



**CITY OF WHITEHALL PLANNING COMMISSION
SPECIAL MEETING AGENDA
THURSDAY MAY 21, 2026, 6:30 PM**

CALL TO ORDER:

6:30 p.m. by Chairman, Terry Anderson

ROLL CALL:

TERRY ANDERSON	2026-2029
MIKE BROWN	2023-2026
BARBARA BLAKE	2024-2027
JEFF PHILLIPS	2026-2029
JASON THOMAS	2025-2028
JACKIE PLANK	2023-2026
CASEY ROWLANDS	

EXCUSE ABSENT MEMBERS:

APPROVAL OF MINUTES:

April 20, 2026

ACTION ON CURRENT PLANNING CASES:

N/A

ACTION ON LEGISLATION (CODE OR ORDINANCES):

ORD. NO. 035-2026, WPC Case No. 904

A SPECIAL PERMIT UNDER 1125.04 TO ALLOW DRIVE-THROUGH FACILITIES ON THE PROPERTY LOCATED AT 4600 E BROAD STREET, PARCEL NUMBER 090-008427-00 and 090-008249-00, PROPERTY OWNED BY MEYER FOODS MANAGEMENT COMPANY.

- **Staff Presentation – Curtis Nutter, Planning and Development**
- **Applicant Presentation – Mannik and Smith Group**
- **Poll Public**
- **Poll Commission**
- **Motion and Vote**

OTHER BUSINESS:

- Draft Onboarding Packet for Public Boards

ADJOURN:

WHITEHALL PLANNING COMMISSION

Special Meeting Minutes

Monday, April 20, 2026

CALL TO ORDER

The Whitehall Planning Commission Special Meeting was called to order on Monday, April 20, 2026, at 6:30 p.m. by Chairperson Terry Anderson.

ROLL CALL

Chairperson Anderson requested roll call.

Commission members present include Terry Anderson, Mike Brown, Jeff Phillips, Barbara Blake, Jackie Plank, Jason Thomas, and Casey Rowlands.

EXCUSE ABSENT MEMBERS

All members were present with no excused absences.

APPROVAL OF MINUTES

Chairperson Anderson noted that everyone had an opportunity to review the minutes from February 5th. He identified one minor amendment regarding the spelling of Etna Road in the discussion of AUDs, where "Etna" had been spelled "A-E-T-N-A" instead of the correct spelling. Chairperson Anderson then called for a motion for approval.

Commissioner Rowlands moved to approve the minutes from February 5, 2026, with the noted amendment. Commissioner Thomas seconded the motion. All members voted in favor. Motion passed unanimously.

ACTION ON CURRENT PLANNING CASES

Chairperson Anderson noted there was no action on current planning cases.

ACTION ON LEGISLATION (CODE OR ORDINANCES)

Ordinance No. 022-2026, WPC Case No. 903: An Ordinance Amending the Planning and Zoning Code to Require Special Permits for the Construction or Operation of Detention Facilities

Curtis Nutter, Planning and Development Intern, presented the staff report for the proposed ordinance. He expressed appreciation for the commission's timeliness and punctuality.

Mr. Nutter explained that the case concerned legislation for Ordinance 022-2026 relating to the creation of detention facility use and permitting as a special permit in all zoning districts. He defined a detention facility under the proposed code as:

WHITEHALL PLANNING COMMISSION

Special Meeting Minutes

Monday, April 20, 2026

"Any place used for the confinement of a person arrested for, charged with, or convicted of an offense, or charged with being, or adjudicated to be a juvenile offender, or held for extradition, or as a material witness or otherwise confined pursuant to an order of a court or in any work, release, furlough, or other such facility or program."

Mr. Nutter emphasized that this was a comprehensive definition based on a person being held in confinement, designed to be inclusive of many different situations, whether someone is held for a night or for months. He explained that in the current code, detention facilities are recognized as governmentally owned and operated buildings like city hall, a library, or a service garage. However, staff believed that detention facilities serve a different purpose than standard government operating buildings and should receive appropriate categorization.

Mr. Nutter showed the existing comprehensive use table, noting that governmentally owned and operated buildings are permitted by special permit in the STUR District and by right in every other zoning district. This means that any detention facility could be placed anywhere in the STUR District without warning or prior notice.

Commissioner Brown asked for clarification about whether a new city jail would be considered a government building under current code. Mr. Nutter confirmed that under current code it would be combined, but with the new code, building a new jail would qualify as a detention facility requiring special use permit process, even if located within a police department, because they serve two different uses.

