



## PLANNING AND ZONING COMMISSION STAFF REPORT

**Monday – July 7, 2025 at 6:00 PM**

**CASE NUMBER:** #Z-2025-0050

**APPLICANT:** Marathon Fueling Station

**EXISTING ZONING:** CS (Community Services)

**REQUEST:** A request by Marathon Fueling Station, Mark Saler, for a Use Variance to expand the site to include a fueling station for automobiles, trucks, and semis, at 2560 London Groveport Road, Parcel #185-001559.

**DESCRIPTION:** The applicant is requesting a Use Variance to allow the addition of a truck fueling station at 2560 London Groveport Road. The business is presently operating as a Subway restaurant and Marathon fueling station with convenient store. This property is currently zoned Community Service (CS) and as such allows for fueling stations for automobiles, but not for trucks.



**Department of Development**  
655 Blacklick Street  
Groveport, OH 43125  
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## MEMORANDUM

Date: July 3, 2025  
To: Planning and Zoning Commission Members  
From: Michael Loges, Development Director  
Copy: Mike Poirier, Chief Building and Zoning Official  
Re: Case #Z-2025-0050 Use Variance Request

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Site Address(es): 2560 London Groveport Road, Groveport, OH 43125  
Containing Parcel(s): 185-001559  
Current Zoning: Community Services (CS)

## SUMMARY OF REQUEST

Marathon (the Applicant) is proposing to construct and operate an expanded fueling station for automobiles, trucks, and semi-trailer trucks. The addition of a diesel expansion to serve semi-trailer trucks is a significant change to the expected site activity when compared to how the site is used today.

Upon consulting the Land Use Matrix in Section 1153.03 of the Groveport Codified Ordinances, the requested expanded use of the site is best classified as follows:

*Retail Sales -- Fueling stations for automobiles, trucks, and semis, including vehicle repairs or vehicle wash facilities, subject to the following supplementary development standards:*

- a) All yard areas shall be planted with grass or natural vegetation and shall be properly maintained, and screened from the view of adjacent residential and office areas.*
- b) All exterior lighting shall be designed to prevent direct glare on adjoining residential zoning.*
- c) Attention-getting devices such as banners, posters, pennants, ribbons, streamers, spinners, or other similar moving devices shall be prohibited.*
- d) Noise attention-getting devices such as loudspeakers and amplified music shall be so controlled that at the property line on which such loudspeakers or noise attention-getting device is used, the noise level emitted from such loudspeaker shall not be above a single event decibel level (SEL) of sixty (60) decibels, as measured at any property line.*

The above use is not a permitted use as listed in the Land Use Matrix for the Community Services (CS) zoning category. Therefore, the proposed use of the site requires a Use Variance from Groveport City Council for the property.

### **STAFF COMMENTS**

As the Director of Development for Groveport, part of my professional charge is to secure tenancy and stable ownership for commercial real estate properties, especially along main gateway thoroughfares such as Alum Creek Drive. The Applicant has ample room on site to support this expansion and this offering aligns well with the character of nearby competitors and the area.

### **CONCLUSION**

As it relates to Case #Z-2025-0050 and the use variance request sought by the Applicant, I recommend that the Planning and Zoning Commission approve this request to advance the proposed investment and support adding value to the existing retail site.



**Engineering Department**

655 Blacklick Street

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**MEMORANDUM**

Office of the City Engineer

Date: July 2, 2025

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; Michael Loges, Economic Development Director

Re: **CASE # Z-2025-0050 Application for Use Variance**

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**Case – Z-2025-0050 Request for Use Variance**

Site address: 2560 London-Groveport Road, Groveport, Ohio 43125

Containing parcel (s): 185-0001559

Current Zoning: CS - Community Service

Proposed Zoning: no change

Current Use: Retail sales – Fueling for Automobiles

Request: Applicant Mark Saler on behalf of R&R Takhar Group, is requesting a Use Variance as the proposed use ("*Retail Sales – Fueling for Automobiles, trucks, and semis*") is not an approved use as listed in the Land Use Matrix for the current zoning district.

**Comments:**

The applicant requests approval of the "Use Variance" to enable the current business to undertake site improvement and to expand their facilities to include a new fuel service center for commercial diesel trucks and semis. The applicant has engaged an engineer to prepare a Site Redevelopment plan that has been submitted for engineering review. The Plan includes a site renovation and facilities expansion to add the new fueling canopy and pump islands for commercial diesel trucks and semis, to be positioned at the rear (north) of the existing store and automobile fueling canopy and pump islands. A new driveway connection onto Alum Creek Drive (for commercial truck use) is proposed. Moreover, modifications to add additional car parking is proposed adjacent to the existing store and a modification is proposed to the existing driveway connection to London-Groveport Rd (SR 317) with the site renovation. Site work would include an expanded stormwater management basin for the site. A requirement was made by the Franklin County Engineer (for the new drive connection on Alum Creek Drive) and ODOT (for the driveway modification to London-Groveport Rd.), for the owner to engage a traffic engineering consultant to undertake a traffic impact study (TIS) to determine the traffic impact on these two roads, and to identify any needed improvements to mitigate for traffic impact. Comments on this TIS report were returned to the Traffic Engineer by these two agencies. As of date of this report, the TIS is not yet approved nor accepted.

Engineering review is underway for both the TIS and site improvement plan.

**Conclusions:**

Engineering Staff have no concern with the approval of the Use Variance and defers 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 conditions be made a part of that approval:
  1. Construction shall not proceed until the Site Re-Development Plan is approved by the City of Groveport Engineering Department, including meeting all conditions associated with that approval.
  2. Traffic mitigation measures required by either the Franklin County Engineer or ODOT, as an outcome of the final Traffic Impact Study, are committed to and completed with this site redevelopment project.
  3. Construction shall not begin until Zoning compliance approval is granted, by the Building and Zoning Department.