from the Franklin County Planning Commission to the Jackson Township Zoning Commission on a request by Mark Mayers to rezone 3.684 acres from the Jackson Township Suburban Residential district to the Exceptional Use district to develop a performance training facility.

Staff recommended denial on the basis that the application did not adhere to the Jackson Township Comprehensive Plan's recommendation that the site be used for park uses. Mr. Mayers briefly spoke before the Commission. Mr. Farnsworth also spoke before the Commission regarding challenges the township has faced in keeping projects from being annexed to Franklin County.

After Mr. Mayers and Mr. Farnsworth spoke, Mr. Blechschmidt commented that he believed putting limitations on a site as a result of a comprehensive plan could be an undue hardship for a property owner. After more discussion amongst the Commission members and staff, a motion was made by Mr. Blechschmidt, seconded by Ms. Burrus, to approve Case No. JACK-25-03 with the conditions that updated materials be provided to staff which clarify the removal of the outdoor athletic field, the removal of the monument sign from the plan, and further clarification of the phasing of the project. The motion passed by a vote of six yeses, one no, and zero abstentions.

The next order of business was to hear Case No. BLEN-25-04. The applicant was the Blendon Township Zoning Commission. The applicant was requesting a recommendation on proposed amendments to Sections 8412.32, 412, 420.34, 435.32, and 444.32 of the Blendon Township Zoning Resolution to add additional subitems of code to the township's planned districts. Sections 716.21 and 716.22 of the Blendon Township Zoning Resolution are to be removed in their entirety, while Section 716.02 will be amended to streamline zoning map and text amendment review processes. Sections 716.02, 716.12, 716.42, 805.01, and 815.04 will be amended to change how public notices are advertised for township Planning Commission and Board of Zoning Appeals hearings. Staff recommended approval. Ms. Burrus brought up concerns regarding whether or not these amendments would make cooperations with townships and Franklin County more difficult.

A motion was made by Mr. Guyton, seconded by Ms. Page, to approve BLEN-25-04. The motion passed by a vote of six yeses, one no, and zero abstentions.

There being no further business to come before the Planning Commission, a motion was made by Ms. Burrus, seconded by Mr. Blechschmidt, to adjourn the meeting.

The meeting was adjourned at 2:24 p.m. The minutes of the July 9, 2025

Franklin County Planning Commission were approved
this _____ day of _____, 2025

Chair's Signature

STAFF REPORT
Planning Commission
10/8/2025

Case: ZON-25-08
Prepared by: Kayla Johnson

I. Summary

Owner/Applicant:	All Nations Baptist Church/Mark Denny
Township:	Mifflin Township
Site:	4105 Westerville Road (PID #190-000086)
Acreage:	3.156 acres
Utilities:	Private water and public wastewater
Request:	Requesting to rezone 0.382 acres of a 3.156-acre lot from the Rural (R) district to the Community Service (CS) district with Smart Growth Overlay (SGO) to expand a religious use.
Recommendation:	Staff recommends <u><i>approval</i></u> .

II. Property Background/History

- 1976, the lot was rezoned to the CS district for a retail gardening store.
- 2009, the current property owner obtained ownership of the lot.
- 2009-2014, various permits were applied for a change of use, sign refacing, and accessory use for automobile sales/display.
- 2011, SGO applied to properties bordering Westerville Road under the county's zoning jurisdiction.

III. Surrounding Land Use/Zoning

Location	Jurisdiction	Zoning	Land Use
North	Mifflin	Select Commercial Planned District (SCPD), SGO	Car dealership, RV and boat storage
South	Columbus	Limited Manufacturing (LM)	Automobile service
East	Columbus	Residential (R-1)	Church, single-family, and condominiums
West	Columbus	Suburban Residential (SR)	Single-family

IV. Comprehensive Plan

The Clinton-Mifflin Land Use plan recommends the site for “Light Industrial + Office”. This includes office, industrial, storage, and warehousing businesses. The corresponding zoning districts are the Suburban Office and Institutional (SO), Limited Industrial (LI), and Restricted Industrial (RI) Districts.

The proposed rezoning does not follow the recommended zoning districts however it meets the recommended land use.

V. Zoning District Review

Existing zoning – Rural (R):

The R district provides conservation of resources, agricultural uses, and single-family development. Centralized water and sewer are commonly not available in these areas.

Proposed zoning – Community Service (CS):

The CS district provides large item commercial sales, service, and repair establishments. This district serves a large area with easy access to major traffic routes. Wholesale and retail sales of various automobile dealers, and associated serving of said vehicles, are most common.

