

# City of Groveport

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[www.groveport.org](http://www.groveport.org)



## Meeting Minutes

**Monday, November 23, 2020**

**6:00 PM**

**480/490 Main St - Rezoning**

**Council Chambers**

**Public Hearing**

**1. Call To Order**

by Mayor Lance Westcamp at 6:11 p.m.

Staff Present: BJ King - Administrator, Kevin Shannon - Law Director, Jason Carr - Director of Finance, Jeff Green - Assistant Administrator / Development Director

Staff Present via Zoom: Ralph Portier - Chief of Police, Stephen Moore - Chief Building Official, Steve Farst - City Engineer

Guests Present: The Guest Book is on file with the Clerk of Council.

**2. Roll Call**

**Present:** 6 - Cleary, Dildine, Grashel, Hilbert, Hutson, and Lockett

**3. Approval of Minutes - Approved at the 5:45 P.M. Public Hearing**

Approved at the 5:45 P.M. Public Hearing.

**4. Notice**

*Clerk of Council Ross read of the Notice of Public Hearing.*

[#241-2020](#) Notice of Public Hearing

**Attachments:** [Notice of Public Hearing.pdf](#)

**5. Certification**

*Clerk of Council Ross read of the Certification of Public Hearing.*

[#242-2020](#) Certification of Public Hearing

**Attachments:** [Certification of Public Hearing.pdf](#)

**6. Zoning Ordinance:**

[Ord. 2020-041](#)

AN ORDINANCE AMENDING THE ZONING MAP AS TO APPROXIMATELY 0.69 ACRE, MORE OR LESS, OF THE FOLLOWING TRACT OF LAND, LOCATED WEST OF COLLEGE STREET, PARCEL NUMBERS 185-000224 AND 185-000200 OWNED BY THE CITY OF GROVEPORT, FROM COMMUNITY COMMERCIAL (CC) TO SELECT COMMERCIAL PLANNED DISTRICT (SCPD)

**Sponsors:** Dildine

**Attachments:** [Ord. 2020-041 Exhibit A.pdf](#)

**Chief Building Official Stephen Moore**

*The proposed rezoning is to change the above stated properties from Community Commercial (CC) to Select Commercial Planned District (SCPD). The rezoning is to allow construction of a two story mixed use building on the site. The applicant has submitted preliminary information to show the proposed project. A final development plan and plat are required to be submitted and approved prior to any work beginning at this site. This is a City owned site similar to the downtown development at Front and Main Streets which was also rezoned to SCPD. A planned development allows for an innovative approach to commercial development. This rezoning allows for the proper controls of the development while providing more flexibility in development of the site. The site is located at the corner of Main Street and College Street. To the north and west are residential uses, a church to the east and a mix of residential and commercial to the south. The City's comprehensive plan shows the Main Street corridor as a blend of old and new development with a variety of mixed uses along the corridor. Main Street corridor is a critical gateway for the community and therefore quality building design should be promoted as redevelopment occurs. Section 1135.01(b) allows an applicant to proceed with the rezoning first followed by a later submission of a Development Plan. However, where land is rezoned without a Development Plan, no subdivision of land or Certificate of Zoning Compliance shall be authorized or issued until a Development Plan is reviewed and approved. This is the same zoning that was placed on the Ace Hardware building and the site of the second building at Main Street and Front Street. It gives the City more flexibility to construct the building without a lot of variances if the zoning stayed Community Commercial (CC). It also allows for flexibility to put things in place to protect the residential uses to the north and the west of the property.*

**City Engineer Steve Farst**

*An application for "Development Plan" was not provided with the application for the proposed zoning amendment, which is a planned district. A conceptual plan was provided but it is not sufficient to serve as a Development Plan as it does not contain supporting information on utility feasibility and other development features required under Chapter 1135. Moreover, the zoning amendment application does not provide sufficient information to address performance standards for the SCPD district required under Chapter 1161. The applicant provided a*

*conceptual plan to demonstrate a concept layout for the use of the site, to include a two story building and related site improvements. The conceptual plan shows site access to Main Street and to Hickory Alley. Without a Development Plan, a review for compliance with standards in Chapters 1135 and 1161, cannot be completed at this time. The Development Plan application was suggested to soon be submitted along with the required information noted above to satisfy requirements of Chapters 1135 and 1161. Engineering Staff support Planning and Zoning Staff conclusions so stated in their report to the Planning and Zoning Commission. The proposed zoning being a Planned District seems appropriate for the type of development that is envisioned. If Planning and Zoning Commission should consider recommending approval of this zoning request, it is recommended the next step after Council approval is for the applicant to follow-up with the Final Development Plan application that should demonstrate compliance with Chapters 1135 and 1161.*

Clerk of Council Ross read by title Ordinance No.2020-041.

#### [#243-2020](#)

#### Ord. 2020-041 Staff Reports

Attachments: [Ord. 2020-041 Staff Reports.pdf](#)

*City Administrator BJ King added that the Planning and Zoning Commission unanimously recommended approval.*

*Carolyn Odom, 462 Main Street, is directly adjacent to this site and came tonight to learn more about what is being built next to her property. She had just moved to Groveport a couple of months ago and is very excited about being a part of this community.*

*Mr. King explained the process legislation pertaining to zoning requests goes through for the residents in the audience. At first reading the City Council refers the legislation to the Planning & Zoning Commission who decides whether to recommend approval or not to recommend approval to the City Council. The ordinance comes back to Council for its second and third readings and a public hearing. At the third reading Council votes on the matter and if passed and adopted, the ordinance goes into effect 30 days after its adoption. The public has the opportunity to give input at any of the meetings regarding any legislation and can request to review any application. Charlie Marlatt, 481 Main Street, is all for commercial development of the site located at Main Street and College Street. He wanted to know about the design of the building proposed for the site. His personal opinion was that a squared off block type of a building would not be very appealing on that corner. It is his hope that a building with some character is being*

*planned for the lot. Assistant Administrator / Development Director Jeff Green offered to get the pictures of the proposed building from his office. Mr. Green stated the building design, as well as the one at Main Street and Front Street, is styled with keeping the rest of the downtown area in mind. The design models much of the architectural style of the older buildings and the Italianate houses on Main Street. The structures will have a late 19th century, early 20th century design. The City's intent is to give the downtown area a historic feel by blending the two original towns, Rarey's Port and Wert's Grove, into the downtown historic area.*

**7. Close of Public Hearing**

**A motion was made by Council Member Dildine, seconded by Council Member Hutson, to close the Public Hearing at 6:24 p.m. Motion carried by the following vote:**

**Yes:** 6 - Cleary, Dildine, Grashel, Hilbert, Hutson and Lockett

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Lance Westcamp, Mayor

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Ruthanne Sargus Ross, CMC  
Clerk of Council

PLEASE NOTE: THESE MINUTES ARE NOT VERBATIM. A RECORDING OF THE MEETING IS AVAILABLE IN THE CLERK'S OFFICE DURING REGULAR BUSINESS HOURS.