Mr. Nutter outlined the purpose of the legislation as ensuring Whitehall's long-term vision is maintained. He explained that one concern is that detention facilities could occupy warehouse space that would otherwise generate income tax for the city and provide other government services, whereas detention facilities might not serve the city in the same way. Another concern was that such facilities could appear in the Multiuse Residential District (MUR) without warning or prior review. The proposed legislation is to ensure good conditions for a detention facility in a residential area.

He emphasized that having the special use permit process across the board would ensure that if the city needs to move the Whitehall Police Department, it can be done anywhere in the city without negatively impacting the surrounding area.

Commissioner Blake asked about the current police station's holding capabilities. She inquired whether Whitehall police have holding cells or automatically transport detainees to county facilities. Commissioner Rowlands explained that they have cells in their facility, but for long-term situations, they transport to the county. Commissioner Blake noted she wanted to understand the difference between temporary booking situations versus more permanent facilities designed for longer-term detention.

With no further questions, Mr. Nutter turned the discussion back to the Commission.

Chairperson Anderson asked questions from the Commission. Hearing none, he called for a motion on the ordinance.

WHITEHALL PLANNING COMMISSION

Special Meeting Minutes

Monday, April 20, 2026

Commissioner Blake moved to approve Ordinance No. 022-2026. Commissioner Plank seconded. All Commissioners voted in favor. Motion Passed unanimously.

Chairperson Anderson thanked Mr. Nutter for his presentation and recognized Ms. Lara Jones for attending the meeting.

OTHER BUSINESS

Mr. Nutter informed the commission that he is creating a Boards and Commissions Handbook for new members. He asked if there were any specific topics the Commission would like him to include as he designs it to ensure new members have good information.

Commissioner Blake asked if he could share drafts at certain points for review to see what might be missing or shouldn't be included. Mr. Nutter agreed to bring a draft copy to the next meeting. Chairperson Anderson referenced a similar document from 2025 and noted that Mr. Phillips had replaced Mr. Roberge.

Mr. Nutter explained the handbook would include a comprehensive department rundown, organizational structure (he's reached out to HR to see if they have one), guidance on dealing with tough situations, the board's role, motions, and Robert's Rules - creating a comprehensive guide for new members.

ADJOURN

Chairperson Anderson called for a motion to adjourn.

Commissioner Rowlands moved to adjourn. Commissioner Brown seconded the motion. All members voted in favor. Motion passed unanimously.

Chairperson Anderson noted the next meeting would be in two weeks and asked Mr. Nutter if there were any cases scheduled. Mr. Nutter confirmed there would be cases for the next meeting.

The meeting adjourned at 6:40pm.

Prepared by: _____
Natia Hinton
WPC Clerk

Date: _____

APPROVED: _____
Terry Anderson
WPC Chairperson

Date: _____

Developer seeks to annex 175 more acres for massive Delaware city project

Maria DeVito
Columbus Dispatch | USA TODAY NETWORK

A Dublin developer that is already planning a massive 200-acre residential development in the city of Delaware west of Troy Road is planning to annex an adjacent 175-acre site into the city.

Delaware City Council voted 6-0 on April 27 on a pre-annexation agreement for the site with Corridor Company LLC, according to a meeting video on the city's website. Council Member Kevin Rider was absent from the meeting.

The 175-acre site is generally southwest of the Troy and Hills-Miller roads intersection, and is in Troy Township and the Buckeye Valley Local Schools District.

The agreement is the first step in the annexation process and establishes that the city will provide services – utilities and police and fire protection, in particular – if the property is annexed into the city.

A city staff member told council members that the developer intends to file for annexation in early May. Corridor Company intends to develop the site with mixed commercial businesses and residences, but specific plans, like the number of homes, were not included in the agreement.

The site will be part of the Corridor Company's "Price Farms" development, which includes 200.59

acres immediately south of the 175 acres.

City Council unanimously approved rezoning the 200.59 acres from Agricultural to Mixed-Use Planned Unit Development on April 13. Because of the scale and complexity of the site, Corridor Development has not identified the number of residences or the site's development patterns.

Bill Keethler, CEO and president of Corridor Development, previously told the city Planning Commission that he expects it will be 10 to 12 years before the site is completely built.

Of the 200.59-acre site, about 90 acres cannot exceed a density of more than 4.8 units per acre, another 90 acres cannot exceed more than eight units per acre, and only 20 acres closest to Troy Road can have up to 20 units per acre.

However, the site currently has limited sewer capacity, and the developer is limited to building 319 dwelling units until expanded sanitary sewer infrastructure is built.

As part of the Price Farms development, Corridor Company and Ryan Homes donated 52 acres to Delaware City Schools on the east side of Troy Road for potential future school facilities.

