

City of Groveport

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Groveport, OH 43125
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Meeting Minutes

Monday, July 9, 2018

6:15 PM

4470 So Hamilton Rd.

Council Chambers

Public Hearing

Mayor Lance Westcamp

Council Members - Jean Ann Hilbert, Ed Dildine, Shawn Cleary, Becky Hutson, Scott Lockett & Chad T. Grashel

1. Call To Order

by Mayor Westcamp at 6:15 p.m.

Staff Present: Marsha Hall - Administrator, Kevin Shannon - Law Director, Jeff Green - Director of Finance, Ralph Portier - Chief of Police, Chief Building Official - Stephen Moore, City Engineer - Steve Farst

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 - June 11, 2018

Approved as submitted.

[#155-2018](#) Public Hearing Minutes 6.11.2018

Attachments: [Public Hearing Minutes 6.11.2018.pdf](#)

4. Notice

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

[#156-2018](#) Notice of Public Hearing

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

5. Certification

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

[#157-2018](#) Certification of Public Hearing

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

6. Zoning Ordinance:

[ORD. 18-032](#)

AN ORDINANCE GRANTING A VARIANCE AS TO THE PERMITTED USES IN THE ESTABLISHED ZONING DISTRICT FOR THE PROPERTY LOCATED AT 4470 SOUTH HAMILTON ROAD, PARCEL NO. 185-001294, CURRENTLY ZONED PLANNED INDUSTRIAL PARK (PIP), AND FURTHER APPROVING THE DEVELOPMENT PLAN THEREFORE,

COMPASS DATACENTERS-CMH II, LLC, APPLICANT AND THE
DECLARATION OF AN EMERGENCY

Sponsors: Dildine

Attachments: [ORD. 18-032 4470 S Hamilton Rd Use Variance & Final Dev Plans Exhibit A.pdf](#)
[ORD. 18-032 4470 S Hamilton Rd Use Variance & Final Dev Plans Exhibit B.pdf](#)

Chief Building Official, Stephen Moore, stated the proposed use is not an approved or conditional use in the PIP zoning district. This data center will be located next to the existing AEP building at 4500 S. Hamilton Road. The proposed use is compatible with the other uses located in the area. The submitted development plan complies with all the requirements in the PIP Zoning District. The development is for a 22,000 square foot data center and a future expansion of 15,900 square feet. There is also a proposed equipment yard with a proposed future expansion of the equipment yard. The parking, building, side and rear yard setbacks shown comply with the PIP requirements. There is also a proposed eight (8) foot high fence shown to be installed around the property. The landscape plan submitted complies with the PIP and landscape requirements for the proposed development. The site lighting plan is in compliance with the City's lighting regulations. However, additional landscaping and lighting review will be required to be submitted for approval when the future expansion is to be constructed.

City Engineer, Steve Farst, stated that the Engineering staff has no objection to granting of this Use Variance. The Final Development Plan demonstrates reasonable feasibility as to required facility utility services (i.e., water service, sewer service and drainage control/management) and circulation of traffic flow. Engineering staff has no objection to approving the Final Development Plan and suggests, if granted approval, the following condition be established and made part of an ordinance for this case:

- 1. Future site expansion will require a Traffic Impact Study to be approved by the City Engineer and accepted by the City of Groveport prior to implementation of future site expansion.*

Matthew Forshey, with AEP, thanked Council and everyone involved with helping getting this matter through the process at a quick pace so the building can be constructed before winter.

Clerk of Council Ross read by title Ordinance No. 18-032.

[#158-2018](#)

ORD. 18-032 Staff Reports

Attachments: [ORD. 18-032 Staff Reports.pdf](#)

7. Close of Public Hearing

Council Member Cleary made a motion, seconded by Council Member Dildine to close the Public Hearing at 6:23 p.m. Motion carried by the following vote:

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

Lance Westcamp, Mayor

Ruthanne Sargus Ross, 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.