



# PLANNING AND ZONING COMMISSION STAFF REPORT

**Monday – May 4, 2026 at 6:00 PM**

**CASE NUMBER:** #Z-2026-0032

**APPLICANT:** Staffing Solutions, Kimberly Gilbert

**EXISTING ZONING:** CC (Community Commercial)

**REQUEST:** #Z-2026-0032 A request by Kimberly Gilbert, Solutions Staffing, for a Use Variance for a staffing agency at 6027 Groveport Rd Parcel #185-000916.

**DESCRIPTION:** The applicant is requesting a Use Variance to allow a staffing agency to use the existing tenant space at 6027 Groveport Road. This property is currently zoned Community Commercial (CC) and as such a “Recruitment, Staffing, Training, or Call Center use” is not a permitted nor a conditional use in this zoning district.



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## MEMORANDUM

Date: April 17, 2026  
To: Planning and Zoning Commission Members  
From: Michael Loges, Development Director  
Copy: Mike Poirier, Chief Building and Zoning Official  
Steve Farst, City Engineer  
Re: Case #Z-2026-0032 Use Variance Request

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Site Address(es): 6027 Groveport Road, Groveport, OH 43125  
Containing Parcel(s): 185-000916  
Current Zoning: Community Commercial (CC)

### SUMMARY OF REQUEST

Solutions Staffing (the Applicant) is requesting approval of a use variance to permit a “Recruitment, Staffing, Training or Call Center” use within the Community Commercial (CC) zoning district.

The proposed business would provide employment placement, workforce recruitment, and related staffing services. This use classification is not listed as either a permitted or conditional use within Section 1153.03(b) (Land Use Matrix) of the Groveport Codified Ordinances for properties zoned Community Commercial (CC). This use is permitted only within Limited Industrial (LI) or Planned Industrial Park (PIP) zoning districts. Therefore, approval of a use variance by City Council is required for the business to operate at the subject property.

### USE VARIANCE STAFF COMMENTS

As Development Director, part of my professional responsibility is to encourage reinvestment, occupancy, and sustainable commercial activity along Groveport Road, one of the City’s primary commercial corridors. Active storefronts and stable local businesses contribute to the vitality, safety, and economic health of the district. The subject property is located within Groveport’s primary shopping center at a highly visible, high-traffic intersection, making it an important site for maintaining economic activity and tenant stability. Maintaining a high occupancy rate within the City’s lone shopping center is critical to preserving its role as a neighborhood commercial anchor and supporting surrounding businesses. Prolonged vacancy can negatively affect adjacent businesses and overall corridor momentum.

The subject property has experienced prolonged vacancy since at least late-2019 – more than six years ago. First National Cash Advance last occupied the subject property beginning in 2005 and offered payday loans and cash advances, serving the Groveport area with high-risk, short-term lending services. Cash advance loans — including payday loans, cash advance apps, and merchant cash advances — are widely considered predatory. They often feature excessive fees, triple-digit APRs (often 300% to 400%+), and short repayment terms that trap borrowers in a debt cycle. These loans target financially vulnerable individuals, using aggressive repayment methods such as direct bank account access.

While “Recruitment, Staffing, Training or Call Center” uses are currently directed toward industrial zoning districts in Groveport’s Planning & Zoning Code, the practical operational characteristics of modern staffing agencies are often office-based and low-impact in nature. The proposed use primarily involves administrative functions, employee interviews, and job placement services, all of which occur in an enclosed commercial space with no external impacts.

While traditional retail and restaurant uses are often preferred along Main Street and Groveport Road, small-scale service-oriented businesses can also play an important role in supporting residents (job seekers) and nearby businesses by providing convenient professional services within a short driving distance. The proximity of another staffing agency – ProLogistix – in the same shopping center demonstrates an established market demand for workforce placement services in this area. Another professional services firm – FASTEST Labs – offers drug, alcohol, and DNA testing from their suite adjacent to the subject property, often serving area employers. Rather than creating a land use conflict, this clustering of similar businesses can strengthen Groveport’s position as a hub for workforce access — particularly given the City’s proximity to major logistics, and manufacturing employers. From an economic development perspective, staffing agencies play a practical role in connecting residents to employment opportunities and supporting local employers’ workforce needs.

Furthermore, the following characteristics of the proposed use further support compatibility with the Community Commercial (CC) district:

- Traffic patterns are consistent with typical office or retail uses (appointments, walk-ins)
- The use generates daytime activity that can complement surrounding businesses

These operational traits align more closely with general office or service commercial uses than traditional industrial activities.

## **CONCLUSION**

As it relates to Case #Z-2026-0032 and the use variance sought by the Applicant, Development staff finds that the proposal supports occupancy within the City’s primary shopping center; that the use is low-impact and operationally consistent with office-type commercial activity; that the business supports local and regional workforce needs; that the location along a major commercial corridor is appropriate given visibility and access; and that similar uses already exist in the area, reinforcing market demand rather than introducing incompatibility.

Based on these findings, Development staff recommends that the Planning and Zoning Commission recommend approval of the requested use variance to City Council, subject to any conditions deemed necessary to ensure continued compatibility with the surrounding commercial environment.

*MEMORANDUM*  
Office of the City Engineer

Date: April 29, 2026

To: Mayor Lance Westcamp  
Members of Planning and Zoning Commission

From: Stephen Farst, PE, CFM, City Engineer

Copy: Mike Poirier, Chief Building and Zoning Official

Re: **CASE # Z-2026-0032 - Request for Use Variance**

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**Case – Z-2026-0032 Request for Use Variance**

Site address:	6027 Groveport Road, Groveport Ohio
Containing parcel (s):	185-000916
Current Zoning:	CC – Community Commercial
Proposed Zoning:	no change
Current Use:	Light Industrial Staffing Firm

Request: Applicant Kimberly Gilbert of Solutions Staffing, is requesting a Use Variance as the proposed use ("Recruitment, Staffing, Training, Call Center") is not a permitted use in this zoning district.

**Comments:**

The applicant desires the "Use Variance" be approved to enable the business to continue operation of the business at this site.

The application did not indicate any proposed physical changes to the exterior site layout (i.e., added parking (or resurfacing) of parking areas, drives, lighting, etc.). The "Kroger" Center and adjacent commercial center appears to have adequate parking in place.

**Summary of comments and Conclusions:**

- Engineering Staff have no site engineering-related questions or concerns, deferring to the opinion of the Chief Building and Zoning Official.
- Engineering Staff suggest that, if this application is recommended for approval by Planning and Zoning Commission, the following condition be made a part of that approval:

"Any site change involving improvement and/or alteration of buildings, parking areas, drives, or utilities, shall require before such changes, development of a "site improvement plan" that shall be reviewed and approved by the City Engineer, in addition to receiving zoning compliance approval from the Building and Zoning Department."