

# City of Groveport

655 Blacklick St.  
Groveport, OH 43125  
614.830.2052  
[www.groveport.org](http://www.groveport.org)



## Meeting Minutes

Tuesday, November 12, 2024

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**

**Present:** 6 - Edward Dildine, Becky Hutson, Scott Lockett, Jack Rupp, Jean Ann Hilbert, and Shawn Cleary

**3. Approval of Minutes**

*The October 14, 2024 Public Hearing Minutes stand approved as submitted.*

[#216-2024](#) October 14, 2024 Public Hearing Minutes

**Attachments:** [2024.10.14 Public Hearing Minutes.pdf](#)

**4. Notice**

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

[#217-2024](#) Notice of Public Hearing

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

**5. Certification**

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

[#218-2024](#) Certification of Public Hearing

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

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

[Ord. 2024-043](#)

AN ORDINANCE AUTHORIZING A MODIFICATION TO THE

DEVELOPMENT PLAN FOR PARCEL NUMBERS 185-002871, 185-002872, 185-002873, 185-002874, 185-002875, AND 185-002876, LOCATED ON CROW AVENUE IN THE CITY OF GROVEPORT

**Sponsors:** Cleary

**Attachments:** [Ord. 2024-043 Exhibit A.pdf](#)

**This Ordinance was read by title**

## [#219-2024](#)

### Staff Reports

**Attachments:** [Ord. 2024-043 Staff Reports.pdf](#)

Chief Building Official Poirier read the Planning & Zoning Commission staff report aloud for the record. Mr. Cleary stated that he grew up in that neighborhood and the area has always flooded. He expressed his concerns for the drainage there and why that site has never been developed. He inquired about what kind of site improvements would be made. Mr. Poirier said staff has reviewed that and deferred it to City Engineer Farst, as it is covered in his staff report. Mr. Farst read highlights from his report that were not previously covered by Mr. Poirier. He noted that this is a recorded plat and that all the street and utility improvements have been designed, the construction drawings and grading plan were both approved in 2006. He added that the sewer extension involved was approved not only by the City, but by the City of Columbus as is required by our contract. This project would also call for a cul-de-sac on a street that doesn't have one, which would be very beneficial for emergency vehicles to be able to easily turn around. He then spoke about utilities and drainage. The improvement plan in 2006 shows new infrastructure that would tie the water system into Newport Village, a new water main extension to aid in the better delivery of water for fire protection and domestic use. Drainage improvements will include a short sanitary sewer extension, grading, new storm pipes, and catch basins. He went into further detail about the drainage system and noted that since the improvements were approved in 2006. He strongly advised the applicant that it is important that those engineering drawings and grading plan be revisited to make sure the current specs are met. Any revisions made will have to be re approved. He went on to say that he is satisfied with the report from the Soils Engineer's sub service investigation conducted in regards to the applicant's request to not require basements. He expressed the importance of having provisions in the plan for dealing with the unstable subsurface soil. He concluded by stating that he agrees with the conditions set forth by the Planning & Zoning Commission.

**A. Bryant Abt - B A Land Professionals**

Mr. Abt explained B A Land Professionals is the engineering and surveying firm conducting the construction documents for this development. He addressed Mr. Cleary's drainage concerns and assured him the firm is going to do everything they possibly can to ensure there are zero water and drainage issues in their residential developments. He presented Council and staff with a schematic and referenced the grading plan that was approved in 2006. He said those plans were for single family homes, and noted possible changes to be made. He pointed out how the southern side of the lot is extremely flat and that there's ponding in the southeast corner. The team decided to extend the storm structures, putting more drainage in the back. Water will be collected in a catch basin and directed to the pond. He pointed out another collection area if water backs up from the pond and that the houses are also set significantly higher than initially planned. Mr. Lockett confirmed with Mr. Abt that the cul-de-sac would be curbs and gutters all the way around.