Delaware County and eastern Columbus suburbs reporter **Maria DeVito** can be reached at mdevito@dispatch.com and [@mariadevito3](https://twitter.com/mariadevito3). [@blueskyand](https://twitter.com/blueskyand) and [@mariadevito3](https://twitter.com/mariadevito3) on X.

Former Cincinnati-area football players sentenced in \$6.8 million fraud case

Laura A. Bischoff
Enquirer Statehouse Bureau | USA TODAY NETWORK

Two former Cincinnati high school football players have been sentenced to prison in a \$6.8 million fraud scheme.

Andrew Kerobo and Deonta "Tay Ocho" Belsler initially faced a total of 40 counts related to the filing of fraudulent claims with the Pandemic Unemployment Assistance program.

They each pleaded guilty to one count of engaging in corrupt activity, sentenced to seven to 10½ years in prison and ordered to repay \$6.8 million, according to the Ohio Inspector General.

Kerobo played offensive tackle at Winton Woods, where he graduated in 2017. Belsler graduated from Elder a year earlier and played defensive end. The two played together at Highland Community College in Kansas in 2018.

During the pandemic, the government threw open the floodgates to get help to people as quickly as possible – enhanced unemployment checks, forgivable business loans and more. With few guardrails in place, scammers took billions of dollars by setting up fake businesses, stealing identities, filing false claims and handing out stolen money to friends, family and themselves.

The Ohio Inspector General investigated Kerobo and Belsler and others who stole from the federal pan-

dem unemployment assistance fraud.

From the beginning of the pandemic through the end of September 2025, the Ohio Department of Job and Family Services reported \$1.8 billion in overpayments in jobless benefits. In the same time frame, \$108 million in overpayments have been recovered.

Thieves siphoned off millions of dollars in unemployment benefits.

The state hired companies to help process unemployment claims but some 9,000 people had full "administrative access" to the entire unemployment system, allowing them to void holds on claims and release money. Even after some of those workers were fired, the state contractors failed to shut off their computer access to the system.

Kerobo got fired after working for a state contractor, Randstad, for 75 days. Before his termination, he inappropriately approved 13 claims for \$36,800, according to the inspector general.

But the contractor didn't shut down Kerobo's login credentials for another 90 days, during which he inappropriately approved 435 claims for \$6.8 million, the IG said. Kerobo collaborated with Belsler, who recruited others to help find people to file fraudulent claims.

State government reporter **Laura Bischoff** can be reached at lbischoff@usatodayco.com and [@lbischoff](https://twitter.com/lbischoff) on X.

NATION BRIEFS

Senate blocks measure to curb Trump's power to invade Cuba

A group of Democratic senators led by Virginia Sen. Tim Kaine tried – and failed – to advance a resolution prohibiting President Donald Trump from taking unilateral military action in Cuba, days after Havana publicly rejected U.S. demands.

In a mostly party-line April 28 vote, 51 Republicans and one Democrat blocked the Senate from taking up the measure. Sen. John Fetterman of Pennsylvania was the Democrat who voted to block. Two GOP lawmakers, Sens. Susan Collins of Maine and Rand Paul of Kentucky, bucked their party, joining with Democrats in hopes of curbing Trump's actions in the Caribbean nation.

Soldier pleads not guilty to insider trading charges in Maduro raid

A U.S. Special Forces soldier who participated in the raid to capture Venezuelan President Nicolas Maduro pleaded not guilty April 28 to federal insider trading charges in New York alleging that he placed bets on the covert operation, federal court papers say.

Army Master Sgt. Gannon Van Dyke, a 38-year-old stationed at Fort Bragg in North Carolina, was charged on multiple counts in connection with placing a series of bets on the raid that netted the long-time U.S. soldier some \$400,000, the Justice Department said April 23.

Van Dyke's legal team on April 28 said he is on leave from the military and they indicated they planned to challenge the validity of the indictment.

The case marks the first time the Justice Department has filed insider trading charges in connection with a prediction market.

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NOTICE OF PUBLIC HEARINGS

A Public Hearing will be held by the Whitehall City Council at regular scheduled meeting on or after Tuesday, June 2, 2026, at 6:30 p.m. in the Courtroom of City Hall, 360 South Yeavering Road, to consider the following:

CASE NO. 902: AN ORDINANCE ALLOWING A SPECIAL PERMIT UNDER 125.04 TO ALLOW DRIVE-THROUGH FACILITIES ON THE PROPERTY LOCATED AT: 4600 S BROAD STREET, PARCEL NUMBER 090-00842-00 AND 090-00843-00. PROPERTY OWNED BY MEYER FOODS MANAGEMENT COMPANY AND DECLARING AN EMERGENCY.

