

City of Groveport

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Groveport, OH 43125
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Meeting Minutes

Tuesday, May 28, 2024

6:00 PM

Council Chambers

Public Hearing

1. Call To Order

Mayor Westcamp called the Public Hearing to order at 6:00 p.m.

Staff Present: 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

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

3. Approval of Minutes

The December 18, 2023 City Council Minutes stand approved as submitted.

[#118-2024](#)

December 18, 2023 Public Hearing Minutes

Attachments: [2023.12.18 Public Hearing Minutes.pdf](#)

4. Notice

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

[#119-2024](#)

Ord. 2024-022 Notice of Public Hearing

Attachments: [Ord. 2024-022 Notice of PH.pdf](#)

5. Certification

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

[#120-2024](#)

Certification of Public Hearing

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

6. Zoning Ordinance for 3rd Reading:

[Ord. 2024-022](#)

AN ORDINANCE AMENDING THE ZONING MAP AS TO APPROXIMATELY 18.64 ACRES, MORE OR LESS, OF THE FOLLOWING

TRACT OF LAND, LOCATED NORTH SIDE OF GROVEPORT ROAD, PARCEL NUMBERS 185-002772, 185-002773, 185-002774 AND 180-000921 OWNED BY, DAVID & DAWN ARLINGTON AND ROGER J. STUDLEY FROM RURAL (R) TO PLANNED INDUSTRIAL PARK (PIP).

Sponsors: Dildine

Attachments: [Ord. 2024-022 Exhibit A.pdf](#)
[Ord. 2024-022 Exhibit B.pdf](#)

This Ordinance was read by title

[#121-2024](#)

Ord. 2024-022 Staff Reports

Attachments: [Ord. 2024-022 Staff Reports.pdf](#)

Following the reading of the Ordinance, Chief Building Official Mike Poirier, City Engineer Steve Farst, and Economic Development Director Michael Loges read their staff reports aloud.

Mr. Cleary spoke in regards to the traffic study and asked for more specifics on the volume of traffic. Mr. Farst went into further detail with Mr. Cleary on the impact on traffic according to the study, including traffic counts, the study's inclusion of a ten-year growth factor, and projected volume of traffic during peak hours.

Developer Montrose Group representative Nate Green addressed Council and welcomed any questions about the development. Mr. Cleary raised concerns about noise from the running trucks and refers. Mr. Green said it's tough to answer in regards to the noise since it is a speculative building and we do not know yet who the tenant of the facility will be. Mr. Rupp said normally we put in buffering with mounding and then landscaping those mounds. He inquired with this variance and reducing the acreage, what the alternative would be in order to dampen the noise for the neighbors. Mr. Green said there is buffering available that is within Groveport's zoning code. he added that there is a possibility to stipulate that the trucks and refers do not run at night. Mrs. Hilbert asked if we could add that as one of the conditions. Mr. Shannon said it was not added to the conditions because the nature of the building is speculative and the Planning & Zoning Committee did not address it. He said that if we were to try to add it in as a condition now, it would require a super majority vote because it was not recommended by Planning & Zoning. Mr. Loges cautioned Council on such a restrictive condition, however, he stated he would be in talks with perspective tenants and the noise and time frame concerns will be stressed. Mr. Green agreed that Montrose Group can work with the tenants on pickup and delivery time

frames as well.

7. Close of Public Hearing

Council Member Cleary made a motion, seconded by Council Member Hutson to adjourn at 6: 25 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.