Overlay District - Smart Growth Overlay (SGO)

The SGO district is intended to develop pedestrian oriented development. The development standards concentrate buildings closer to the right-of-way, parking to the rear of establishments, and a consistent character of wayfinding elements and architectural features along the SGO corridors. Westerville Road is identified as one of the “Primary Streets” applicable to the SGO standards.

The religious use is permitted under the CS district

VI. Development Standards

Development standards in the CS and SGO districts (Sections 332.04 and 670) apply to the lot. The expansion of the commercial CS district will activate the SGO standards to the northeastern edge of the lot. Any expanded or new development on the lot will need to abide by both district standards.

VII. Technical Agency Review:

1. ***Franklin County Engineer’s Office (Mobility):*** The Ohio Department of Transportation controls the access to Westerville Road.
2. ***Franklin County Planning Department:*** Development standards for the CS and SGO districts were outlined in the review. The site plan submitted for any proposed development must meet the submittal requirements.

No additional comments were received.

VIII. Staff Analysis

The proposed rezoning meets the general health, safety, and welfare of the surrounding area. The expanded use is consistent to the current character of the lot and surrounding land uses. The property establishing one base zoning district meets the intentions of the land uses in the Westerville Road corridor, land use recommendation, and the establishment of general zoning districts on a lot.

Staff recommends **approval** of the request to rezone 0.382 acres from the Rural district to the CS district with SGO.

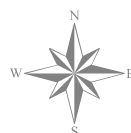
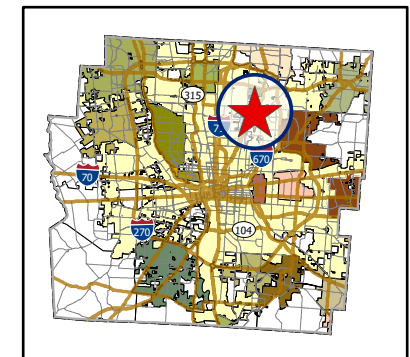


ZON-25-08

Requesting to rezone 0.382 acres of a 3.156-acre lot from the Rural (R) district to the Community Service (CS) district with Smart Growth Overlay (SGO) to expand a religious use.

Acres: 3.156-acres
Township: Mifflin

- Streets
- Parcels
- 4105 Westerville Rd.



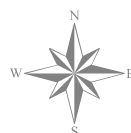
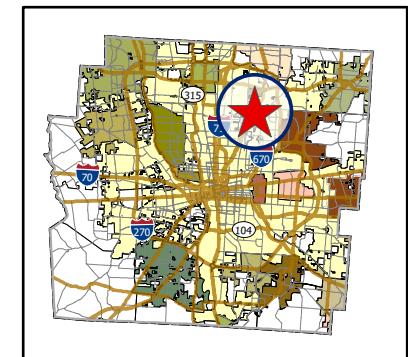


