

# City of Groveport

655 Blacklick St.  
Groveport, OH 43125  
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[www.groveport.org](http://www.groveport.org)



## Meeting Minutes

Monday, October 14, 2024

6:15 PM

Council Chambers

Public Hearing

**1. Call To Order**

Mayor Westcamp called the Public Hearing to order at 6:15 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, Mike Poirier- Chief Building Official, Steve Farst - City Engineer, Mindy Kay - Clerk of Council

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

**2. Roll Call**

**Absent:** 1 - Jack Rupp

**Present:** 5 - Edward Dildine, Becky Hutson, Scott Lockett, Jean Ann Hilbert, and Shawn Cleary

**3. Approval of Minutes**

*The July 22, 2024 Public Hearing Minutes stand approved as submitted.*

[#190-2024](#) July 22, 2024 Public Hearing Minutes

**Attachments:** [2024.07.22 Public Hearing Minutes.pdf](#)

**4. Notice**

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

[#191-2024](#) Notice of Public Hearing

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

**5. Certification**

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

[#192-2024](#) Certification of Public Hearing

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

**6. Legislation Requiring a Public Reading:**

Law Director Shannon explained that there has been a comprehensive review of our zoning code. He said we were having issues that would

come up and our code was silent as to a specific type of use that was being sought by applicants coming in for developments. We ultimately came up with a new classification in our land use matrix to include group housing. Within group housing, subcategories were created, including boarding house, recovery housing residence, supervised group living, and short-term rentals. He stated that the original proposed changes Council had received is represented in red font. There was then an internal review conducted by himself, special counsel Katherine Cunningham, and our Chief Building Official Mike Poirier. The edits from that review are in blue font. He then explained that the Planning & Zoning Commission made further recommended changes at their meeting, which is represented in green font. He said this has been an evolving process from start to finish but he believes these changes are very beneficial in terms of being able to move forward with applicants for the stated types of developments. Administrator King recommended approval of this Ordinance, as it fills in the holes in our code moving forward. Mr. Cleary inquired if there will be a grandfather rule for pre-existing developments in the group housing category once this Ordinance goes into effect. Mr. Shannon said that anyone who is under these existing categories are grandfathered in to the extent that they've already been approved. For example, the recovery housing was approved through the process of the BZA Hearing and the BZA issued its decision. He went on to explain that anyone that is having group housing in the City of Groveport will be required to go through the licensure process as we've outlined in the code. It'll make it an easier process for those who have existing uses, but they are also going to be required to go through the licensure process. Anyone holding this classification is also subject to an inspection process.

[Ord. 2024-032](#) AN ORDINANCE AMENDING, REVISING AND CHANGING ZONING CLASSIFICATIONS, USE AND USE REGULATIONS IN PART ELEVEN - PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF GROVEPORT, OHIO.

**Sponsors:** Westcamp

**Attachments:** [Ord. 2024-032 Exhibit A.pdf](#)

**This Ordinance was read by title**

**7. Close of Public Hearing**

Council Member Cleary made a motion, seconded by Council Member Hilbert to adjourn at 6:22 p.m. All in favor stated AYE, None Opposed. Motion passed.

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Lance Westcamp, Mayor

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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.