

City of Groveport

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Groveport, OH 43125
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Meeting Minutes

Monday, July 22, 2019

6:15 PM

0 So Hamilton Road

Council Chambers

Public Hearing

Mayor Lance Westcamp

Council Members - Jean Ann Hilbert, Ed Dildine, Shawn Cleary, Becky Hutson, Scott Lockett & Chad T. Grashel

1. Call To Order

by Mayor Westcamp at 6:21 p.m.

Staff Present: Marsha Hall - Administrator, Kevin Shannon - Law Director, Jason Carr - Director of Finance, Ralph Portier - Chief of Police, Jeff Green - Asst. Admin. / Development Dir., Stephen Moore - Chief Building Official, Steve Farst - City Engineer

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

2. Roll Call

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

3. Approval of Minutes - Approved at the July 22, 2019, 6:10 p.m. Public Hearing**4. Notice**

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

[#165-2019](#) Notice of Public Hearing

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

5. Certification

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

[#166-2019](#) Certification of Public Hearing

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

6. Zoning Ordinance for 3rd Reading:

[ORD. 19-025](#)

AN ORDINANCE AMENDING THE ZONING MAP AS TO APPROXIMATELY 24.03 ACRES, MORE OR LESS, OF THE FOLLOWING TRACT OF LAND, LOCATED WEST OF SOUTH HAMILTON ROAD, PARCEL NUMBER 185-001164 OWNED BY, LOWERY ASSET MANAGEMENT LP FROM SUBURBAN RESIDENTIAL (R-4) TO SELECT COMMERCIAL PLANNED DISTRICT (SCPD)

Sponsors: Grashel

Attachments: [ORD. 19-025 Exhibit A.pdf](#)
 [ORD. 19-025 Exhibit B.pdf](#)

Chief Building Official Stephen Moore:

The applicant is proposing to rezone the above stated property from Suburban Residential (R-4) to Select Commercial Planned District (SCPD). He states that he would like to construct an office/shop to move his business to this location. The business is currently located on Lowery Court. The applicant has submitted a preliminary site plan and preliminary development text to show his intent. The plan shows the location of his office/shop and the outside storage area for his business. The use of the remainder of the land is not shown. Much of the property lies within the regulatory floodplain and would require a special flood hazard development permit to be issued before development could begin. The City's Comprehensive Plan shows this area as a residential development area. At this time, he would like to get the zoning approval only and would then come back with the required development plan at a later date. Section 1135.01(b) allows an applicant to proceed with the rezoning first followed by a later submission of a Development Plan. However, where land is rezoned without a Development Plan, no subdivision of land or Certificate of Zoning Compliance shall be authorized or issued until a Development Plan is reviewed and approved.

This property is on Old Hamilton Road behind the houses that run along the road just north of Lowery Court. When referencing the map, there is approximately 24 acres with the shop shown in the floodplain. The only area of the lot that is not in the floodplain is the 6 or 7 acres in the front south east corner which would be part of the future development. The drawing shows an access road going out to Lowery Court opposed to Old Hamilton Road. City staff had advised the applicant that it was not in favor of having semi-trucks driving between the houses. So the applicant proposed an access easement over Lowery Court where the trucks and excavating equipment currently come through. An access road from Old Hamilton Road could be considered if future development produced car traffic opposed to large trucks. By nature of the applicant's work, he would supply the dirt needed for the fill required to remove the property from the floodplain. Any proposed development at the front of the site would have to go before the Planning & Zoning Commission and City Council before any construction could commence. The applicant is working with an architect to come back to the City with any development plans. This ordinance is just getting the zoning so Mr. Sykes can move forward.

City Engineer Steve Farst:

As Mr. Moore pointed out, the City does allow for a re-zoning application to a planned district and a second application for the development plan. An application for "Development Plan" was not provided with the application for the proposed zoning amendment, which is a planned district. A preliminary plan was provided but it is not sufficient to serve as a Development Plan as it does not

contain the requisite features required under Chapter 1135. Moreover, the zoning amendment application does not provide sufficient information to address performance standards for the SCPD district required under Chapter 1161. The applicant indicated that the preliminary plan was provided to demonstrate a concept layout for the use of the western end of the site, for a facility identified in the application text as “Bedrock Earthworks/Patriot Haulers Facility”, being an 8,100 SF office building and a 22,000 SF shop building with a parking lot (84 spaces) and access drive off of Lowery Court. The development layout for the remainder of site, being the eastern portion that has contiguity to the Hamilton Road right-of-way, is not addressed and not illustrated. Without a Development Plan, a review for compliance with standards in Chapters 1135 and 1161, cannot be completed at this time. Engineering staff support Planning and Zoning staff conclusions so stated in their report to the Planning and Zoning Commission. At this time, Engineering staff doesn’t have enough information to make a recommendation regarding the proposed zoning amendment.

Applicant Bobby Sykes:

Robert Sykes, 5727 Lancaster-Kirkersville Road, Baltimore, Ohio, thanked Council for their time. Mr. Moore captured what Mr. Sykes intends to do with this site if the re-zoning is approved by this Council. At this point in the process, getting the re-zoning will allow for him to move forward with the development plans clearly stating what he wants to do with the property. Additional plans will show potential future development for the west area of the property. His company’s operations in Groveport will not be changing from his current operations. The nature of this construction/trucking company is for the shop to house trucks and maintain equipment. Trucks do not come in and out all day long, they generally leave in the morning and come back at the end of the day. Traffic impact would not change. The company has been in Groveport for 4 years and its goal is to make the community even better to potentially provide additional office space and store front warehousing allowing other businesses to flourish in Groveport.

Max Karshner:

Max Karshner, 4949 South Hamilton Road, Groveport, lives directly in front of the 24 acres up for re-zoning consideration before the City Council. He was happy to learn that trucks would not be going in and out outside his bedroom window. Mr. Karshner is all for this development and hopes to talk about the possibilities of sanitary sewer and utility improvements. He is interested in more information regarding the type of road surface, any buffer plans between the facility and the residential area, fencing and drainage matters.

City Engineer Steve Farst:

The site development plan would address the utility feasibility. The actual site engineering plans would have to comply with the City’s drainage policy which provides safe conveyance of runoff in a controlled manner. The west end of the property along the railroad tracks was originally envisioned for a large

retention pond. When the ultimate development plan for Founders Bend was to come all the way to the south, there was to be a regional base to provide for stormwater management control. For not only the rest of the area's acreage but for this particular acreage that is the subject of this re-zoning change. Engineering staff will look for stormwater management control in any submitted development plans to ensure stormwater will not infringe on neighboring properties. Much of the current drainage problems stems from the private tile running in a southwesterly direction that has been in existence for 50/60 years or more. That drainage had blown out years ago and needs to be restored.

Clerk of Council Ross read by title Ordinance No.19-025.

[#146-2019](#)

ORD. 19-025 Staff Report

Attachments: [ORD. 19-025 Staff Report.pdf](#)

7. Close of Public Hearing

Council Member Hutson made a motion, seconded by Council Member Cleary to close the Public Hearing at 6:37 p.m. Motion carried by the following vote:

Lance Westcamp, Mayor

Ruthanne Sargus Ross, CMC
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.