

City of Groveport

655 Blacklick St.
Groveport, OH 43125
614.830.2052
www.groveport.org



Meeting Minutes

Monday, October 27, 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 6:18 p.m.

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

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

2. Roll Call

Council Member Hutson arrived at 6:19 p.m.

Absent: 1 - Drury

Present: 5 - Cleary, Dildine, Hilbert, Hutson, and Rarey

3. Approval of Minutes - September 22, 2014

Approved as submitted.

[#244-2014](#)

PH Minutes 9-22-2014 ORD. 14-038, ORD. 14-039, ORD. 14-040

Attachments: [PH Minutes 9-22-2014 ORD. 14-038, ORD. 14-039, ORD. 14-040.pdf](#)

4. Notice

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

[#245-2014](#)

Notice of PH for ORD. 14-042 Use Variance for 220 Main St - Moose Lodge 1245

Attachments: [Notice of PH for ORD. 14-042 Use Variance for 220 Main St - Moose Lodge 1245.pdf](#)

5. Certification

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

[#246-2014](#)

Certification of Public Hearing for ORD. 14-042 Use Variance - Moose Lodge 1245

Attachments: [Certification of Public Hearing for ORD. 14-042 Use Variance - Moose Lodge 1245.pdf](#)

6. Zoning Ordinance for 3rd Reading:

The Clerk of Council read by title Ordinance No.14-042.

[ORD. 14-042](#)

AN ORDINANCE GRANTING A VARIANCE TO MOOSE LODGE 1245 AS TO THE PERMITTED USES IN THE ESTABLISHED ZONING DISTRICT FOR THE PROPERTY LOCATED AT 220 MAIN STREET, CURRENTLY ZONED PLANNED SHOPPING CENTER (PSC) AND FURTHER GRANTING ANY NECESSARY AREA VARIANCES IN CONJUNCTION THEREWITH

Sponsors: Drury

Attachments: [#2014-10.pdf](#)

Building Inspector Mike Poirier informed Council the applicant is requesting a use variance to allow for a consumer services use at 220 Main Street. The property is currently zoned Planned Shopping Center (PSC) and as such a consumer service use nor a conditional use are permitted. The applicant stated they want to use the property for a Moose Lodge; the structure will be used to hold social events, meetings, office work and other types of outdoor social events. In the future the applicant expects to install a storage shed, covered patio and deck, a walk-in cooler, horseshoe pits and landscaping along the north property line with a privacy fence. The Planning & Zoning Commission recommended approval with conditions:

- * outdoor activities cease at 10:00 p.m. with the exception of some limited outdoor activities to be held in the constraints of the patio area for smoking*
- * the landscape buffers are installed*

Staff recommends giving the applicant a year to install the landscaping buffers. The applicant stated at the Planning & Zoning meeting they will be able to do the landscape buffers along the residential property line immediately. Staff recommends giving the applicant a deadline of June 1, 2015 for the residential area buffers and November 1, 2015 as the deadline for the installation of all the other buffers.

Law Director Kevin Shannon advised Council, when this legislation is considered in the regular meeting, it will need to be amended to include the conditions as indicated by Mr. Poirier. Council will also need to address some necessary area variances in order to facilitate the use variances the applicant is seeking. They are required to have at least 15' of buffer landscaping along the residential area, in this case the applicant only has 5' of grass area between existing asphalt and the property line. Therefore, it is being requested to incorporate a use variance in this matter to allow the applicant to have the 5' space to do the number of plantings required by the 15' space as well as a privacy fence required by the City's landscape code. The City's fence

code does not allow for the fence to be over 36" but the landscape code requires the fence to be between 4' and 6' necessitating a variance from the fence code to allow the fence to be greater than 36" throughout the entire buffer area south of the front of the structure towards Main Street. Mr. Shannon stated the statute the City has gives Council the flexibility in granting the use variance and any area variances.

Council Member Cleary commented there use to be a footpath running from the apartments on Hendron Road to behind this area and asked if the fence will take out the path. Mr. Poirier stated the easement for Blacklick Street goes to the north of this property separating it from the apartments. The fence does not necessarily need to extend across the northern property line because the applicant can choose to use a different buffer there. Ken Fridly of Moose Lodge 1245 addressed Council regarding the foot traffic coming from the north. The matter of a privacy fence with a gate along the north property line had been discussed in their board meeting. They do not want to stop people from cutting through the property. Mr. Fridly stated he does not see the lodge putting a fence across the back at this time.

The Clerk of Council read by title Ordinance No. 14-042.

7. Close of Public Hearing

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

Yes: 5 - Cleary, Dildine, Hilbert, Hutson and Rarey

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.