



Jackson Township

Franklin County, Ohio

Zoning Commission

Rezoning **1-RZ-2026**
Owner: Claudia Realty, LLC
Applicant: Spartak Selmiaj
Property: 1696 Dyer Road, (parcel #160-000860)
Acreage: 10.05 acres
Utilities: Onsite Well and Septic
Request: To amend Exceptional Use District

Background

- In May 2015, the Franklin County Planning Commission recommended the Township approve a rezoning of approximately 12 +/- acres from the Township's Suburban Residential (SR) district to the Exceptional Use (EU) district for the development of an indoor athletic facility and outdoor foot golf course (case #JACK-15-02). This was followed by Township Trustee approval.
 - Jackson Township approved rezoning from the Semi-Rural (SR) Residential district to the Exceptional Use (EU) district in 2015.
 - The approved permitted uses were:
 - Single Family residence
 - Exterior:
 - Year-round foot golf, weather permitting; Friday night glow-in-the-dark foot golf, Pro-Am tournaments, corporate outings, charitable functions
 - Food trucks are permitted as a temporary activity
 - The outdoor activities will operate seven (7) days a week starting at 6 a. m. and on certain nights of the week will continue until midnight (on Friday and Saturdays) and 8 p.m. on other nights.
 - Interior:
 - Workout facilities or sports training, including but not limited to soccer and baseball training and practice, a clubhouse with retail space indoor/outdoor seating with televisions and vending machines.
 - The indoor activities will operate seven (7) days a week starting at 6 a.m. and on certain nights of the week will continue until midnight.
- In January 2025, the Franklin County Planning Commission recommended the Township conditionally approve a modification of the Exceptional Use (EU) district for the development of an indoor soccer field and an athletic facility case #JACK-24-08). This was followed by Township Trustee approval.
- In November 2025, the applicant requested to amend the previously approved Exceptional Use (EU) district rezoning adding two outdoor soccer fields and removing the indoor soccer field.
- In December 2025, the Franklin County Planning Commission recommended the Township conditionally approve a modification of the Exceptional Use (EU) district for



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the development of two-outdoor soccer fields and an indoor athletic facility (case #JACK-25-05). This was followed by Township Trustee denial.

Surrounding Zoning and Land Use

Direction	Zoning	Land Use
North	Suburban Residential (Jackson Twp.)	Single-Family Home; Vacant
East	Rural (Columbus); Suburban Residential (Jackson Twp.)	Single-Family Home
South	Rural (Columbus)	Manufactured Home Park; Single-Family Home
West	Suburban Residential (Jackson Twp.)	Single-Family Home

Comprehensive Plan

The Southwest Area Plan (2009) recommends the Semi-Rural Residential land use category. This is either for larger residential lots with private water and wastewater or low-density single-family residential development with central water and sewer. Density is intended to be less than 3 dwelling units per acre.

The Jackson Township Comprehensive Plan (2010) recommends the site for the Semi-Rural Residential (SR) zoning district. This includes moderate to low density, detached, single-family residential development. Goal C (pg. 79) of the Plan identifies township residents providing feedback for increased park and open space areas.

The existing EU district does not meet the land use plan recommendations specific to the lot, and the “open space” or “park” recommended uses is inconsistent with the private recreational facility being proposed. The previously approved EU zoning allows for the proposed use; however, the development plan has been revised to remove the proposed indoor soccer field and include two outdoor soccer fields which requires reapproval of the EU zoning. The Jackson Township Board of Trustees approved the previous EU development plan that included proposed and future indoor recreational facilities.

Zoning District Review

Existing zoning – Exceptional Use (EU):

The Jackson Township Zoning Resolution identifies the EU district as a Special District. This district is intended for land uses not otherwise identified in the standard zoning districts. The EU district allows for recreational facilities on an admission fee or membership basis upon approval of a development plan based on Section 208.05(B)(1) of the Jackson Township Zoning Resolution.

Proposed Modifications:



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Proposals	2024 Submission	January 2025 Resubmission	November 2025	March 2026
Outdoor Soccer Fields	Two (2) 210'x330' fields Two (2) 105'x165' fields Two (2) 30'x59' volleyball courts	None	Two (2) 210'x330' fields	Two (2) 210'x330' fields
Indoor Soccer Fields	One (1) 96'x129' field	One (1) 96'x125' field	None	None
Expanded Parking	Add 104 spaces (163 spaces total)	Add 60 spaces (119 spaces total) w/ future 40 space expansion	Add 60 spaces (119 spaces total) w/ future 40 space expansion	Add 60 spaces (119 spaces total) w/ future 40 space expansion

- Proposals all included the existing athletic facility to remain, expanded parking, and added a stormwater detention facility.
- The modified plan includes removal of an approved indoor athletic field that is replaced with two (2) outdoor fields as described above.

