

City of Groveport

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Groveport, OH 43125
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Meeting Minutes

Monday, May 12, 2025

6:30 PM

Council Chambers

City Council

I. Call to Order

Mayor Lance Westcamp called the City Council meeting to order at 6:30 p.m.

Staff Present: BJ King - Administrator, Kevin Shannon - Law Director, Jason Carr - Director of Finance, Casey Adams - Chief of Police, Michael Loges - Development Director, Brian Strayer - Public Services Director, Mike Poirier - Chief Building Official, Mindy Kay - Clerk of Council

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

II. Moment of Silence

The Mayor asked everyone to join him in a moment of silence.

III. Pledge of Allegiance

Chief Adams led the Pledge of Allegiance.

IV. Roll Call

Present: 7 - Edward Dildine, Edward Dildine, Becky Hutson, Scott Lockett, Jack Rupp, Jean Ann Hilbert, and Shawn Cleary

V. Approval of Minutes

The April 28, 2025 City Council Minutes stand approved as submitted.

[#097-2025](#) April 28, 2025 City Council Meeting Minutes

VI. Proclamation

Mayor Westcamp read the Proclamation aloud and presented it to Public Services Director Brian Strayer, and Public Services staff members Walt Wagner, Brian Cordle, and Mike Schweinsberg.

[#098-2025](#) National Public Works Week Proclamation

VII. Business of Guests**A. Colleen Blevins**

Mrs. Blevins stated her concerns about a neighboring property that had recently been condemned and is infested with rats. She also inquired

about what the City considers trash on a property, as this property in question had seemingly gone unnoticed while other residents had received citations for items left on their porch. Her concerns about the condemned property included ground water contamination from pest control substances that will potentially be used by the City to eliminate the rat infestation, if soil testing has been/will be conducted, what steps the City plans to take in demolishing the property, and what the City plans on doing to help neighbors who might experience an up tick in pests coming from the property. She said there were complaints made about the property about two years ago and the City responded, leading to the owners to clean up their back yard. The surrounding homes ended up with mice and other pests. Administrator King explained that the homeowner has rights to an appeal process, which he doesn't know if they will or not. If the property owner does not move forward with an appeal, the City will move forward with demolishing the property and the entire lot will be cleared. Council and staff addressed Mrs. Blevins' previously stated concerns and follow up questions in regards to fumigation, demolition, the future of the property, and the City's standards on trash on a property.

B. Della Lovell-Dawson

Mrs. Lovell-Dawson expressed her concerns for the condemned property and thanked the City for their ongoing presence in this matter. She spoke about the back yard cleanup that was done about two years ago and explained that her home and her neighbors became flooded with shrews when the cleanup was conducted. She noted the method the of extermination the City had previously discussed with Mrs. Blevins and stated she just wants to make sure that she and her neighbors are protected. She asked how the City will update them on dates and events relating to the property, to which Administrator King replied that staff will make phone calls and personal stops to check in with everyone. She then discussed the guidelines and regulation process of trash citations with Chief Building Official Poirier for clarification.

VIII. Ordinances and Resolutions

A. 3rd Readings

[Ord. 2024-062](#)

AN ORDINANCE GRANTING A VARIANCE AS TO THE PERMITTED USES IN THE ESTABLISHED ZONING DISTRICT AND AN AREA VARIANCE FOR THE EAST BUFFER YARD FOR THE PROPERTY LOCATED AT 6031 GROVEPORT ROAD, PARCEL NO. 185-000916, CURRENTLY ZONED COMMUNITY COMMERCIAL (CC), AUTOZONE

DEVELOPMENT, LLC, APPLICANT.

Sponsors: Hilbert

Attachments: [Ord. 2024-062 Exhibit A.pdf](#)
[Ord. 2024-062 Exhibit B.pdf](#)
[Ord. 2024-062 Exhibit C.pdf](#)
[Ord. 2024-062 Exhibit D.pdf](#)

Mayor Westcamp stated that the package provided by CASTO at the Public hearing had a lot of new information and that it had changed his mind about this ordinance. A lot of his questions about the original structure had been answered. He recommended that Council send the ordinance back to Planning & Zoning to see if the new information will change their minds as well and said we owe it to the applicant to revisit this. Law Director Shannon confirmed that Council may refer legislation back to a committee for further review. Council and discussed any remaining concerns with staff and CASTO representative Eric Leibowitz and attorney Joe Miller.