Copies of the exhibits are on file with the Clerk of Council and may be examined by anyone interested Monday through Friday, during regular business hours. For further meeting details you may reference our online calendar at <https://www.whitehall-oh.us/calendar>.

A Public Hearing will be held by the Whitehall Planning Commission at a special meeting scheduled for Thursday, May 21, 2026, at 6:30 p.m. in the Courtroom of City Hall, 360 South Yeavering Road, to consider the following:

CASE NO. 904: A SPECIAL PERMIT UNDER 125.04 TO ALLOW DRIVE-THROUGH FACILITIES ON THE PROPERTY LOCATED AT: 4600 S BROAD STREET, PARCEL NUMBER 090-00842-00 AND 090-00843-00. PROPERTY OWNED BY MEYER FOODS MANAGEMENT COMPANY.

Copies of the exhibits are on file with the Clerk of Council and may be examined by anyone interested Monday through Friday, during regular business hours. For further meeting details you may reference our online calendar at <https://www.whitehall-oh.us/calendar>.

A Public Hearing will be held by the Whitehall Board of Zoning and Building Appeals at a regular scheduled meeting on Monday, May 11, 2026, at 6:30 p.m. in the Courtroom of City Hall, 360 South Yeavering Road, to consider the following:

CASE NO. 26-02: 786.178 (Zoning Appeal: Whitehall OH 43173, permit 090-00488) owned by Nicholas Gulick, seeks an administrative appeal from a code violation on November 13, 2025, related to Code Section 171.03 Limitation of Parking in Residential Districts.

Copies of the exhibits are on file in the Public Service Department and may be examined by anyone interested Monday through Friday, during regular business hours. For further meeting details you may reference our online calendar at <https://www.whitehall-oh.us/calendar>.

Estate of Orlin E. Rodriguez Euceda, deceased
Case No. 605457

To the father, siblings, grandparents, and other next of kin of Orlin E. Rodriguez Euceda: You are hereby notified that a hearing to consider the Application to Approve Settlement of Wrongful Death Claim has been set for remote hearing on June 4, 2026 at 10:30 o'clock A.M. before the Franklin County Probate Court, 373 South High Street, 22nd Floor, Columbus, Ohio 43215. You are also hereby notified that a hearing to consider the appointment of a wrongful death trustee is also pending before the Franklin County Probate Court. You may contact Brandon A. Borgmann, attorney for Liliana Cepeda, Administrator of the Estate of Orlin E. Rodriguez Euceda, at bborgmann@cpmlaw.com or at 950 Goodale Boulevard, Suite 200, Columbus, Ohio 43212. Zoom access information is Meeting ID: 969 1956 9160 and Code: 429895.

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NO PURCHASE NECESSARY. Open to legal residents of the United States who are thirteen (13) years of age or older at time of entry. For official rules, sponsor details, start, end dates and voting details please visit the website link above.



PLANNING COMMISSION APPLICATION
 ECONOMIC DEVELOPMENT & BUILDING
 DEPARTMENT

CITY OF WHITEHALL
 360 S. Yearling Road
 Whitehall, Ohio 43213
 614-237-8612
 Building-Department@whitehall-oh.us
 www.whitehall-oh.us

Duties of the Planning Commission are outlined in Whitehall Codified Ordinances Section 149. Please use this application to apply for:

- Rezoning**
- Special Use Permit**
- Expansion of Nonconformity**
- Lot split greater than 1 acre**
- Preliminary Plat Review**
- Final Plat Review**

APPLICATION CHECKLIST

- Application with all completed attachments submitted digitally to Building-Department@whitehall-oh.us at least thirty (30) days prior to Planning Commission Meeting**
****Refer to each type of application for breakdown of specific timeline**
- A legal description of the property. If this is a metes and bounds description, the applicant must provide, at their own cost, a statement and a plot plan from a duly licensed surveyor or a licensed professional civil engineer verifying the correctness of the description and plot plan.
- A description of the architectural character and proposed use of the property and/or facility.
- A complete list of all property owners contiguous to and directly across the street from any part of the subject property including their mailing addresses taken from the County Auditor's tax list and the Treasurer's mailing list. This information should be listed separately on a sheet attached to the application.
- N/A If the project has been previously denied, please provide a copy of the denial letter with statement of reason for the denial.
- See each application's type section for specific additional requirements
- If including additional supporting documents, which are not on the required, please list those here (photographs, pamphlets, etc.):
 1. _____
 2. _____
 3. _____
 4. _____
 5. _____
 6. _____
- N/A A Notary Public must attest to Applicant's signatures on Page 7 and Affidavit Form on Page 8.
- Affidavit Form – Certify that the names and addresses, as submitted are current as of the first date of publication of the Public Hearing Notice. (Check with the Clerk of Council on the date to file Affidavit Form.)