Development Standards

Standards outlined in the Jackson Township Zoning Resolution, Article 2 or other Sections that may be applicable, shall be used to assess compliance with the EU district.

Staff has identified standards for landscaping (Section 304.06), buffering (Section 304.11), and lighting (Section 305.04(E)) within the review of the submitted Development Plan. Details are insufficient or do not comply with the regulations. No challenge has been identified by staff for the developer to meet these standards.

Technical Agency Review:

1. **Franklin County Engineer's Office (Mobility):** *A traffic study was completed with one access to Dyer Road. No roadway improvements are warranted. Multiple curb cuts, as described in the Development Plan/Text, would not be allowed per the Franklin County Access Management Regulations*
2. **Franklin County Engineer's Office (Drainage):** *A stormwater management report, SWPPP, and Operation and Maintenance Plan must be provided for review and approval by the Drainage Engineer's office prior to issuance of a certificate of zoning compliance.*



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3. **Franklin County Public Health:** *Field verification is required with a Building Plan Review application. The proposed location of the soccer fields may conflict with the location of the existing septic system. (relocated fields meet the Public Health requirements).*
4. **Franklin County Planning Department:** *Parking area landscaping and buffering adjacent to the residential district are not in compliance with Township zoning requirements. Locations of the right-of-way and lighting are not identified within the Development Plan.*

Staff Analysis

Based on Section 208.05(B)(2) of the Jackson Township Zoning Resolution, the basis of approval for the Exceptional Use District shall be:

- A. That the proposed development is consistent in all respects to the purpose, intent and applicable standards of this Zoning Resolution;
 - a. Staff Response: The proposed development is consistent with the historic recreational use of the lot. Requirements for parking, parking lot screening, and buffering are not consistent with Township zoning standards.
- B. That the proposed development is in conformity with the Jackson Township Comprehensive Plan or a portion thereof as it may apply;
 - a. Staff Response: The proposed development does not meet the land use plans' recommendations for the specific lot, but it does meet what is intended for similar land uses recommended for other properties within either of the Plans. The request applies to the development of the lot and not the zoning district.
- C. That the proposed development advances the general welfare of the Township and that the benefits to be derived from the proposed use justifies the change in the land use character of the area.
 - a. Staff Response: The development generally compliments the surrounding area and aligns with previous approvals and uses under the Exceptional Use district. In conforming the proposed development to meet regulations, staff finds the proposed amendment to the rezoning to advance the general welfare of the township.

County Planning Staff

Recommends **conditional approval** of the request to modify the rezoning of the Exceptional Use (EU) district for outdoor soccer fields. The recommended conditions are as follows:

1. Revise the Development Plan and associated Text to meet Township Zoning, County Access Management Regulations, County Stormwater Drainage Manual, and other applicable regulations.
2. Township Zoning requirements for landscaping and buffering and lighting must be resolved prior to approval of the development plan by the Jackson Township Trustees and/or certificate of zoning compliance.



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3. A stormwater management report, SWPPP, and Operation and Maintenance Plan must be provided for review and approved by the Drainage Engineer's office prior to issuance of a certificate of zoning compliance.

Franklin County Planning Commission

The Planning Commission recommended conditional approval for the request to modify the rezoning to the Exceptional Use (EU) district to allow for the development of outdoor soccer fields. The conditions are as follows:

1. Revise the Development Plan and associated Text to meet Township Zoning, County Access Management Regulations, County Stormwater Drainage Manual, and other applicable regulations.
2. Township Zoning requirements for landscaping and buffering and lighting must be resolved prior to approval of the development plan by the Jackson Township Trustees and/or certificate of zoning compliance.
3. A stormwater management report, SWPPP, and Operation and Maintenance Plan must be provided for review and approved by the Drainage Engineer's office prior to issuance of a certificate of zoning compliance.
4. No outdoor lighting shall be permitted to be installed in conjunction with the soccer fields.

Jackson Township Zoning Staff Recommendation

Jackson Township Zoning Staff has concerns regarding the changes in this application verses what was approved less than one year ago. The approved plan permits all sports activities within three buildings. This proposal is removing the two proposed buildings and replace them with two outdoor sports fields. The fields are shown to include outdoor lighting to allow for sports events to continue after dark.

