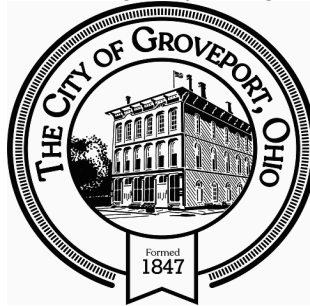


City of Groveport

655 Blacklick St.
Groveport, OH 43125
614.830.2052
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Meeting Minutes

Monday, February 10, 2025

6:15 PM

Council Chambers

Public Hearing

1. Call To Order

Mayor Westcamp called the Public Hearing to order at 6:15 p.m.

Staff Present: BJ King - Administrator, Kevin Shannon - Law Director, Jason Carr - Director of Finance, Casey Adams - Chief of Police, Michael Loges - Development Director, Mike Poirier - Chief Building Official, Steve Farst - City Engineer, Mindy Kay - Clerk of Council

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

2. Roll Call

Absent: 2 - Scott Lockett, and Shawn Cleary

Present: 4 - Edward Dildine, Becky Hutson, Jack Rupp, and Jean Ann Hilbert

3. Approval of Minutes

The December 16, 2024 Public Hearing Minutes stand approved as submitted.

[#011-2025](#) December 16, 2024 Public Hearing Minutes

Attachments: [2024.12.16 Public Hearing Minutes.pdf](#)

4. Notice

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

[#012-2025](#) Notice of Public Hearing

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

5. Certification

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

[#013-2025](#) Certification of Public Hearing

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

6. Zoning Ordinance for 3rd Reading:

[Ord. 2024-061](#)

AN ORDINANCE GRANTING A VARIANCE AS TO THE PERMITTED USES IN THE ESTABLISHED ZONING DISTRICT FOR THE PROPERTY

LOCATED AT 4685 HOMER OHIO LANE, PARCEL NO. 185-001424, CURRENTLY ZONED PLANNED INDUSTRIAL PARK (PIP), NEXGREEN, APPLICANT

Sponsors: Dildine

Attachments: [Ord. 2024-061 Exhibit A.pdf](#)

This Ordinance was read by title

[#014-2025](#)

Staff Reports

Attachments: [Staff Reports.pdf](#)

Chief Building Official Poirier read his staff report aloud. Administrator King stated that this is a proper use of the property and recommended approval. Law Director Shannon explained that it has been almost twenty years since we started considering use variances in instances where rezoning is not a practical consideration for the parcel in question. This is why we've been able to consider use variances for areas where there is a discrepancy or deficiency in the code as it relates to a particular use. Mr. Rupp inquired as to how many times Council has approved a use variance, to which Mr. Shannon replied about forty to fifty. Mr. Poirier said it's really difficult when you create a zoning code, to picture every use that could possible exist. And so, that's another reason why you'll find uses that fit within a particular zoning but were not classified there as such. He said that staff has talked about looking at some of these uses and adjusting the code, it's just very difficult to do. Mr. Rupp then asked if there could be a common denominator in what those use variances were and address that in the code. Mr. King commented when you hear there are that many you start to think of a trend and that something needs to be fixed or expanded. He said it is certainly something that staff can look into and see how we can make it more flexible but still appropriate. He gave an example about use variances on sheds that trended in another municipality and called for a code change, and said we need to look at the big picture and the trends that we have. Mr. Shannon recalled that some of the trending use variances were addressed last time, so it's not something that just hasn't been looked at. In fact, the development of the use matrix is something that resulted from the last code revision. Council and staff further discussed the process and benefits of tracking trends, the use variance process, ensuring the industrial park and business are full, and how an update to our comprehensive plan and future land use map will result in an inevitable update to our zoning code as well.

City Engineer Farst reported that the applicant indicated there would not be any physical changes to the site to accommodate the new use, such as curbing, pavement, and building changes. He said he has no engineering concerns for the new use and recommended approval,

noting that if they do want to make changes to the site in the future, they'd have to come in for an engineering plan review. Mr. Shannon stated that was a condition recommended made by the Planning & Zoning, which will be an amendment read prior to the third reading.

Development Director Loges added that staff has done an assessment of the neighborhood and properties directly adjacent to this property, and there are similar uses by other tenants and operators. He said this applicant seems to be in line with those uses. He then said that failure to grant this use variance would create a sizeable hardship for the applicant, as they have already leased the property in question.

Eric Bernard thanked Council and staff for their consideration and expressed his excitement for doing business in Groveport. Mrs. Hilbert inquired how the company stores their chemicals. Mr. Bernard stated that they follow all the rules and laws pertaining to chemical storage, everything is stored inside, liquids are stored in sealed tanks, and the majority of the products are granular and stored on pallets and racks. Mrs. Hilbert also confirmed with Mr. Bernard that the company does the work itself and does not hire out. Mr. Bernard added that the company has two branches in central Ohio and services over 10,000 clients.

7. Close of Public Hearing

Council Member Dildine made a motion, seconded by Council Member Hutson to adjourn at 6: 29 p.m. All in favor stated AYE, None Opposed. Motion passed.

Lance Westcamp, Mayor

Mindy Kay
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.