Special Use Permit Applications (For Details, see Section 1125.04):

- Narrative statement discussing compatibility of proposed special use with existing uses of adjacent properties and is to include effects of traffic circulation, noise, glare, odor, fumes and vibrations from proposed special use
- Site Plan showing the proposed development of the property drawn to scale and meeting the requirements of the below checklist:

- | | | | |
|-----|---|---|--|
| 1. | Is the site plan prepared by registered architect or registered engineer? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 1a. | If no, is requirement waived by Director of Public Service? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 2. | Site plan drawn to the following scale? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| | Up to 1 acre: 1" = 10' | | |
| | 1 to 5 acres: 1" = 20' | | |
| | 5 to 20 acres: 1" = 40' | | |
| | 20 to 50 acres: 1" = 60' | | |
| | 50 or more acres: 1" = 100' | | |
| 3. | The following shall be noted on the site plan: | | |
| | a) Total Acreage | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| | b) Percentage of property covered by building(s) | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| | c) Percentage of property covered by paving | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| | d) Percentage of property covered by landscaping | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| | e) Total number of parking spaces | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 4. | The face of the drawing shall include the following: | | |
| | a) Size and location of existing and/or proposed buildings | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| | b) Distance between buildings Distance to property lines shown | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| | c) Landscaping of the lot | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| | d) Parking spaces and driveways | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| | e) Existing and proposed curb cuts | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| | f) Existing and proposed signs | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| | g) Location of hydrants | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| | h) Location of fencing (if applicable) | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| | i) Location of pool (if applicable) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No N/A |
| | j) Loading areas (if applicable) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| | k) Abutting rights-of-way boundaries and utilities easements on subject property | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| | l) Location and use of all properties contiguous to and directly across the street from the proposed facility | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |

Special Use Permit Timeline

1. Upon verifying the received application is complete, the WPC public meeting can be 30 days or later from submittal date (WPC meetings occur every first Thursday of the month)
2. WPC clerk shall post an ad in a Franklin County paper at least 10 days prior to WPC public meeting
3. WPC clerk shall mail notices to contiguous and adjacent properties at least 10 days prior to WPC public meeting
4. WPC shall provide written recommendation to Council at least 25 days prior to City Council public hearing and the Council public hearing shall occur at least 50 days after receiving completed application submittal but within 30 days of WPC's written recommendation (Council public hearing meetings occur every first 1st and third 3rd Tuesday of the month)
5. WPC, Council, and applicant may choose to agree to extend the time before the hearing
6. Clerk of Council shall post an ad in a Franklin County paper at least 20 days prior to Council public meeting
7. Clerk of Council shall mail notices to contiguous and adjacent properties at least 10 days prior to Council public meeting

FEES AND GENERAL INFORMATION

Applications may be submitted digitally to Building-Department@whitehall-oh.us or in person. The office files applications between the hours of 8:30 AM and 4:30 PM on weekdays. Prior to the hearing, during regular business hours, there shall be deposited a fee based on the following scale. Fees can be paid by check or over the phone with a credit card (3% processing fee is assessed to all card transactions).

For Rezoning and Special Permits, fees are calculated by acreage of the project.

ONE ACRE OR LESS:	\$150.00
1 ACRE, BUT LESS THAN 3 ACRES:	\$225.00
3 ACRES, BUT LESS THAN 5 ACRES:	\$300.00
5 ACRES OR MORE:	\$600.00

Fees for other Requests:

EXPANTION OF NONCONFORMITY:	\$50.00
LOT SPLIT:	\$50.00
PLAT REVIEW FOR 5 ACRES OR LESS:	\$50.00
PLAT REVIEW FOR 5 ACRES OR MORE:	\$50.00 + \$8/EACH 5 ACRE INCREMENTS OVER

City Council meets on the first and third Tuesday of every month at 6:30 PM.
 The Planning Commission meets on the first Thursday of every month at 6:30 PM.
 Zoning Code Booklets are available from the Clerk of Council at the cost of \$42.00 per copy.