The current proposal does not show any screening with the request for outdoor fields. A detailed screening plan needs to be provided to limit impact on adjacent residential properties.

The outdoor activities will operate seven (7) days a week starting at 6 a.m. and on certain nights of the week will continue until midnight (on Friday and Saturdays) and 8 p.m. on other nights. O

The items identified as conditions for approval from last year have not been completed and are not included in this rezoning application. Additional information specific to hours of operation, buffering and screening for adjacent property owners need clarification.

1. Revise the Development Plan and associated Text to meet Township Zoning, County Access Management Regulations, County Stormwater Drainage Manual, and other applicable regulations.
2. Township Zoning requirements for landscaping and buffering and lighting must be resolved prior to approval of the development plan by the Jackson Township Trustees and/or certificate of zoning compliance.



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3. A stormwater management report, SWPPP, and Operation and Maintenance Plan must be provided for review and approved by the Drainage Engineer's office prior to issuance of a certificate of zoning compliance.
4. No outdoor lighting shall be permitted to be installed in conjunction with the soccer fields.
5. Provide detailed buffering and screening along adjacent residential properties.
6. Provide proposals and implement plan to minimize traffic headlight impact to 1695 Dyer Road.

Attachments:

- Rezoning Application
- Development Plan
- Zoning Map

Fee Paid by Cash / Check # _____, \$ _____

Application # _____ -ZC-20

ZONING COMMISSION APPLICATION

REQUEST FOR HEARING BEFORE ZONING COMMISSION

3756 Hoover Road Grove City, OH 43123 614-875-2742

Property Owner: CLAUDIA REALTY LLC Applicant: SPARTAK SELMIAJ

Address: 1696 DYER RD Zoned: EU

Property Location: 1696 DYER RD

PID: 160-160-000860-00 Area/Acres: 10.05 Floodplain: _____

(Home): _____ (Work) : _____ (Cell): 614-634-3304

Email Address: ALBAUTO@SBCGLOBAL.NET

Summary of Zoning Commission: *It is the responsibility of the Zoning Commission to review and recommend a change in how land is zoned as well as the specific regulations and requirements of the Township Zoning Resolution. It is the responsibility of applicants appearing before the Zoning Commission to have all required site plans, drawings, descriptions and all facts ready for public review and discussion. The schedule of required hearings may be extended by actions of continuance at any step in the procedures.*

To the Township Zoning Commission, the applicant requests the following:

Re-Zoning / PUD

Map/Text Amendment

Exceptional Use

A change in zoning from the existing _____ District to the proposed _____ District

A change in use from the existing SIC _____ to the proposed SIC _____

General Description of the Request

Exceptional Use approval would need to be amended to reflect the addition of (2) turf fields and additional parking

1. Describe in specific detail the proposed request noting special and unique conditions of the proposed use. Attach development text as required.

Proposed plan includes the addition of (2) turf fields and additional parking

APPLICANT'S AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

I/We SPARTAK SOLICIT
(Name)

