

# City of Groveport

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[www.groveport.org](http://www.groveport.org)



## Meeting Minutes

**Monday, November 23, 2020**

**5:45 PM**

**Groveport Rd - Rezoning**

**Council Chambers**

**Public Hearing**

**1. Call To Order**

by Mayor Lance Westcamp at 5:45 p.m.

Staff Present: BJ King - Administrator, Kevin Shannon - Law Director, Jason Carr - Director of Finance, Jeff Green - Assistant Administrator / Development Director

Staff Present via Zoom: 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**

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

**3. Approval of Minutes - June 22, 2020**

*Approved as submitted.*

[#237-2020](#) Public Hearing Minutes 6.22.2020

**Attachments:** [Public Hearing Minutes 6.22.2020.pdf](#)

**4. Notice**

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

[#238-2020](#) Notice of Public Hearing

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

**5. Certification**

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

[#239-2020](#) Certification of Public Hearing

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

**6. Zoning Ordinance:**

[Ord. 2020-040](#)

AN ORDINANCE AMENDING THE ZONING MAP AS TO APPROXIMATELY 8.391 ACRES, MORE OR LESS, OF THE FOLLOWING

TRACT OF LAND, LOCATED NORTH OF GROVEPORT ROAD, PARCEL NUMBER 185-002772 OWNED BY, ROGER STUDLEY FROM RURAL (R) TO PLANNED HIGH DENSITY RESIDENTIAL (PR-18)

**Sponsors:** Grashel

**Attachments:** [Ord. 2020-040 Exhibit A.pdf](#)

**Chief Building Official Stephen Moore**

*The applicant is requesting to rezone an 8.3 +/- acre parcel from Rural (R) to Planed High Density Residential. The applicant is proposing to construct a 3 story multi-family apartment complex at this site. They are proposing 144 units in 5 buildings with a density of 17.48 units per acre. There will be detached garages, a pool and clubhouse also. The applicant has provided a preliminary site plan and other information for the project. At this time, they would like to get zoning approval only and would then apply for the required development plan and plat approval at a later date. Section 1135.01(b) allows an applicant to proceed with the rezoning first followed by a later submission of a Development Plan. However, where land is rezoned without a Development Plan, no subdivision of land or Certificate of Zoning Compliance shall be authorized or issued until a Development Plan is reviewed and approved. The site has single family residential uses to the north and east and a church and single family residential to the west. To the south is Access Storage, a vacant commercial zoned lot and a church. This parcel is located along the West Gateway-Groveport Road Corridor that was part of the study Council adopted for this area. The Planning and Zoning Commission motion for approval of the rezoning failed. Administrator BJ King explained that the Planning and Zoning Commission expressed concerns with this application in that the plan is not consistent with the corridor study or the long-term land use plan for the City. There were concerns about the increase in traffic this project could create out on Groveport Road with the number of units proposed and the number of additional children impacting the school district.*

**City Engineer Steve Farst**

*An application for "Development Plan" was not provided with the application for the proposed zoning amendment, which is a planned district. A conceptual plan was provided but it is not sufficient to serve as a Development Plan as it does not contain the requisite features required under Chapter 1135. Moreover, the zoning amendment application does not provide sufficient information to address performance standards for the PR-18 district required under Chapter 1158. The applicant indicated that the conceptual plan was provided to demonstrate a concept layout for the use of the site, to include 5 multi-story buildings totaling 144 units with detached garages, clubhouse, pool, and other ancillary features. The conceptual plan shows site access of a single driveway connected to Groveport Road. Without a Development Plan, a review for compliance with standards in Chapters 1135 and 1158, cannot be completed at this time. Engineering staff support Planning and Zoning staff conclusions so stated in their report to the Planning and Zoning Commission. The proposed zoning being a Planned District seems appropriate for the type of development that is envisioned. If Planning and Zoning Commission should consider recommending approval of this zoning request, it is*

recommended the next step after Council approval is for the applicant to follow-up with the Final Development Plan application that should demonstrate compliance with Chapters 1135 and 1158.

**Bruce McPherson, Groveport Church of Christ**

Bruce McPherson, representing the Groveport Church of Christ which is adjacent to this proposed project, expressed the concerns of the elders and members of the congregation. A representative attended the Planning and Zoning Commission meeting to gather information on this project. Some of their concerns with this development include the very limited green space with no playground equipment and the developer's proposed number of children living in these apartments was very low compared to the church's estimate with this high density use with 144 units. He believes the developer estimated between 7 and 14 children in the whole development. The Church members are concerned that with no fencing shown on the plans their property that sets at the very edge of some of the units will be taken advantage of by the tenants. There are also concerns about vandalism and increased traffic (which will already increase with the new warehouse project) causing safety issues. The trespass is a concern and the Church may need additional policing and make more calls into the police, otherwise they would need to police the property themselves which they are not desirous to do. He thanked Council for the opportunity to address the congregation's concerns.

**Joe Thomas, Metro Development**

Joe Thomas with Metro Development, 470 Olde Worthington Road, Suite 101, Westerville, Ohio 43082, appreciated the Mayor and City Council giving him the opportunity to attend tonight if just to address the Church's concerns. They believe themselves to be good neighbors throughout Central Ohio and they would be willing to work with the Church of Christ on installing fencing, barricades, buffers or whatever would alleviate their concerns. There is a substantial shared property line along the proposed project's property and the Church's property. Metro Development has been building numerous multifamily communities all over Central Ohio since 1968. This project is roughly a \$16.5 million investment area with an estimated property tax of \$336,000 of which \$206,973 would go directly to the local school district. Traditionally the estimate of children living in these types of developments is 10% of the overall number of units, making the Metro's estimate of 14 children in line with their experience of who their clientele is in this particular product. Mr. Thomas provided Council with handouts of the packets describing the 1, 2 and 3 bedroom units. After going through the material provided, Mr. Thomas addressed the corridor study and why Metro Development suggests housing in this particular area. As Council is aware there are quite a few companies in this area that are in need of workforce housing for its employees. As of now, 78% of workers travel 25 miles or less to their place of employment, 38.6% travel 10 miles or less and 39.7% travel 10 to 24 miles, 8.3% travel 25 to 50 miles and 13 % travel greater than 50 miles. The proximity of the housing project location would lessen that travel and help in the employment aspect for all these businesses. Mr. Thomas clarified how some of the data was generated. City Administrator BJ King advised that the Ordinance related to this rezoning application is on the City Council's regular meeting agenda for its second reading and will not be voted

*on tonight. No decision will be made on this application tonight. Voting on this matter will occur at the City Council meeting on December 21, 2020 at 6:30 p.m.*

Clerk of Council Ross read by title Ordinance No.2020-040.

[#240-2020](#)

Ord. 2020-040 Staff Reports

Attachments:     [Ord. 2020-040 Staff Reports.pdf](#)

## 7.     **Close of Public Hearing**

A motion was made by Council Member Cleary, seconded by Council Member Grashel, to close the Public Hearing at 6:11 p.m. The 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.