PLANNING COMMISSION APPLICATION ECONOMIC DEVELOPMENT & BUILDING DEPARTMENT

PLEASE INDICATE ALL REQUESTS:

- REZONING
- SPECIAL USE PERMIT
- LOT SPLIT GREATER THAN 1 ACRE
- PRELIMINARY PLAT REVIEW
- FINAL PLAT REVIEW

APPLICANT INFORMATION

APPLICANT:

Mannik & Smith Group LLC

ADDRESS:	CITY	STATE	ZIP
1160 Dublin Rd #100	Columbus	OH	43215

PHONE:	E-MAIL:
+16144414222	jrilett@manniksmithgroup.com

ATTORNEY FOR APPLICANT (IF ANY):

ADDRESS:	CITY	STATE	ZIP

PHONE:	E-MAIL:

OWNERSHIP (IF DIFFERENT THAN APPLICANT)

NAME:	ADDRESS:	PERCENTAGE:
Meyer Foods Management Company	1448 Conner St. Noblesville, IN 46060	

*If corporation, list names of all stockholders having more than 25% interest in the premises sought to be rezoned.

PROJECT DETAILS

PROJECT ADDRESS:	CITY	STATE	ZIP
4600 E Broad St	Columbus	OH	43213

NAME OF SUBDIVISION:
NUMBER AND TYPE OF BUILDINGS
CURRENTLY ON THE PROPERTY
(IF NONE, STATE "NONE"):
CURRENT ZONING:
(PLEASE PROVIDE CODE SECTION)

DOES THE PROJECT PROPERTY HAVE DEED RESTRICTIONS? YES NO

IF YES, PLEASE PROVIDE THE DATE THE DEED RESTRICTIONS HAVE/WILL EXPIRE(D):

--

PROPOSED USE OF THE PROPERTY IN DETAIL:

Drive through -Fast Food Restaurant

FOR REZONING

PROPOSED CHANGE IN ZONING:
(PLEASE PROVIDE CODE SECTION)

--

FOR SPECIAL USE PERMIT

SPECIAL PERMIT REQUESTED:
(PLEASE PROVIDE CODE SECTION)

1109.05

FOR EXPANSION OF NONCONFORMING REQUEST

CODE SECTION:
WHAT IS NONCONFORMING:

1120.04

FOR LOT SPLIT

PARCEL ID #:

--

FOR PLAT REVIEW

PROPOSED NAME OF SUBDIVISION:

PARCEL(S) ID:



.4/10/2026

Whitehall SLU application

Architectural Character and Proposed Use of the Property

The proposed development consists of a new single-story Culver's restaurant with an integrated drive-thru facility. The building has been designed to reflect a modern, high-quality commercial architectural character while incorporating brand-specific elements that create a recognizable yet contextually appropriate presence within the City of Whitehall.

Architecturally, the structure features a combination of durable and visually appealing materials, including manufactured stone veneer at the base, EIFS wall systems in neutral tones, wood-look cladding accents, and metal awnings. The color palette blends warm and contemporary finishes such as gray tones, natural wood hues, and dark bronze elements, complemented by the brand's signature blue accents. Tower elements at the main entry and drive-thru corners provide vertical articulation and visual interest, helping to break up the building mass and create a defined, welcoming entrance.

The building design incorporates large areas of clear glazing along primary elevations to enhance visibility, provide natural light to the interior dining area, and promote an active, pedestrian-friendly façade. Exterior lighting, including wall-mounted sconces and subtle non-flashing LED accent lighting, is designed to enhance safety and architectural features without creating glare or visual nuisance.

The overall height of the building is approximately 20 to 24 feet, with parapet variations and tower features contributing to the architectural rhythm. Screening elements, including a fully enclosed dumpster area and concealed rooftop equipment, are incorporated to maintain a clean and orderly appearance consistent with City standards.

Proposed Use

The property is proposed to be used as a quick-service restaurant with both dine-in and drive-thru operations. The establishment will serve prepared food and beverages to customers in a family-friendly environment. The site design supports efficient



vehicular circulation, including a designated drive-thru lane, as well as safe pedestrian access to the main entrance.

The use is consistent with surrounding commercial development patterns and is intended to serve both local residents and the traveling public along the East Broad Street corridor. The development will contribute to the local economy by providing employment opportunities and enhancing the range of dining options available within the community.

Overall, the project is designed to be a high-quality addition to the area, with careful attention to architectural detail, material selection, and site functionality in alignment with the City of Whitehall's development objectives.

4600 E Broad St. Culver's



Program Name: Meyer Foods Culvers (MFC)
Date: 3/31/2026
Program contacts: Bob Goins
bgoins@meyerdevelopmentllc.com
317-644-4307 (office)
317-538-5153 (cell)

Zach Matthews
zmatthews@meyerfoodsmc.com
317-674-3930 (office)
502-974-4170 (cell)

Jacob Rilett
jrilett@manniksmithgroup.com
616-916-2834

Special Use permit section of the Codified Ordinance 1125.04 (c) 8 Requires the name and mailing address of the owners of property within, contiguous to, and directly across the street from the subject property, as taken from the County Auditor's tax list or the Treasurer's mailing list.