1999 ARLINGTON AVE Col OH 43212 Home: _____
(Address) (City, State, Zip Code) (Phone)

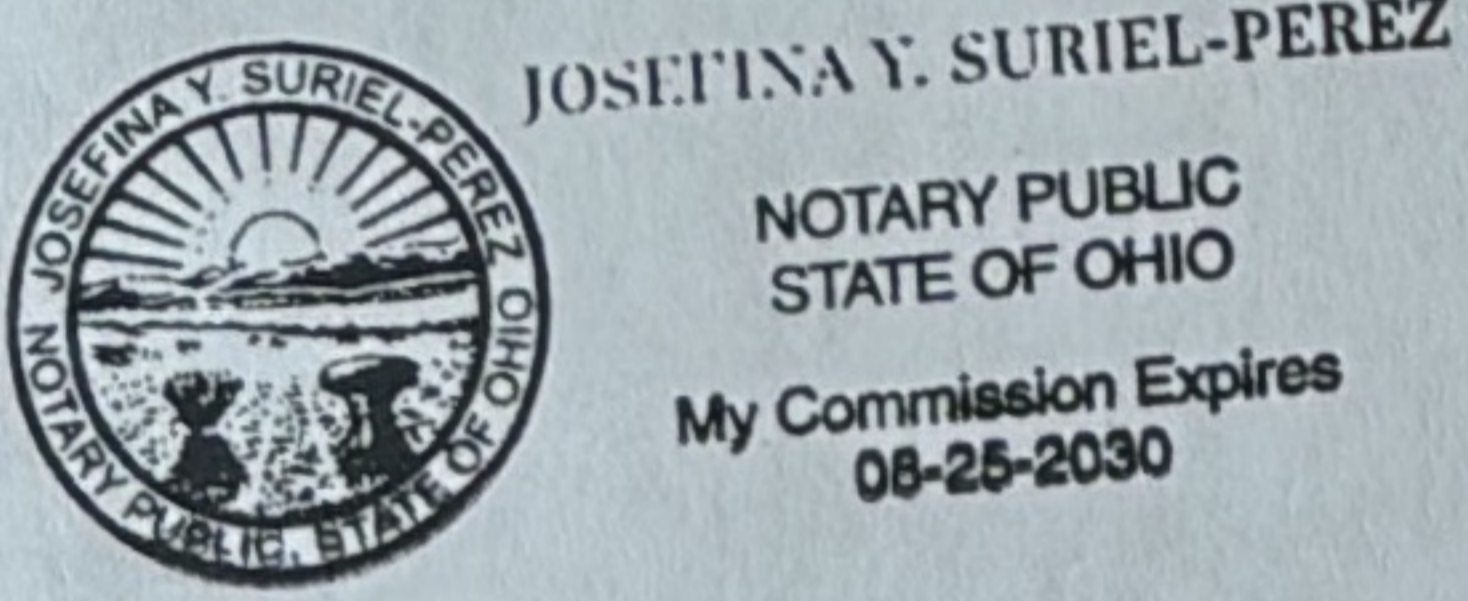
Cell: 6146343304 Business: _____
(Phone) (Phone)

" the above named Owner / Applicant being duly sworn, depose and say that I/We are the owner(s) of the land included in the application and that the foregoing statement herein contained and attached, and information or attached exhibits thoroughly and to the best of my ability. By filing this application, I/We do hereby grant permission to Jackson Township and its employees to enter upon my property and to observe, photograph and document all conditions observed therein and to post all application materials upon the Township's website for public information purposes."

[Signature]
(Owner Signature)

(Co-Owner Signature)

Subscribed and sworn before me this NOV 3 day of NOV 2025
(Day) (Month) (Year)



[Signature]
(Notary Signature)

Stamp or Seal

ACTION BY TOWNSHIP

Application Received & Accepted by: _____ Date: _____

Hearing Date: _____ 7:00pm at the Jackson Township Hall, Grove City, Ohio



SITE PLAN
Scale: 1" = 50'-0"

GENERAL NOTES - SITE PLAN

- A. Do not scale drawings. If dimensions are in question, the contractor shall be responsible for seeking clarification from Architect prior to construction.
- B. All dimensions are from finished surface to finished surface, unless noted otherwise.
- C. Architectural site plan is provided to show the relationship of the architectural elements and to provide plan and detail key reference only.

PARKING CALCULATIONS

EXISTING: 59 SPACES
 PROPOSED: 60 SPACES
 TOTAL: 119

ZONING - EXCEPTIONAL USE DISTRICT

BACKGROUND:
 The subject side is located on the north side of Dyer Road west of Brown Road. The site is surrounded by single-family residential land uses. The site incorporates approximately 10 acres and has one owner. The site has an existing 12,800 square foot building which houses indoor recreation activities. The site is zoned Exceptional Use. The applicant is requesting to amend the approved Exception Use zoning to permit expanded outdoor recreational activities on the site. Two new 70,000sf square foot outdoor fields will be constructed on the property to provide for outdoor recreation activities.

PERMITTED USES:
 Activities include: workout facilities or sports training, including but not limited to soccer training and practice, a clubhouse with retail space, indoor and outdoor seating with televisions and beverage service.

Food trucks shall be permitted on the parking lots as a temporary activity. Indoor activities shall operate seven (7) days a week starting at 7a.m. and on certain nights of the week will continue until midnight (on Friday and Saturdays) and 10p.m. on the other nights.

DEVELOPMENT STANDARDS:
 Unless otherwise indicated in the submitted drawing or in the written text, the applicable standards for the site shall be those standards contained in Section 203 General Provisions of the Jackson Township Zoning Code.

LIGHTING:
 All new lighting on the subject property shall be cut-off type fixtures (down lighting) and limited to the building, patio, and parking area unless located for landscaping and security purposes.