A motion was made by Council Member Lockett, seconded by Council Member Cleary, to refer to the June 2nd meeting of the Planning & Zoning Commission. The motion carried by the following vote:

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

[Ord. 2025-002](#)

AN ORDINANCE ESTABLISHING MEMBERSHIP FEES FOR THE RECREATION CENTER THEREBY AMENDING THE FEE SCHEDULE SET FORTH IN ORDINANCE NO. 2019-018

Sponsors: Hilbert

Attachments: [Ord. 2025-002 Exhibit A.pdf](#)

Mr. Shannon requested that Council consider making a motion to postpone this ordinance until the June 9th City Council meeting.

A motion was made by Council Member Hilbert, seconded by Council Member Cleary, to postpone to the June 9th City Council meeting. The motion carried by the following vote:

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

B. 2nd Readings

[Res. 2025-003](#)

A RESOLUTION DECLARING THE OFFICIAL INTENT AND REASONABLE EXPECTATION OF THE CITY OF GROVEPORT ON BEHALF OF THE STATE OF OHIO (THE BORROWER) FOR THE CITY'S CAPITAL IMPROVEMENT FUND TO BE REIMBURSED FOR THE

CC01AB/CC02AB, PORT ROAD PHASE II PROJECT WITH THE PROCEEDS OF TAX EXEMPT DEBT OF THE STATE OF OHIO.

Sponsors: Hilbert

This Resolution was read by title

[Ord. 2025-019](#)

AN ORDINANCE APPROVING THE RECODIFICATION, EDITING, AND INCLUSION OF CERTAIN ORDINANCES AS PARTS OF THE VARIOUS COMPONENT CODES OF THE CODIFIED ORDINANCES OF GROVEPORT, OHIO

Sponsors: Cleary

This Ordinance was read by title

C. 1st Readings

IX. Reports

A. Mayor - Lance Westcamp

Mayor Westcamp reported on the valedictorian's breakfast next Monday morning.

B. Administrator - BJ King

Mr. King informed Council that a pool leak detection company came out and we have not yet received the their results. He said we are hopeful that it is under the decking because it would be a much faster fix, and that the leak might be related to one of the pumps. Public Services Director Strayer went into further detail about the pump system and explained that the leak is worse when the pumps are on. Mr. King commended staff for their great teamwork and dedication to the City in light of recent legislation, projects, and challenges that have risen.

C. Chief of Police - Casey Adams

Chief Adams spoke in regards to the property in question this evening and stated that no calls for service have been to the Police Department. He said if we would have seen something that we could report we would have. He then reported on a recent Advisory Committee Meeting at Eastland Adult Police Academy. They are barely breaking even with their attendance levels, while Westerville's new Police Academy and Hocking Tech are thriving.

D. Director of Finance - Jason Carr**E. Director of Law - Kevin Shannon****F. Development Director - Michael Loges**

Mr. Loges stated that Anduril Industries is hosting an invite only open house in a couple weeks for local leaders to learn about their project, timeline, and potential regional impacts of that investment. He said he would keep Council updated on that, and informed them that he will also have an update on OHM Advisor's plans for Area C at the June 9th City Council meeting.

G. Council Members - Jean Ann Hilbert, Ed Dildine, Shawn Cleary, Becky Hutson, Scott Lockett and Jack Rupp

Mr. Rupp expressed his appreciation to Administrator King for keeping Council informed on the happenings of the condemned property. He reported that he will be attending the school board meeting tomorrow night.

Mr. Cleary conveyed the importance of safety and awareness of graduation parties. He asked Chief Adams and patrol officers to be on high alert, urged parents to talk to their kids about being responsible this graduation season and to make good decisions.

Mr. Dildine reminded all of the council salary discussion at the upcoming Committee of the Whole meeting, as well as the special meeting coming up with Choptank's Meg Mannion to discuss branding.

H. Clerk of Council - Mindy Kay**I. Standing Committees**

Mr. Dildine gave a quick overview of the proceedings of the Trees and Decorations Committee meeting that was held just previously to this evening's Council meeting.

X. Other Business

XI. Adjournment

Council Member Cleary made a motion, seconded by Council Member Dildine to adjourn at 8: 03 p.m. All in favor stated AYE, None Opposed. Motion passed.

Lance Westcamp, Mayor

Mindy Kay
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.