North & Northeast:

Owner	OFFICE CITY INC
Owner Mailing /	250 CIVIC CENTER DR SUITE 500
Contact Address	COLUMBUS OH 43215 4382

West:

Owner	HUNTINGTON NATIONAL BANK
Owner Mailing /	37 W BROAD ST
Contact Address	COLUMBUS OH 43215

East:

OHIO NATIONAL BANK OF COLS
4650 E BROAD ST

South & Southeast:

Owner	NORTON CROSSING OWNER LLC
Owner Mailing /	150 E BROAD ST STE 800
Contact Address	COLUMBUS OH 43215

All of the above names and mailing addresses for the property owners are current as of 4/6/2026 based on the information available from the Franklin County Auditor's office.



April 26, 2026

Notice of Whitehall Planning Commission Meeting

RE: CASE 904 – The Mannik and Smith Group LLC, is seeking a Special Use Permit, Section 1125.04, on property located at 4600 E Broad Street, Whitehall, Ohio, Parcel ID(s) 090-008427-00 and 090-008249-00.

Dear Neighboring Property Owner,

The Whitehall Planning Commission of the City of Whitehall, Ohio, will consider the special-use permit request for a drive-thru at the property located at the above-referenced address.

The Board will hold a public hearing on **Thursday, May 7, 2026, at 6:30 p.m.** in the Municipal Building, located at 360 South Yearling Road, Whitehall, Ohio 43213 in the City Council Chambers. If you wish to attend, please enter through the front door.

Copies of the application, site plan, and other supporting documents are on file in the Whitehall Economic Development Department and are available for review. If you would like to review these documents, please submit a public records request through the Whitehall public records portal at <https://cityofwhitehalloh.nextrequest.com/> or in-person at Whitehall City Hall (360 S. Yearling Rd.) between 8 a.m. and 4 p.m. If you need more information related to the documents, please call 614.338.3100 ext 1324 or email curtis.nutter@whitehall-oh.us.

Respectfully,

A handwritten signature in black ink, appearing to read "Curtis Nutter", with a long horizontal flourish extending to the right.

Curtis Nutter
Planning and Development

Name	Address1	Address2
STORE MASTER FUNDING XIV LLC	8377 E HARTFORD DR STE#100	SCOTTSDALE, AZ 85255
NORTON CROSSING OWNER LLC	150 E BROAD ST STE 800	COLUMBUS, OH 43215
OHIO NATIONAL BANK OF COLS	4650 E BROAD ST	COLUMBUS OH 43213OH
HUNTINGTON NATIONAL BANK	37 W BROAD ST	COLUMBUS, OH 43215
OFFICE CITY INC	250 CIVIC CENTER DR STE 500	COLUMBUS, OH 43215-4382
GILL DAVID P	4700 E BROAD ST	COLUMBUS OH 43213OH



WHITEHALL PLANNING COMMISSION

MAY 21

CURTIS NUTTER

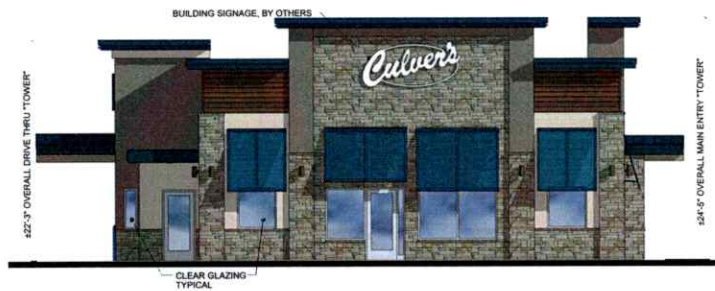
CASE 904

Mannik & Smith Group is seeking a special use permit for a drive-thru facility.

WPC CASE 904



NORTH / MAIN ENTRY ELEVATION



EAST / FRONT ELEVATION



LEFT (SOUTH) PERSPECTIVE

RIGHT (NORTH) PERSPECTIVE



WPC CASE 904



REAR LEFT VIEW (SWC)



LEFT (SOUTH) PERSPECTIVE

RIGHT (NORTH) PERSPECTIVE



FRONT RIGHT VIEW (NEC)





Questions?



STAFF REPORT
Whitehall Planning Commission
May 21, 2026

Case 904
Prepared by: Curtis Nutter

Applicant:	Mannik and Smith Group LLC
Address:	4600 E Broad Street, Whitehall Ohio 43213
Zoning:	Community Crossroads District (CCD)
Summary:	The Mannik and Smith Group, representing Culver's, is requesting a special-use permit for a drive-thru in the Community Crossroads District.