All types of parking, building, and other exterior lighting to be on poles shall be from the same "family" from the same manufacturer's type and style.

All lighting poles shall be either of wood or dark or bronze metal construction.

Parking lot lighting shall not exceed twelve (12) feet in height.

The exterior lighting for the site shall minimize off-site glare and reflection by utilizing screening, direction of lighting, height of lighting, wattage, and type of lighting.

SIGNAGE AND GRAPHICS
 One freestanding graphic shall be allowed along the Dyer Road frontage. The total size of the sign shall not exceed fifty (50) square feet and shall not be any higher than ten (10) feet.

One building-mounted illuminated graphic shall be permitted on the existing structure. The total size of the sign shall not exceed fifty (50) square feet and shall not be any higher than ten (10) feet.

Directional signs for ingress and egress shall be permitted at the curb cuts on Dyer Road to direct traffic in and out of the site.

No off-premise graphic shall be permitted on site nor any illumination which flashes, travels, animates, or intermittently illuminates shall be allowed.

ENVIRONMENTAL TREATMENT:
 The parking lot shall be landscaped along the eastern and southern edge with a variety of shrubs and other landscaping materials to produce a height of three (3) feet with a 60% opacity within two (2) years.

The screening and landscaping plan for the development of the site shall conform to the submitted drawings and such screening shall provide a buffer to the areas to the west, south, and east. All screen plantings shall be maintained permanently and any plant which does not survive shall be replaced within one year with material meeting the specifications of the original planting. Maintenance of the screening materials shall be the responsibility of the property owner and failure to replace and maintain the screening materials shall be a violation of the Jackson Township Zoning Code.

ZONING - EXCEPTIONAL USE DISTRICT (CONT'D)

SITE PLAN
 The property shall be used in accordance with the submitted site plan. The attached site plan illustrates the area where the building and parking areas will be located. This site plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time final development and engineering plans are completed. Any slight adjustment to the site plan shall be reviewed and approved by the Zoning Officer or his designee, upon submission of the appropriate data regarding the proposed adjustment. The general layout and site concept shall, however, conform to the site plan.

Parking requirements shall conform to those found in Section 531 of the Jackson Township Zoning Code.

STORMWATER DRAINAGE:
 Drainage and run-off from the proposed development shall not cause property damage to off-site areas. All drainage improvements shall be designed in conformance with the requirements for the Franklin County Development Regulations. The new building(s) will be guttered and the down spouts will tie into a drainage system that routes the surface drainage into the catch basins located on the site. If necessary, additional catch basins will be located on the parking lot and sized to permit on-site detention in the parking areas and the provide for a gradual release of surface water into the new and existing catch basins.

The building will also conform to the requirements of the Franklin County development regulations and will utilize the detention basin used for stormwater drainage. The stormwater detention plan will accompany the site plan for detailing the methods to be used to handle stormwater drainage off the site.

SEWAGE DISPOSAL AND WATER SUPPLY:
 Centralized water is available to serve the site and an existing onsite septic system will serve the various utilities permitted on the property.

POLLUTION:
 Smoke: No smoke shall be emitted from any structure in the Exceptional Use District.

Noise: The noise level shall be no greater than eighty (80) decibels at the lot line.

Odor: No odorous gases or other odorous matter in any quantities as to be offensive at any point on or beyond the Exceptional Use District boundary.

ARCHITECTURAL DESIGN:
 The building lot coverage shall not exceed 35% of the lot and parking lot coverage (excluding access drives) shall not exceed an additional 30% coverage for a total of 65% coverage of the site.

No outside storage shall be permitted on the site. No rubbish or debris of any kind shall be placed or permitted to accumulate on any portion of the lot.

All utilities shall be placed underground.



PROJECT STATUS

CONCEPT PLAN UPDATE

CURRENT ISSUE DATE

3.11.2026

PROJECT NO.