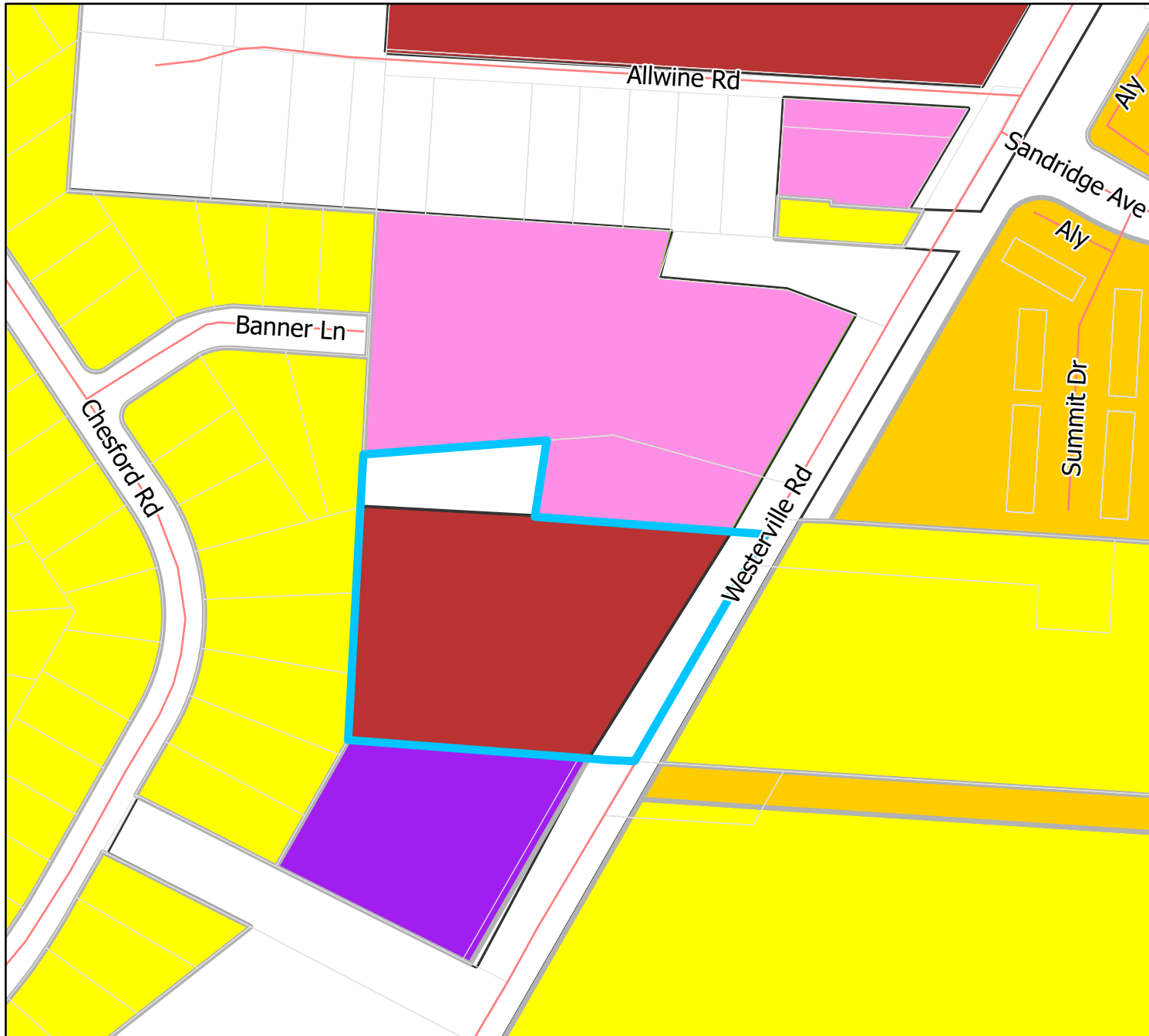
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- 4105 Westerville Rd.





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Acres: 3.156-acres
Township: Mifflin

4105 Westerville Rd.

Streets

Zoning - County

Community Service

Rural

Select Commercial Planned District

Columbus Base Zoning Districts

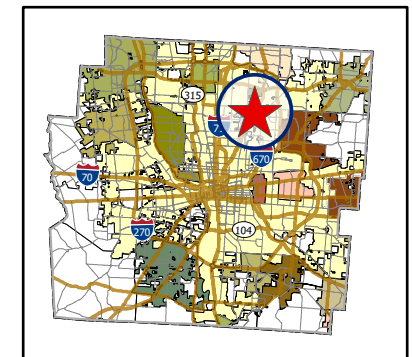
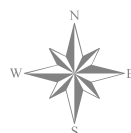
Manufacturing

Multi-family

Residential

4105 Westerville Rd.

4105 Westerville Rd.





Franklin County
Board of Commissioners

**ECONOMIC DEVELOPMENT
& PLANNING**

Application for
Rezoning
Page 1

Property Information

Site Address:	4105 WESTERVILLE RD. 43224	
Parcel ID(s):	190-000086	
Total Acreage:	3.156	Township: MILLIN

Property Description

Acres to be rezoned:	0.382
Current Land Use:	CHURCH
Surrounding Land Uses:	
North	C COMMERCIAL
South	IM COLUMBUS
East	RI COLUMBUS CHURCH
West	SR COLUMBUS

Rezoning Request

Current Zoning:	RURAL(R) SMART GROWTH OVERLAY
Proposed Zoning:	C.S. MID SGO
Proposed Land Use:	CHURCH
Purpose for Request:	COMBINE PROPERTY INTO ONE ZONING DISTRICT

Staff Use Only

Case #	ZON-25-08
Date Filed:	9/29/25
Fee Paid:	Resubm.
Receipt #	Resubm.
Received By:	Kayla J.
Technical Review Date:	
Big Darby Panel Date:	N/A
Planning Commission Date:	10/8/25
Rural Zoning Commission Date:	10/16/25
Commissioners Date:	11/18/25

Checklist

- ☐ Fee Payment (checks only)
- ☐ Completed Application
- ☐ Notarized Affidavit
- ☐ Legal description of property
- ☐ Location/Area map
- ☐ Water/Wastewater Information
- ☐ Development Plan (if a planned district request)

Water & Wastewater

Water Supply

- ☐ Public (Central)
- ☒ Private (On-site)
- ☐ Other

Wastewater Treatment

- ☒ Public (Central)
- ☐ Private (On-site)
- ☐ Other



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ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for Rezoning

