

City of Groveport

655 Blacklick St.
Groveport, OH 43125
614.830.2052
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Meeting Minutes

Monday, March 10, 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 6:22 p.m.

Staff Present: Kevin Shannon - Law Director, Jeff Green - Director of Finance, Ralph Portier - Chief of Police, Stephen Moore - Chief Building Official

Not Present: Marsha Hall - Administrator

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

2. Roll Call

Excused: 2 - Drury, and Hilbert

Present: 4 - Cleary, Dildine, Hutson, and Rarey

3. Approval of Minutes - November 25, 2013

[#038-2014](#) Public Hearing Minutes 11-25-2013

Attachments: [Public Hearing Minutes 11-25-2013.pdf](#)

Approved as submitted.

4. Notice

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

[#039-2014](#) Notice of PH for JoAnne Casserly - ORD. 14-002

Attachments: [Notice of PH for JoAnne Casserly - ORD. 14-002 March 10, 2014.pdf](#)

5. Certification

The Clerk of Council read of the Notice of Certification.

[#040-2014](#) Certification of Public Hearing for Use Variance for ORD. 14-002
JoAnne Casserly

Attachments: [Certification of Public Hearing for Use Variance for ORD. 14-002 JoAnne Casserly.pdf](#)

6. Zoning Ordinance for 3rd Reading:

[ORD. 14-002](#)

AN ORDINANCE GRANTING A VARIANCE TO JOANNE CASSERLY AS TO THE PERMITTED USES IN THE ESTABLISHED ZONING DISTRICT FOR THE PROPERTY LOCATED AT 557 BLACKLICK STREET, CURRENTLY ZONED URBAN RESIDENTIAL ("R-6")

Sponsors: Drury

Attachments: [ORD. 14-002 Use Variance Casserly.pdf](#)

Chief Building Official Stephen Moore advised Council Ms. Casserly currently has a computer repair tenant at her location of 557 Blacklick Street zoned R-6, Urban Residential. Her glass business is under an existing non-conforming use. Mr. Moore and Law Director Shannon met with Ms. Casserly to discuss what needed to be done to apply for a use variance. There have been two Planning & Zoning Commission meetings to discuss the issue but Ms. Casserly wasn't able to attend either meeting. Planning & Zoning Commission voted three to one at the last meeting to recommend disapproval. If Council were to consider granting the use variance, the following conditions were recommended by the Commission:

-No equipment or process shall be used in such occupation which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the lot or outside of the building. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference that any radio or television receives off the premises, or causes fluctuations in line voltage off the premises.

- There shall be no outside storage of any kind.

- The use is limited to the 390 square foot room as shown on the application, any modification or expansion will require approval from Council.

- Signage shall be regulated per the Historic District sign regulations.

Mayor Westcamp asked if Ms. Casserly was aware of the conditions, Ms. Casserly stated she was aware of them and is fine with those conditions. Mr. Moore informed the Commission of the costs involved in advertising and the Commission decided to vote that night and get the matter to Council for consideration. The Planning & Zoning Commission had some questions for Ms.

Casserly and Mr. Moore concurred.

Council Member Cleary inquired if there was any opposition from neighbors and the Mayor responded no, adding at the first meeting the neighbors present spoke positively of Ms. Casserly. Mr. Rarey commented on the condition on the building and concurred the business was good for this particular area. Council Member Hutson asked if the current business was the same business formerly located at Berwick and Ms. Casserly confirmed it was the same.

Ms. Casserly stated they have been happy with the building since they have been there and the tenant is very happy to being able to rent out the front room.

The Clerk of Council read by title Ordinance No.14-002.

7. Close of Public Hearing

Council Member Cleary made a motion, seconded by Council Member Rarey, to adjourn at 6:31 p.m. The motion carried by the following vote:

Yes: 4 - Cleary, Dildine, 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.