**B. Joyce Strohm**

Joyce Strohm, a resident and neighbor of the proposed development site, joined the development team at the podium so she could point out areas on the map and ask questions. She expressed her concerns about the water and how close one of the swales is to Mr. Week's house, who is another resident present at the meeting. She said she agrees that some of the piping could help, but was not aware of the grading. She believes that even with the grading the water is still going to collect there. Mrs. Strohm went on to explain other aspects of the development she is opposed to, like how the new construction won't match the rest of the neighborhood, the potential of overcrowding in the schools, how the houses are only eight feet apart, and her fear that property values will decline if these houses become poorly maintained rental properties. She conveyed that the ponds emit an odor when it's really hot and has not rained. She said if we add more to the sludge that's already there, it will smell even worse. She then raised the issue that she owns about fifty feet of land that runs diagonally across Crow avenue, the exact location of the proposed cul-de-sac. She said she was told they could just go around it, in which case she said she has no problem. Mr. Cleary addressed her concern about the piece of property she owns and asked her to point it out on the map. She and the development team confirmed the boundary line does cross onto Crow avenue. Mrs. Hilbert asked if the developers were previously aware of this. The developer stated the team was aware of that triangle of land, but it's not curb to curb, so we believe we can move forward without having to cross it. Council, staff, and speakers

further discussed the patch or land and how it can be avoided. City Engineer Farst determined that it looks to be feasible, after examining the record and based upon the right of way lines. He did advise that there is the long term issue of street maintenance like snow plowing and fire truck access. Discussion over curbing and drainage continued. Mr. farst added that the curbing and slope of the street will aid in drainage.

### C. James Week

James Week pointed out the neighboring property that he owns and stated that there have been times where the whole street had flooded. He expressed his doubts that all the water will drain to the ponds, stating that currently whenever there's a hard rain the backflow preventers that go to the creek close and Kinsel avenue floods. He explained his concerns for making the flooding worse by deferring even more water to the ponds, and added that the area is also a seasonal wetland and breeding ground for ducks every Spring. Mayor Westcamp asked for more details on backflow preventers. Mr. Farst explained that there's an older pipe that goes under Rohr road from the Kinsel avenue cul-de-sac, straight out to the field, and into a sluice gate to regulate the flow of water. Mayor Westcamp stated he used to farm that land and he has never seen the sluice gate get so full that the water backs up and goes the other way. Mr. Farst reminded everyone that streets are part of the water collection and drainage system as well. He said it is typical for streets to occasionally flood, but with the collection system it will drain down. Mr. Lockett asked if Mr. Farst was confident that standing water will not be an issue. Mr. Farst said designing swales, putting in catch basins and underground pipes is standard procedure, which was all done in Newport Village and it is sized for the area, including this section of development that was supposed to be part of the original development. He said he is confident that the drainage system will function and improve any standing water issue. Mr. King agreed and said that any drainage plan would not be approved unless it was designed properly. Mr. Rupp then inquired about the 8ft setback. Mr. Poirier stated that each building has a different setback shown. He said there is not a side yard on the plan that is less than 8ft, and not a property with less than 18ft in total. If they were single family homes, the code would allow for 8ft and 20ft. Mr. Dildine asked for the proposed dwelling sizes. Chaz Fullenkamp, owner of the property, said they will all be two bedrooms and two and a half bathrooms. Each unit has only two bedrooms in order to keep density down. He proceeded to point out the square footage for each unit on the map, as they vary from 1,485 sq ft to about 1,625 sq ft to about. Each unit has 9ft ceilings and a 25ft deep garage. Mr. Dildine and Mr. Poirier compared that to the minimum square footage requirement of a single family home in Newport Village according to the Ordinance passed in 1979. Council and staff continued on the topic of variances and comparison of the proposed

units vs single family homes.

**7. Close of Public Hearing**

Council Member Cleary made a motion, seconded by Council Member Hutson to adjourn at 7:05 p.m. All in favor stated AYE, None Opposed. Motion passed.

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Lance Westcamp, Mayor

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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.