24028

REVISIONS

#	Description	Date

PROJECT INFORMATION

614 Soccer

Spartak Selimaj

1696 Dyer Rd.
 Grove City, OH 43123

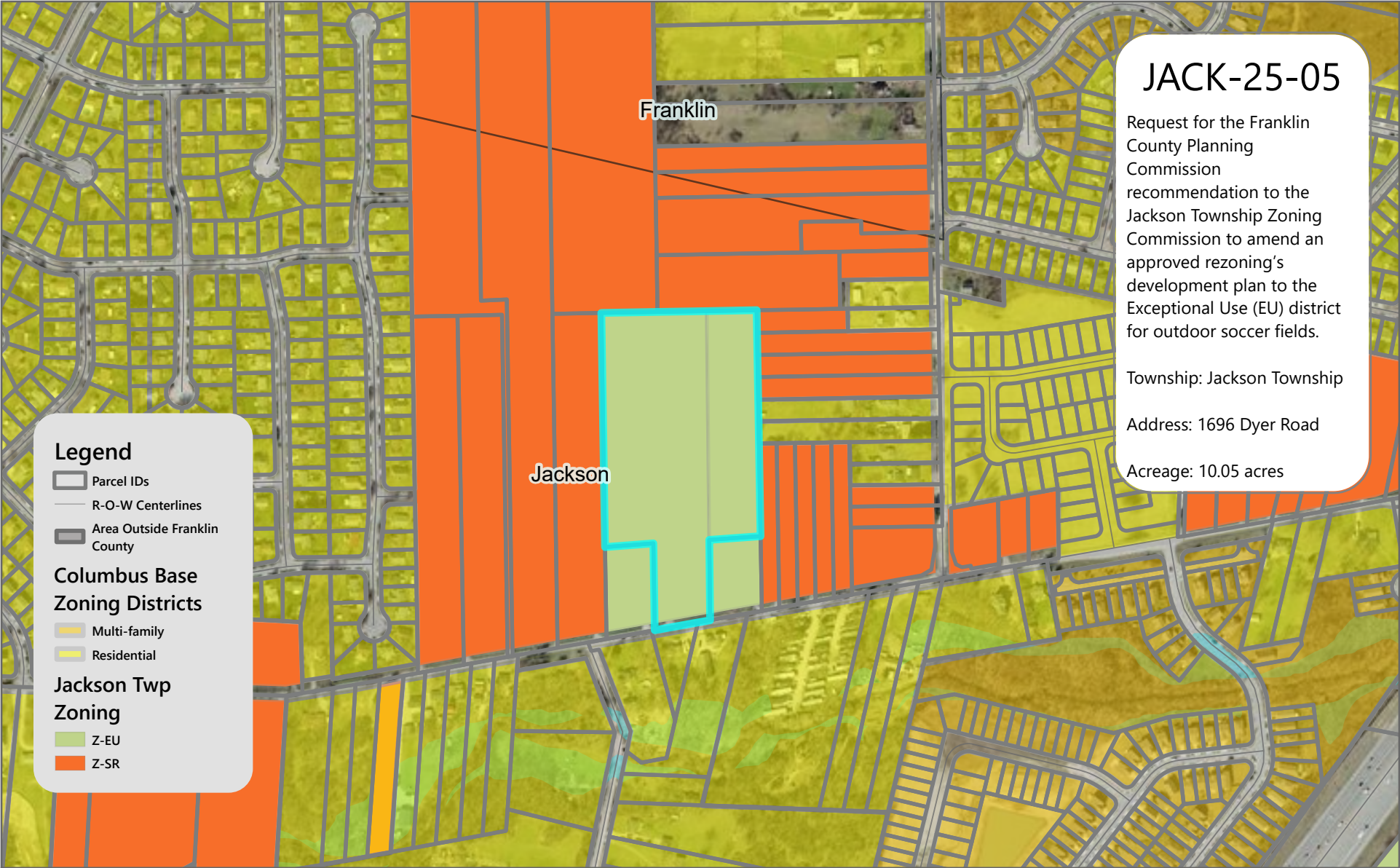


SHEET NAME

Concept Site Plan

SHEET NUMBER

A100



JACK-25-05

Request for the Franklin County Planning Commission recommendation to the Jackson Township Zoning Commission to amend an approved rezoning's development plan to the Exceptional Use (EU) district for outdoor soccer fields.

Township: Jackson Township

Address: 1696 Dyer Road

Acreage: 10.05 acres

Legend

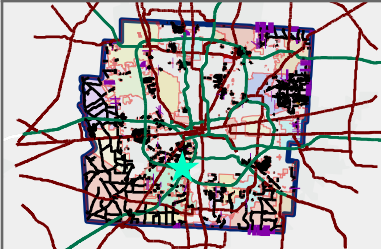
- Parcel IDs
- R-O-W Centerlines
- Area Outside Franklin County

Columbus Base Zoning Districts

- Multi-family
- Residential

Jackson Twp Zoning

- Z-EU
- Z-SR



Case File: JACK-25-05, 12/10/25



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Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere