

City of Groveport

655 Blacklick St.
Groveport, OH 43125
614.830.2052
www.groveport.org



Meeting Minutes

Monday, September 24, 2018

6:15 PM

Hendron 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 6:40 p.m.

Staff Present: Kevin Shannon - Law Director, Jeff Green - Director of Finance, 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

Absent: 2 - Grashel, and Lockett

Present: 4 - Cleary, Dildine, Hilbert, and Hutson

3. Approval of Minutes - July 9, 2018

Approved as submitted.

[#228-2018](#) Public Hearing Minutes 7.9.2018

Attachments: [Public Hearing Minutes 7.9.2018.pdf](#)

4. Notice

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

[#229-2018](#) Notice of Public Hearing

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

5. Certification

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

[#230-2018](#) Certification of Public Hearing

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

6. Zoning Ordinance for 3rd Reading:

[ORD. 18-037](#)

AN ORDINANCE AMENDING THE ZONING MAP AS TO APPROXIMATELY 6 ACRES, MORE OR LESS, OF THE FOLLOWING TRACT OF LAND, LOCATED ON HENDRON ROAD, PARCEL NUMBER 185-002763 OWNED BY, VALERIE SHOLTES, ELISSA VILLIERS, AND

JAMES SEELIG FROM RURAL (R) TO SELECT COMMERCIAL PLANNED DISTRICT (SCPD), PHILIP SALYERS, APPLICANT

Sponsors: Cleary

Attachments: [ORD. 18-037 Rezoning application.pdf](#)

Chief Building Official, Stephen Moore, read from the staff reports.

The applicant is proposing to re-zone the above stated property from Rural to Select Commercial Planned District (SCPD). He states that he would like to build a small office / warehouse type building to move his business to this location and also rent out the other units in the building. He is also proposing a future use at the back of the property as self-storage units. At this time, he would like to get the zoning approval and would then come back with the required development plan at a later date. Section 1135.01(b) allows an applicant to proceed with the re-zoning first followed by a later submission of a Development Plan. However, where land is re-zoned 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. The Planning and Zoning Commission recommended approval of the re-zoning from Rural to Select Commercial Planned District with the condition of the submission of a development plan within 24 months.

City Engineer, Steve Farst, stated without a development plan there isn't anything for the engineering department to review. Mr. Farst went over with the Planning & Zoning Commission and the applicant some of the features engineering looks into: utilities serving the site, traffic impact and internal site circulation, drainage feasibility, and other aspects of the Development Plan elements that are required content on the Development Plan submission per section 1135.01. He also pointed out that there aren't any gravity sanitary collection sewers adjacent to the site, therefore, an extension of the sanitary sewer from the south will be required to support this site development. Moreover, public water does not extend north of Cherry Blossom Way. It is also noted that the Hendron Road right-of-way adjacent to the site is in the jurisdiction of the Franklin County Engineer and County Commissioners. As such, site access is controlled by the County Engineer. The applicant should confer with Franklin County Engineer for requirements for a new access drive. As a Planned District, any development on the SCPD-zoned parcel requires presentation of a Development Plan to be reviewed by Planning and Zoning staff and Engineering staff. Without submittal of the Development Plan at this time, an engineering review cannot be completed nor provided to the Planning Commission. In conclusion, Engineering staff cannot make a recommendation on the proposed zoning district at this time without having the ability to view and comment on the Development Plan. It is recommended however, that no subdivision of land or Certificate of Zoning Compliance shall be authorized or issued until a Development Plan is reviewed and

approved.

The development plan must be approved before any work commences on the property.

Phil Salyers, 2195 Broehm Road, Columbus, Ohio 43207, explained what he wanted to do if the property was re-zoned to Select Commercial Planned District. He owns a small security business that installs electronic alarm systems, camera systems, and fire systems. The plan is to build some office/warehouse spaces at the front of the property. In the future, he would possibly build some self-storage units at the back of the property by the railroad tracks. Mr. Salyers does not want to purchase the property until he can secure the zoning to use the site as an office/warehouse property. Once zoning is approved, he will invest in procuring engineers, architects and everyone else involved in the project.

Dawn Bellamy, 5084 Cherry Blossom Drive, Groveport, Ohio 43125, expressed her concerns with storage units and warehousing going in across Hendron Road. She feels it will have traffic going in and out all night and it will bring strangers into an area that has a senior citizen complex, two schools and The Orchard neighborhood. A warehouse does not complement the look of the area and residents have already battled an issue at the corner of Cherry Blossom Drive and Hendron Road, which is not in Groveport's jurisdiction. The property in question is in Madison Township.

Diane Barnes, 5098 Perrywinkle Court, Groveport, Ohio 43125, was present to represent herself, her husband, Paul Barnes, and their neighbors. Mrs. Barnes stated that they just learned about this zoning request in yesterday's Southeast Messenger (Notice was published in the September 9, 2018 edition of the Southeast Messenger and a small article was published in the September 23, 2018 edition). Everyone had somehow missed the notice in the previous issue. Everyone she spoke to today, save one family, said they did not receive a written notice of a public hearing. Contiguous property owners were mailed the notice of public hearing via certified mail on September 6, 2018. Mrs. Barnes had collected signatures from neighbors opposing the re-zoning of the property, parcel 185-002763. She talked to people in five homes directly across the street on the west side of Hendron Road and none were for the re-zoning. The senior housing to the south had no one available in the office but safety issues should be considered when it comes to these senior residents. There is a house to the north and 58 homes in The Orchard. She did not find anyone in favor of the re-zoning. There is a junior high school and elementary in direct vicinity of parcel 185-002763. Mrs. Barnes read some comments from neighbors expressing concerns about too

many businesses around their homes, storage units already to the north, south and west of their homes and the potential for an increase in crimes and risk to the elderly, school children and the neighborhoods. Neighbors have questions in regards to what ramifications would there be if the property was re-zoned prior to the approval of Mr. Salyers development plan and what damage could there be to the Hendron Ditch.

Elissa Villiers, 150 Harbinger Drive, Groveport, Ohio 43125, stated she and her sister, who lives in Florida, are the owners of the property on Hendron Road being discussed here tonight. Ms. Villiers and her sister are both in agreement with what Mr. Salyers plans to do with the 6 acres. The property has sat empty for three years with no potential buyers. In the spring they decided to split the land into three separate parcels in the hope it would be easier to sell opposed to the 23 acre parcel. In the past, they've had other offers from putting in service garages to one from Texas that wanted to use the land as a llama farm. But they both liked what Mr. Salyers planned; a building for office space with storage areas and possible future storage units in the back. It was not her intent to upset anyone in the neighborhood. She had lived in the house on Hendron Road for 66 years. She loved the area and she knows all the people. They were the ones who sold the property to the senior housing, it is very close to their hearts, and it is their hope, in the future, that the remaining 17 acres will be Senior Village phase 2. They have not given up on that possibility at all, they are still in contact with the developers.

Clerk of Council Ross read by title Ordinance No. 18-037.

[#209-2018](#)

ORD. 18-037 Staff Reports

Attachments: [ORD. 18-037 Staff Reports.pdf](#)

7. Close of Public Hearing

Council Member Cleary made a motion, seconded by Council Member Hutson to close the Public Hearing at 7:06 p.m. The motion carried by the following vote:

Yes: 4 - Cleary, Dildine, Hilbert and Hutson

Lance Westcamp, Mayor

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.