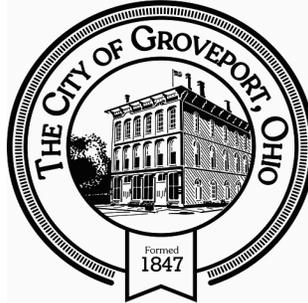


City of Groveport

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



Meeting Minutes

Monday, July 22, 2019

6:10 PM

341 Main Street

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 6:10 p.m.

Staff Present: Marsha Hall - Administrator, Kevin Shannon - Law Director, Jason Carr - Director of Finance, Ralph Portier - Chief of Police, Jeff Green - Asst. Admin. / Development Dir., 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 Hilbert arrived at 6:13 p.m.

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

3. Approval of Minutes - June 24, 2019

Approved as submitted.

[#162-2019](#) Public Hearing Minutes 06.24.2019

Attachments: [Public Hearing Minutes 06.24.2019.pdf](#)

4. Notice

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

[#163-2019](#) Notice of Public Hearing

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

5. Certification

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

[#164-2019](#) Certification of Public Hearing

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

6. Zoning Ordinance for 3rd Reading:

[ORD. 19-024](#)

AN ORDINANCE GRANTING A VARIANCE AS TO THE PERMITTED USES IN THE ESTABLISHED ZONING DISTRICT FOR THE PROPERTY LOCATED AT 341 MAIN STREET, PARCEL NO. 185-000204,

CURRENTLY ZONED URBAN RESIDENTIAL (R-6), JEFFREY FINEGAN, APPLICANT

Sponsors: Dildine

Attachments: [ORD. 19-024 Exhibit A.pdf](#)

Chief Building Stephen Moore:

The applicant is requesting a use variance to operate his insurance agency office at the above listed address. The property is currently zoned Urban Residential (R6). Business office use is not a permitted or conditional use in the Urban Residential zoning district. The properties to the west and south are residential homes, the property to the east is an existing non-conforming commercial use although the property is zoned R6. The properties to the north are residential homes and the Certified Gas station. The applicant is also requesting a variance as to the number of required off-street parking spaces, ten (10) spaces are required, and the applicant states that there are currently six (6) spaces including the detached garage. The variance request also is asking to use existing landscaping to meet the buffer requirements to separate the commercial use from the residential use on adjacent properties. The applicant also desires to install a ground sign at the front of the building which would be located in the right-of-way which requires Council approval. The site plan submitted shows a future driveway on the west side of the property leading to a parking area to the rear of the building.

Staff has no objection to the granting of the requested use variance with the following condition:

When the proposed future parking lot is developed, the required rear and west side buffers and parking lot landscaping shall be installed to comply with Chapter 1176 Landscaping Regulations.

City Engineer Steve Farst:

The applicant shows a concept for a future driveway on the west side of the lot with a future small parking area at the rear of the existing structure. This concept is not drawn to scale, nor sufficient for approval of these features at this time.

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. Moreover, Engineering staff recommend a condition be established that a Site Development Plan shall be prepared and submitted to the City's Engineering Department and Building and Zoning Department for review and approval, before any future site improvements on this property are constructed, including but not limited to the addition of a new driveway and parking area. The Site Development Plan will illustrate the site property boundaries, existing site features and will also show the proposed site improvements and their detail and specification for construction, which shall conform to applicable City requirements.

Applicant Jeff Finegan:

Jeff Finegan, 341 Main Street, Groveport, Ohio, commented that adding a parking lot is something that will be considered at a later time. There are different ways to increase parking on the site that would work for everyone. He plans to clean the property up to help make the downtown area look nice. Mr. Finegan has been in the insurance business for 14 years. The office has two full-time employees and one part-time employee. With one to two walk-ins per week he doesn't see parking being a major issue.

Clerk of Council Ross read by title Ordinance No.19-024.

[#145-2019](#)

ORD. 19-024 Staff Report

Attachments: [ORD. 19-024 Staff Report.pdf](#)

7. Close of Public Hearing

Council Member Cleary made a motion, seconded by Council Member Hutson to close the Public Hearing at 6:20 p.m. Motion carried by the following vote:

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

Lance Westcamp, Mayor

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.