

# City of Groveport

655 Blacklick St.  
Groveport, OH 43125  
614.830.2052  
[www.groveport.org](http://www.groveport.org)



## Meeting Minutes

**Tuesday, October 13, 2015**

**8:00 AM**

**Council Chambers**

## **Public Hearing**

***Mayor Lance Westcamp***

***Council Members - Ed Rarey, Jean Ann Hilbert,  
Donna Drury, Ed Dildine, Shawn Cleary & Becky Hutson***

**1. Call To Order**

by Mayor Westcamp at 8:00 a.m.

Staff Present: Marsha Hall - Administrator, Kevin Shannon - Law Director, Jeff Green - Director of Finance, Ralph Portier - Chief of Police

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

**2. Roll Call**

**Absent:** 1 - Rarey

**Present:** 5 - Cleary, Dildine, Drury, Hilbert, and Hutson

**3. Approval of Minutes - September 28, 2015**

Approved as submitted.

[#209-2015](#)

Public Hearing Minutes 9-28-2015

**Attachments:** [Public Hearing Minutes 9-28-2015.pdf](#)

**4. Notice**

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

[#210-2015](#)

Notice of PH for ORD. 15-59 Use Variance

**Attachments:** [Notice of PH for ORD. 15-59 Use Variance.pdf](#)

**5. Certification**

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

[#211-2015](#)

Certification of Public Hearing for ORD. 15-059 Use Variance

**Attachments:** [Certification of Public Hearing for ORD. 15-059 Use Variance.pdf](#)

**6. Zoning Ordinance for 3rd Reading:**

[ORD. 15-059](#)

AN ORDINANCE GRANTING A VARIANCE AS TO THE PERMITTED USES IN THE ESTABLISHED ZONING DISTRICT FOR PARCEL NO. 185-001361, CURRENTLY ZONED PLANNED INDUSTRIAL PARK

(PIP), GROVEPORT MADISON SCHOOL DISTRICT, APPLICANT AND THE DECLARATION OF AN EMERGENCY

**Sponsors:** Rarey

**Attachments:** [#2015-11 Use Variance application Exhibit A- 4400 Marketing PI.pdf](#)  
[#2015-11 Use Variance Exhibit B-4400 Marketing PI - Site Plan.pdf](#)

*Administrator Marsha Hall stated this Ordinance is a request by Groveport Madison School District for a use variance at 4400 Marketing Place, parcel number 185-001361. Ms. Hall read the submitted staff report: The applicant is requesting a use variance to allow school and bus garage uses at 4400 Marketing Place. The property is currently zoned Planned Industrial Park (PIP) and the requested uses are not permitted or conditional uses in that zoning district. The property to the East and South are owned by the Groveport Madison School District and are zoned Rural. The properties to the North and West are part of the industrial park and are zoned PIP also. The applicant is requesting area variances for landscaping requirements related to parking lot screening, permeable area and interior parking lot plantings. They are also requesting an area variance for parking requirements related to size of parking spaces and the number of required spaces. The applicant states that the space needed for the additional parking spaces and landscape islands required does not exist on the site. They also state that the existing building and other buildings in the area do not meet the current landscape requirements.*

*The Planning & Zoning Commission recommended approval.*

*Council Member Cleary asked if traffic would increase in the area. Bruce Hoover, Groveport Madison School District Superintendent, advised Mr. Cleary the matter is being looked into. They are checking the amount of traffic generated by the businesses in the area and the number of bays of the District's new garage with buses coming in and going out in batches. It may increase traffic for short periods of time but will not increase overall traffic flow on Marketing Place.*

**Clerk of Council Ross read by title Ordinance No. 15-059.**

[#212-2015](#)

ORD. 15-59 Staff Reports

**Attachments:** [ORD. 15-59 Staff Reports.pdf](#)

## **7. Close of Public Hearing**

**Council Member Cleary made a motion, seconded by Council Member Hilbert to close the Public Hearing at 8:07 a.m.**

**Motion carried by the following vote:**

**Yes: 5 - Cleary, Dildine, Drury, Hilbert and Hutson**

---

**Lance Westcamp, Mayor**

---

**Ruthanne Sargus Ross, 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.**