Request and Background

The Mannik and Smith Group LLC representing Meyer Foods Management Company is seeking a special-use permit to allow for a drive-thru. The proposed building will be utilized as a Culver's restaurant with a drive-thru and patio space. This lot is located across from the Lofts at Norton Crossing apartment complex at the site which was previously occupied by an Applebee's restaurant.

The site has been vacant for over 8 years. The applicant approached the City of Whitehall for a preliminary zoning review in December of 2025. On April 13, 2026, the Mannik and Smith Group was unanimously approved for variances to building type, setback, and frontage type.

Description of the Location

The site is located directly south from Capital One, formerly Discover, on the northeast corner of E Broad and the private drive.



Surrounding Area

Direction	Zoning	Land Use
North	Community Crossroads District	Office/Headquarters, Discover
East	Community Crossroads District	Banking/Finance, PNC
South	Community Crossroads District	Residential Apartment
West	Community Crossroads District	Banking/Finance, Huntington

Eligibility [1125.04(e)(1)]

The applicant and property are eligible for a special-use permit for a drive-thru through Section 1125.04: Special-Use Permit and Section 1108: Comprehensive Use Table.

Alignment with City Objectives and Planning [1125.04(e)(2)]

The City of Whitehall encourages job creation and quality of life improvements for its residents. The proposed special-use permit will support the creation of 80-90 job through the Culver's restaurant. Residents outside of food services work benefit from an additional food option within the city.

The 2019 Whitehall Works Development Blueprint outlines the city and community objective for city planning. The plan indicates this area to be



utilized as High Density Mixed Use, encouraging a blend of retail, office, and residential developments. “Public amenities such as outdoor cafes, plazas, and green space” are encouraged aspects of development that the proposed Culver’s building meets with its plaza, patio dining.

Additionally, there are limited food options on the east side of Broad Street with the Old Bag of Nails Pub. Supporting the business operations of a Culver’s restaurant with a drive-thru facility will diversify the food options to the eastern side of Whitehall.

Impact on Area Character [1125.04(e)(3)]

Of the neighboring uses, both the Huntington Bank to the West and the PNC Bank to the East utilized drive-thru services. Granting a special-use permit for a drive-thru would not significantly alter the character of the area.

Impact to Neighboring Uses [1125.04(e)(4)]

The proposed drive-thru at 4600 E Broad will have no negative impact upon the neighboring uses at Discover, PNC Bank, or Huntington Bank. With the mixed-use Norton Crossing apartment complex across the street, there may be slight residential disturbance from south-facing headlights in the drive-thru. In discussions, the applicant has indicated favor to install screening in the area within a previous landscaping plan.

Impact to Government Services [1125.04(e)(5)]

Granting the proposed special-use permit for a drive-thru at 4600 E Broad Street will not detrimentally impact the government services of the City of Whitehall including, highways, streets, police and fire protection, drainage, refuse disposal, water and sewer management, or traffic management.

Economic Impact [1125.04(e)(6)]

The proposed special-use permit does not add additional costs to government services or structures. The proposed special-use permit will support a new business bringing an estimated 80-90 jobs to the City of Whitehall, resulting in an increased income tax base. With 15-20 workers on a shift, Culver’s is a strategic employer for residents looking to supplement their income with a part-time position, high school workers, and residents in food services looking for career advancement. This economic use far exceeds the current benefit generated by the vacant building.



Impact of Nuisances [1125.04(e)(7)]

The proposed special-use permit will have little impact on traffic along E Broad Street as customers will enter the Culver's from the private drive north of the store. It is unlikely that this special-use permit will add to noise, smoke, fumes, or odors in the surrounding area. One issue that may arise could be south-facing headlights in the drive-thru aimed towards the Norton Crossing apartment complex. As indicated previously, the applicant has indicated a preference for screening and natural screening has been indicated in the staff recommendation below.

Traffic [1125.04(e)(8)]

With the design of the proposed Culver's drive-thru entering and exiting onto the northern private drive, there will be little to no traffic interference associated with the proposed special-use permit. Additionally, Culver's drive-thru method with "pull-up spaces" reduce additional build-up that a typical drive-thru may create.

Natural, Scenic, or Historic Feature of Major Importance [1125.04(e)(9)]

Granting the proposed special-use permit will not result in the destruction of a natural, scenic, or historic feature of major importance.

Staff Recommendation

City Staff recommends the Whitehall Planning Commission give **favorable** recommendation to the drive-thru, special-use permit on the condition that the applicant provide partial, natural screening from south-facing headlights in the drive-thru.