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Property Owner Information

Name: ALL NATIONS BAPTIST CHURCH

Address: 4105 WESTERVILLE ROAD
COLUMBUS, OHIO 43224

Phone # 614-446-8804

Fax #

Email: KWASIAMO2003@YAHOO.COM

Applicant Information

☐ Same as property owner

Name: MARK DENNY, ARCHITECT

Address: 1088 KENILWORTH PLACE
COLUMBUS, OHIO 43209

Phone # 614-804-8688

Fax #

Email: COARCHITECT@AOL.COM



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for Rezoning Page 3

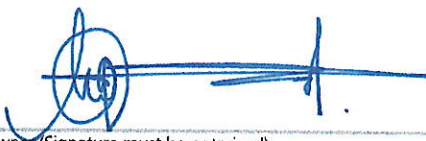


Signatures

To the best of my/our knowledge and belief, information and materials submitted as a part of this Rezoning application are correct, complete and accurate. The Franklin County Technical Review Committee members are hereby granted permission to enter the property for inspection and review purposes. I/we understand that delays or tablings may impact the hearing schedule.


Applicant

11.2.2024
Date


Property Owner (Signature must be notarized)

11.2.2024
Date


Property Owner (Signature must be notarized)

11/2/2024
Date



Rezoning/Text Amendment Application

General Application Requirements

Any applicant who requests a zoning change is solely responsible for filing all materials required by the application in its entirety. Please consult with the Economic Development and Planning Department to obtain a copy of pertinent development standards prior to filing a rezoning request.

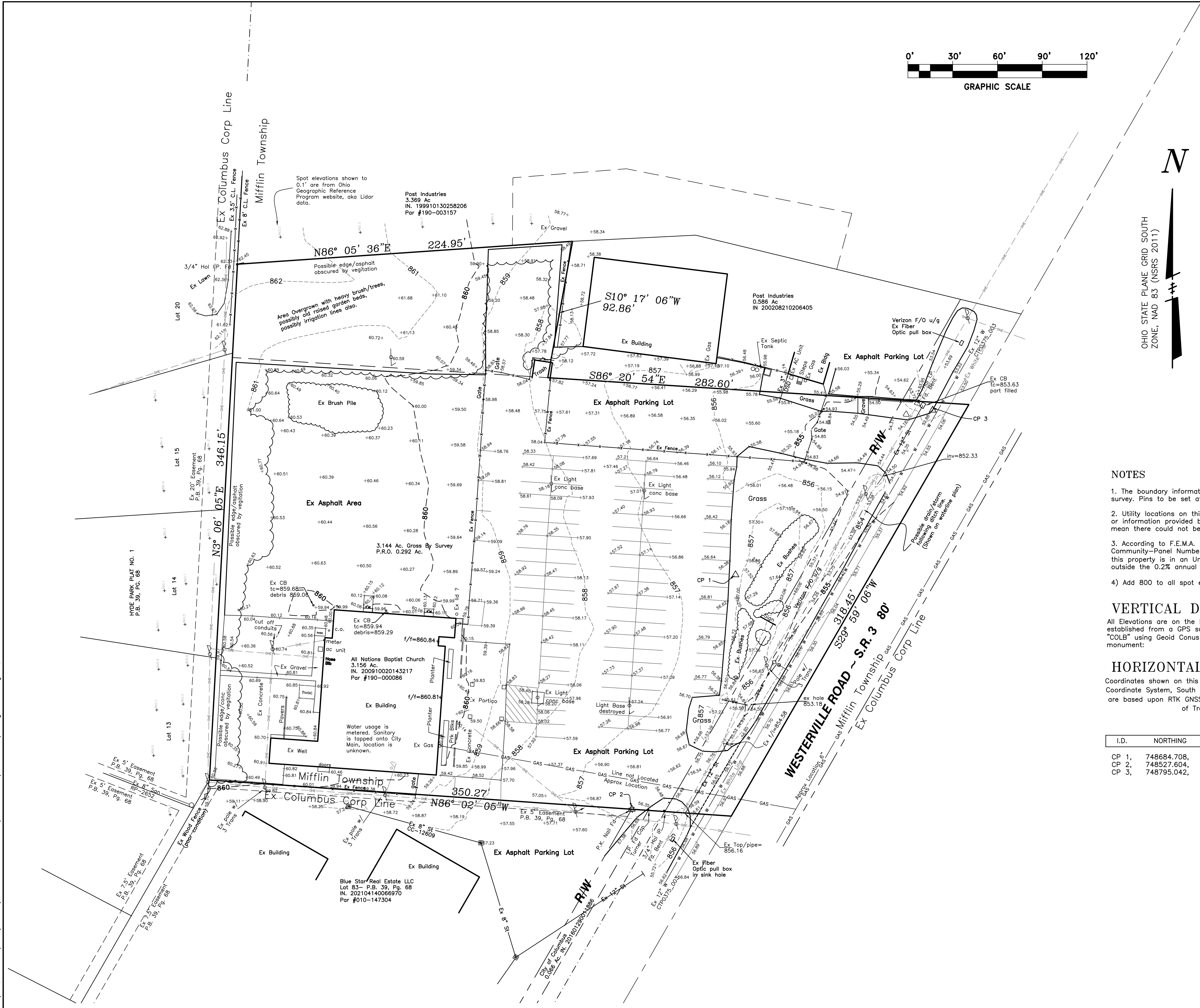
The following items are required with each application:

