

# City of Groveport

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



## Meeting Minutes

**Monday, September 22, 2014**

**6:15 PM**

**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 6:15 p.m.*

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

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

**2. Roll Call**

*Council Member Rarey arrived at 6:23 p.m.*

**Absent:** 1 - Hilbert

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

**3. Approval of Minutes - August 25, 2014**

*Approved as submitted.*

[#213-2014](#)

PH Minutes 8-25-2014 ORD. 14-028

**Attachments:** [PH Minutes 8-25-2014 ORD. 14-028.pdf](#)

**4. Notice**

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

[#214-2014](#)

Notice of PH for ORD. 14-038, 14-039, 14-040 Rezoning, Modify & Final Plat for 3099, 3295, 3277, 3269 Rohr Rd

**Attachments:** [Notice of PH for ORD. 14-038, 14-039, 14-040 Rezoning, Modify & Final Plat for 3099, 3295, 3277, 3269 Rohr Rd.pdf](#)

**5. Certification**

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

[#215-2014](#)

Certification of PH for ORD. 14-038, 14-039, 14-040 Rezoning, Modify & Final Plat for 3099, 3295, 3277, 3269 Rohr Rd

**Attachments:** [Certification of Public Hearing for ORD. 14-038, 14-039, 14-040 Rezoning, Modify & Final Plat for 3099, 3295, 3277, 3269 Rohr Rd.pdf](#)

**6. Zoning Ordinance for 3rd Reading:****[ORD. 14-038](#)**

AN ORDINANCE AMENDING THE ZONING MAP AS TO APPROXIMATELY 9.6+/- ACRES, MORE OR LESS, OF THE FOLLOWING TRACT OF LAND, PARCEL NUMBERS 180-001048, 180-003042, 180-001052 OWNED BY ROHR ONE DEVELOPMENT LLC, FROM RURAL (UNZONED) TO PLANNED INDUSTRIAL PARK (PIP)

**Sponsors:** Drury

**Attachments:** [3295 3277 3269 Rezoning1.pdf](#)  
[3295 3277 3269 Rohr Rd Rezoning2.pdf](#)  
[3295 3277 3269 Rohr Rd Rezoning3.pdf](#)

**The Clerk of Council read by title Ordinance No. 14-038.**

**[ORD. 14-039](#)**

AN ORDINANCE AUTHORIZING A MODIFICATION TO THE DEVELOPMENT PLAN FOR 3099, 3295, 3277 AND 3269 ROHR ROAD, PARCEL NUMBERS 185-002914, 180-001048, 180-003042 AND 180-001052

**Sponsors:** Hutson

**Attachments:** [3099 3295 3277 3269 Rohr Rd - Mod to Dev.pdf](#)  
[3099 3295 3277 3269 Rohr Rd - MOD to DEV Plan2.pdf](#)

**The Clerk of Council read by title Ordinance No. 14-039.**

**[ORD. 14-040](#)**

AN ORDINANCE ACCEPTING THE FINAL PLAT FOR 3099, 3295, 3277 AND 3269 ROHR RD, ROHR ONE DEVELOPMENT (PARCEL NUMBERS 185-002914, 180-001048, 180-003042 AND PARCEL NO. 180-001052)

**Sponsors:** Dildine

**Attachments:** [3099 3295 3277 3269 Final Plat1.pdf](#)  
[3099 3295 3277 3269 Rohr Rd - Final Plat2.pdf](#)  
[3099 3295 3277 3269 Rohr Rd - Final Plat3.pdf](#)

**The Clerk of Council read by title Ordinance No. 14-040.**

*Law Director Kevin Shannon advised Council there is an*

*existing planned industrial park on Rohr Road; the Rohr One Development. Mr. Shannon explained the process Council took to accept the annexation of these three parcels of land into the City of Groveport. Ordinance 14-038 deals with rezoning the three parcels to Planned Industrial Park (PIP) from Rural (Unzoned) so Rohr One Development can expand their current industrial park to include these three parcels of land. Ordinance 14-039 deals with the existing planned industrial park at the site. Rohr One Development has a Development Plan already on file with the City and the development plan needs to be modified to include the three new tracts. Once Rohr One Development goes through the whole process, they submit the final plat for the entire development. Ordinance 14-040 deals with the Final Plat. All the Ordinances on tonight's Public Hearing Agenda have been placed on the agenda in the order they needed to be adopted by Council. Therefore, we have all three Ordinances concerning this development site on one Public Hearing Agenda tonight. Raif Webster of VanTrust Real Estate, 775 Yard Street, Suite 300, Columbus, Ohio 43212 was present on behalf of the applicant. Mr. Webster addressed Council regarding the original 60 acres of the development plan and the additional 10 acres to be added upon Council's passage of the Ordinances on tonight's agenda. Currently there is a 700,000 square foot warehouse facility under construction at the site; the additional 10 acres will allow a second building, along side the current one, to be constructed a little wider than originally planned. The development plan allows for three curb cuts along Rohr Road; one to the west of the current building, one in the middle to serve both buildings and one to the east of the second building. Rohr One Development, LLC has already agreed as part of the development plan to conduct a traffic study based on this project's relationship to Commerce Center Drive.*

**7. Close of Public Hearing**

**Council Member Cleary made a motion, seconded by Council Member Drury to adjourn at 6:28 p.m. Motion carried by the following vote:**

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

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**Lance Westcamp, Mayor**

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**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.**