



PLANNING AND ZONING COMMISSION STAFF REPORT

Monday – June 1, 2026 at 6:00 PM

CASE NUMBER: #Z-2026-0048

APPLICANT: Ardent Environmental Services

EXISTING ZONING: PIP (Planned Industrial Park)

REQUEST: **#Z-2026-0048** A request by Ardent Environmental Services, for a Use Variance for Contractor Trade Services at 4601 Homer Ohio Lane, Parcel #185-001429.

DESCRIPTION: The applicant is requesting a Use Variance to allow an environmental service company use the existing building at 4601 Homer Ohio Lane. This property is currently zoned Planned Industrial Park (PIP) and as such a Contractor Trade Service is not a permitted nor a conditional use in this zoning district.

MEMORANDUM

Date: May 11, 2026

To: Planning and Zoning Commission Members

From: Michael Loges, Development Director

Copy: Mike Poirier, Chief Building Official
Steve Farst, City Engineer

Re: Case #Z-2026-0048 Use Variance Request

Site Address(es): 4601 Homer Ohio, Groveport, OH 43125
Containing Parcel(s): 185-001429
Current Zoning: Planned Industrial Park (PIP)

SUMMARY OF REQUEST

Ardent Environmental Services, LLC (the Applicant) is requesting approval of a use variance to permit a *"Services – Contractor trade services establishments engaged in the general construction, maintenance, or repair of real or other tangible property, including landscape, general building, highway, plumbing, heating, air conditioning, painting, electrical, masonry, carpentering, roofing, concrete, water well drilling and similar contracting services"* use within the Planned Industrial Park (PIP) zoning district. This use classification is not listed as either a permitted or conditional use within Section 1153.03(b) (Land Use Matrix) of the Groveport Codified Ordinances for properties zoned Planned Industrial Park (PIP). This use is permitted only within Community Service (CS), Limited Industrial (LI) or Select Commercial Planned District (SCPD) zoning districts. Therefore, approval of a use variance by City Council is required for the business to operate at the subject property.

The Applicant is currently headquartered in Obetz and intends to relocate their corporate headquarters from Obetz to the subject property in Groveport. If the requested use variance is approved, the subject property would house corporate administrative functions, technical and project management professionals, environmental managers and field operations personnel to provide decontamination, emergency response, environmental remediation, and waste management services.

USE VARIANCE STAFF COMMENTS

As Development Director, part of my professional responsibility is to encourage investment, occupancy, job creation, and productive economic activity within Groveport's industrial and employment corridors. The Planned Industrial Park (PIP) district was established to accommodate higher-quality employment uses, support tax base growth, and reinforce Groveport's role as a regional employment center.

The proposed use by the Applicant is operationally compatible with many of the industrial and service-oriented businesses already located throughout Groveport's industrial corridors. While contractor trade service establishments are not specifically permitted within the PIP zoning district, the practical operational characteristics of the proposed business align closely with low-impact industrial and business service uses commonly found in modern industrial parks.

The Applicant's operations are expected to consist primarily of office administration, employee dispatching, fleet staging, equipment storage, and related contractor support functions. The use is not anticipated to generate significant retail traffic or incompatible commercial activity. Rather, the proposed use supports field-based operations that serve construction, environmental, maintenance, and infrastructure projects throughout the region.

From an economic development perspective, contractor trade and environmental service firms represent an important component of the broader industrial economy. These businesses support manufacturing, logistics, infrastructure, utilities, warehousing, and commercial development activities — all sectors that are strongly represented within Groveport and the greater Rickenbacker employment area.

Additionally, the subject property's location within an established industrial corridor provides appropriate access to major transportation infrastructure, including Interstate 270, U.S. Route 33, and State Route 317. These transportation connections are well-suited for contractor and service-related fleet operations.

The following operational characteristics further support compatibility with the Planned Industrial Park (PIP) district:

- Activities are expected to occur primarily indoors or within designated industrial yard areas
- Traffic patterns are consistent with industrial employment uses already present within the corridor
- The use supports daytime employment activity and job creation
- The proposed operations are service-oriented and complementary to nearby industrial users
- The site's industrial context minimizes potential land use conflicts with residential or pedestrian-oriented commercial areas

Furthermore, allowing flexibility for compatible employment-generating businesses within industrial districts can strengthen occupancy, support property reinvestment, and improve the City's long-term economic competitiveness.

CONCLUSION

As it relates to Case #Z-2026-0048 and the use variance sought by the Applicant, Development staff finds that the proposal supports productive occupancy within Groveport's industrial corridor; that the operational characteristics of the business are compatible with surrounding industrial development patterns; that the use supports regional employment; and that the location is appropriate given existing transportation access and surrounding land uses.

Based on these findings, Development staff recommends that the Planning and Zoning Commission recommend approval of the requested use variance to City Council, subject to any conditions deemed necessary to ensure continued compatibility with the surrounding industrial environment.

MEMORANDUM
Office of the City Engineer**Date:** May 20, 2026**To:** Mayor Lance Westcamp
Members of Planning and Zoning Commission**From:** Stephen Farst, PE, CFM, City Engineer**Copy:** Mike Poirier, Chief Building and Zoning Official**Re:** **CASE # Z-2026-0048 - Request for Use Variance**

Case – Z-2026-0048 Request for Use Variance**Site address:** 4601 Homer Ohio Lane, Groveport Ohio**Containing parcel (s):** 185-001429**Current Zoning:** PIP – Planned Industrial Park**Proposed Zoning:** no change**Current Use:** Vacant**Proposed Use:** Contractor Trade Services**Request:** Applicant Levi Cordle of Ardent Environmental, is requesting a Use Variance as the proposed use ("Contractor Trade Services") is not a permitted use in this zoning district.**Comments:**

The applicant requests a "Use Variance" be approved to enable their business to proceed as a tenant to operate as an environmental contracting business at this site. The application indicated that Ardent Environmental Services, LLC, is an environmental contractor specializing in environmental construction, remediation, emergency spill response and scheduled environmental services.

The application did not indicate any proposed physical changes to the exterior site layout for the referenced parcel, which is currently developed with an office/warehouse building with approximately 12,240 sq. ft. of space, with parking and access drives from Homer Ohio Lane.

Summary of comments and Conclusions:

- Engineering Staff have no site engineering-related questions or concerns, deferring to the Chief Building and Zoning Official and Members of the Commission and Council for any further comments and questions to be addressed by the applicant.
- Engineering Staff suggest that if this application is recommended for approval by Planning and Zoning Commission, the following condition be made a part of that approval:

"Any site change involving improvement and/or alteration of buildings, parking areas, drives, or utilities, shall require before such changes, development of a "site improvement plan" that shall be reviewed and approved by the City Engineer, in addition to receiving zoning compliance approval from the Building and Zoning Department."