

City of Groveport

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Meeting Minutes

Monday, November 27, 2017

6:15 PM

Council Chambers

Public Hearing

Mayor Lance Westcamp

Council Members - Jean Ann Hilbert, Ed Dildine, Shawn Cleary, Becky Hutson, Scott Lockett & Jim Beidler

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, Mike Poirier - Building Inspector

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

2. Roll Call

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

3. Approval of Minutes - September 25, 2017

Approved as submitted.

[#567-2017](#)

Public Hearing Minutes 9-25-2017

Attachments: [Public Hearing Minutes 9-25-2017.pdf](#)

4. Notice

The Deputy Clerk read the Notice of Public Hearing.

[#568-2017](#)

Notice of Public Hearing

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

5. Certification

The Deputy Clerk read the Certification of Public Hearing.

[#569-2017](#)

Certification of Public Hearing

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

6. Zoning Ordinance for 3rd Reading:

[ORD. 17-037](#)

AN ORDINANCE GRANTING A VARIANCE AS TO THE PERMITTED USES IN THE ESTABLISHED ZONING DISTRICT FOR THE PROPERTY LOCATED AT 532 MAIN STREET, REAR, PARCEL NO. 185-000013, CURRENTLY ZONED COMMUNITY COMMERCIAL (CC), MICHAEL S.

WOODS, APPLICANT

Sponsors: Hilbert

Attachments: [ORD. 17-037 Attachment A.pdf](#)

Building Inspector, Mike Poirier read from the staff report: The applicant is proposing to relocate his fire protection contractor business to this location. The building would be used for the business offices and warehousing of tools, equipment, materials and possibly a trailer. The property is zoned Community Commercial (CC) and Contractor Trade Service use is not an approved or conditional use in this zoning district. The existing parking area does not have an adequate number of parking spaces and loading spaces for the new use, however the applicant states that he has contacted other adjoining businesses and they have stated that he could use their parking lots if needed.

Staff recommends the Planning and Zoning Commission consider the parking and loading requirements for this business, types of vehicles the business uses and will have parked in the area and the type of delivery vehicles used to bring the products used by this type of business into the area. If the Commission recommends approval the following conditions should be considered:

1. An area variance shall be obtained from Council for the off-site parking and loading spaces.
2. Signed agreements from the adjoining businesses should be submitted to the City for any off-site parking, if approved by Council, prior to issuance of the Certificate of Zoning Compliance and fifty percent (50%) or less of the required parking spaces be off-site and adjacent to the proposed business (similar to the regulations for churches Section 1177.03(b)).
3. No fabrication shall be performed at this site.
4. 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.
5. There shall be no outside storage of any kind permitted.
6. There shall be no hazardous material storage permitted.
7. The use is limited to the existing building only as shown on the application, any modification or expansion will require approval from Council.
8. Parking restrictions such as no parking of: large trucks (over 1 ton), dump trucks, box trucks, bobcats, trailers, lifts or other similar types of vehicles or equipment shall not be permitted unless parked inside the building.

Law Director Shannon interjected that Mr. Poirier brought to his attention that the applicant has only one parking space available. In order for the math to

work for the other three parking spaces the applicant is seeking, Condition #2 needs to state seventy-five (75%) instead of fifty (50%) or less of the required off-site parking spaces. Mr. Shannon wanted Council to be aware of this minor change before the matter comes before them at tonight's regular City Council meeting.

Mike Woods, 4875 Hendron Road, Unit 1, explained he currently has three storage spaces where he stores materials, tools, ladders, etc. Most of his fabrication is done off site. He would not be moving things in and out at night. Mr. Woods has spoken to the insurance company and the pastor of the nearby church and both have given permission for him to use available parking spaces. In the event the church would be having some type of function, parking would not be available to Mr. Woods at those times. Huntington National Bank has spaces on the alley.

Law Director Shannon read from the Engineer's report:

Comments: Application pertains to interior use of the existing facility and does not include a physical change to site characteristics (i.e., grading, impervious, etc.) or layout. No site improvements are proposed. The Chief Building Official has commented in his staff report on suggested conditions for the Commission's consideration.

Conclusion:

Engineering Staff have no objection to the granting of the proposed Use Variance, and staff supports the recommended conditions for approval as suggested by the Chief building Official.

The Deputy Clerk read by title Ordinance No. 17-037.

[#570-2017](#)

ORD. 17-037 Staff Reports

Attachments: [ORD. 17-037 Staff Reports.pdf](#)

7. Close of Public Hearing

Council Member Cleary made a motion, seconded by Council Member Hutson to close the Public Hearing at 6:27 p.m. Motion carried by the following vote:

Yes: 6 - Beidler, Cleary, Dildine, Hilbert, Hutson and Lockett

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.