

# City of Groveport

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



## Meeting Minutes

**Monday, October 22, 2018**

**6:15 PM**

**RE: 5940 Clyde Moore Dr.**

**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 6:15 p.m.

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

*Council Member Ed Dildine arrived at 6:23 p.m.*

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

**3. Approval of Minutes - September 24, 2018****A. Approval of Minutes for ORD.18-037 - 9.24.18**

Approved as submitted.

[#257-2018](#) Public Hearing Minutes 9.24.2018 ORD.18-037

**Attachments:** [Public Hearing Minutes 9.24.2018 ORD.18-037.pdf](#)

**B. Approval of Minutes for ORD.18-038 - 9.24.18**

Approved as submitted.

[#258-2018](#) Public Hearing Minutes 9.24.2018 ORD.18-038

**Attachments:** [Public Hearing Minutes 9.24.2018 ORD.18-038.pdf](#)

**4. Notice**

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

[#259-2018](#)

Notice of Public Hearing

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

**5. Certification**

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

[#260-2018](#)

Certification of Public Hearing

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

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

[ORD. 18-043](#)

AN ORDINANCE GRANTING A VARIANCE AS TO THE PERMITTED USES IN THE ESTABLISHED ZONING DISTRICT FOR THE PROPERTY LOCATED AT 5940 CLYDE MOORE DRIVE, PARCEL NO. 185-001847, CURRENTLY ZONED PLANNED INDUSTRIAL PARK (PIP), OHIO ADDICTION RECOVERY CENTER, APPLICANT

Sponsors: Dildine

Attachments: [ORD. 18-043 5940 Clyde Moore Dr - application.pdf](#)  
[ORD. 18-043 5940 Clyde Moore Dr - site plan.pdf](#)

**Chief Building Official, Stephen Moore, read from the staff report.** The applicant is requesting approval to allow an addiction recovery center at the above stated address. The property is currently zoned Planned Industrial Park (PIP) and the proposed professional office use is not shown as a permitted or conditional use in the PIP zoning district per section 1153.03(c). The applicant states that the property is in contract to sell but the sale is contingent upon the use variance approval. This building was used by the school district for offices in the past and is currently occupied by a staffing company and a dentist office. Currently there are 72 parking spaces at this location which is less than will be required for the medical professional office use which would require approximately 173 parking spaces. There is no additional area on this parcel to install additional parking spaces. Considering that a dentist office already exists in a portion of the building, staff does not have any objections to the granting of the use variance as long as the parking is found to be adequate for the use. An area variance for parking will need

to be granted also. *The applicant plans to take over the entire building as the leases expire for the existing dentist office and staffing company. Applicant also indicated the 72 parking spaces will be adequate for the intended use.*

**City Engineer, Steve Farst**, stated that this application pertains to use of an existing building and does not include a change to the building footprint or to any site (external) use or layout. No site improvements are proposed. Engineering Staff have no objection to the granting of the proposed use variance.

**Joshua Butcher**, 5616 Harrisburg-Georgesville Road, Grove City, Ohio 43123 explained currently Ohio Addiction Recovery Center is an out-patient substance abuse provider. The company provides day treatment, there are no over night stays. As to the 72 parking spaces, there are 31 staff members who drive to work with 21 of those being day-to-day office workers. The remaining workers are technical sport staff.

Clerk of Council Ross read by title Ordinance No. 18-038.

[#236-2018](#)

ORD. 18-043 Staff Reports

Attachments: [ORD. 18-043 Staff Reports.pdf](#)

## 7. Close of Public Hearing

A motion was made by Council Member Hutson, seconded by Council Member Lockett, to close the Public Hearing at 6:36 p.m. Motion carried by the following vote:

**Yes:** 6 - Cleary, Dildine, Grashel, Hilbert, Hutson and Lockett

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Lance Westcamp, Mayor

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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.