1. The completed application form.
2. The notarized affidavit with current property owner signature.
3. Legal description of the property. Current property survey to include acreage, all bearings and distances, and referencing an established beginning point.
4. Location/Area map. Engineering base maps to scale (example: 1"=100') are required. You can obtain this information from the Franklin County Auditor's website, <https://www.franklincountyauditor.com/>
5. All information that pertains to sanitary services and water supply must be provided. If services are to be provided by a private or public entity, a letter must be provided verifying that the services exist and that the applicant will have access to such services. If an on-lot septic system and/or well are proposed, information from the Franklin County Board of Health (or appropriate agency) must be provided.
6. Any additional information or exhibits deemed necessary for proper consideration of the application.

Note: When a planned district is requested, a development plan must be prepared by a registered architect, engineer, surveyor or landscape architect. The development plan must include all information identified in the Franklin County Zoning Resolution for the applicable planned zoning district being requested. This plan is to demonstrate the engineering feasibility of the proposed project. The Rural Zoning Commission makes no exceptions to these requirements. All other issues in the performance standards must be addressed, even if they do not appear to pertain to your particular site.

An incomplete application will not be placed on an agenda until it is determined to be complete, having all relevant issues addressed in plan or text form.

D:\CES, LLC Dropbox\25-US\250646_All Nations Baptist Church\250646 Topo.dwg ~~~ Aug 12, 2025 9:36am ~~~



LEGEND

- San. Sanitary Sewer
- St. Storm Sewer
- W. Water Main
- G. Gas Line
- U/C. Underground Cables
- O/L. Overhead Lines
- Manhole
- Storm Inlet
- Fire Hydrant
- Light & Utility Poles
- Guy Wire
- Fence
- Sign
- Valve Box
- Gas Line Marker
- Telephone Closure
- Iron Pin Set
- Iron Pin Fd



NOTES

- The boundary information shown hereon is from an actual field survey. Pins to be set after completion of construction.
- Utility locations on this survey are reported from field locations or information provided by utility representatives. This does not mean there could not be other utilities in the area.
- According to F.E.M.A. Flood Insurance Rate Map, Community-Panel Number 390167-39049C0187K dated 6-17-2008 this property is in an Unshaded Zone "X". Areas determined to be outside the 0.2% annual chance floodplain.
- Add 800 to all spot elevations shown to obtain NAVD88 DATUM.

VERTICAL DATUM

All Elevations are on the North American Datum of 1983 (2011) as established from a GPS survey originating on ODOT CORS station "COLB" using Geoid Conus 12B with a reference to the following monument:

HORIZONTAL DATUM

Coordinates shown on this map are based on the Ohio State Plane Coordinate System, South Zone, Nad 83, (2011). Said coordinates are based upon RTK GNSS observation using the Ohio Department of Transportation's CORS.

CONTROL POINTS			
I.D.	NORTHING	EASTING	ELEVATION DESCRIPTION
CP 1.	748684.708,	1845104.826,	856.64, mag hub
CP 2.	748527.604,	1845035.378,	856.51, PK nail
CP 3.	748795.042,	1845236.912,	853.87, mag nail

CONSTRUCTION EXCAVATING SOLUTIONS, LLC

7453 E. Main St. Suite 3
Reynoldsburg, OH 43068
Phone : (614) 769-9900

ALL NATIONS BAPTIST CHURCH

4105 WESTERVILLE ROAD, COLUMBUS OHIO 43224

TOPOGRAPHIC MAP

DATE:	JULY 25
SCALE:	1"=30'
DRAWN BY:	S.E.I.
CHECKED BY:	M.A.H.
JOB NO.:	250646

SHEET: 1 / 1