

# City of Groveport

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



## Meeting Minutes

Monday, February 22, 2016

6:15 PM

Council Chambers

### Public Hearing

*Mayor Lance Westcamp*

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

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, Stephen Moore - Chief Building Official, Ralph Portier - Chief of Police

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

2. **Roll Call**

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

3. **Approval of Minutes - January 25, 2016 as to ORD. 15-086**

Approved as submitted.

[#055-2016](#)

Public Hearing Minutes 1-25-2016 ORD. 15-086

**Attachments:** [Public Hearing Minutes 1-25-2016 ORD. 15-086.pdf](#)

**Approval of Minutes - January 25, 2016 as to ORD. 15-087**

Approved as submitted.

[#056-2016](#)

Public Hearing Minutes 1-25-2016 ORD. 15-087

**Attachments:** [Public Hearing Minutes 1-25-2016 ORD. 15-087.pdf](#)

4. **Notice**

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

[#057-2016](#)

Notice of PH for ORD. 16-009

**Attachments:** [Notice of PH for ORD. 16-009 Use Variance.pdf](#)

5. **Certification**

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

[#058-2016](#)

Certification of Public Hearing for ORD. 16-009

**Attachments:** [Certification of Public Hearing for ORD. 16-009 Use Variance.pdf](#)

**6. Zoning Ordinance for 3rd Reading:****[ORD. 16-009](#)**

AN ORDINANCE GRANTING A VARIANCE AS TO THE PERMITTED USES IN THE ESTABLISHED ZONING DISTRICT FOR PARCEL NO. 185-000254, CURRENTLY ZONED URBAN RESIDENTIAL (R-6), TIM SARGENT, 540 BLACKLICK ST LLC, APPLICANT

**Sponsors:** Hutson

**Attachments:** [540 Blacklick St - Use Variance Application- #2016-01 Exhibit A.pdf](#)  
[540 Blacklick St - Site Plan - #2016-01 Exhibit B.pdf](#)

*Chief Building Official Stephen Moore read the submitted staff report.*

The applicant is requesting a use variance to allow operation of a Mechanical Contracting (HVAC) business at this location. He plans to use the front building for his business and the residential building in the rear will continue as residential use. The property is currently zoned Urban Residential (R-6) and the requested use is not a permitted or conditional use in that zoning district. In the past the building has been used for commercial purposes, which were existing non-conforming uses, but has not been used or occupied for more than two years. Per section 1181.04 (c) no non-conforming use may be reestablished where such non-conforming use has been discontinued for a period of at least two years. Staff has no objection to granting the use variance as requested. However, since this is primarily a residential area, staff recommends the Commission members consider the following conditions:

- 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.
- There shall be no outside storage of any kind.
- The use is limited to the front building only as shown on the application, any modification or expansion will require approval from council.
- Signage shall be regulated per the Historic District sign regulations.
- Restrictions to parking of commercial vehicles used in the business.

*Tim Sargent was present to answer any questions. Mayor Westcamp wanted clarification on semi-trucks delivering large products. Mr. Sargent stated he will not have the capacity to receive large shipments, anything needing to be delivered via a semi will go straight to the job site. The only deliveries he will receive at 540 Blacklick Street will be standard UPS or FedEx deliveries. Council Member Hutson remarked there will be no panel trucks or large vehicles at the location. Mr. Sargent stated full sized vans, 3/4 ton or*

*1-ton trucks would be the largest vehicles parked on the property. Both units of the residence are occupied at this time.*

**Clerk of Council Ross read by title Ordinance No. 16-009.**

[#034-2016](#)

ORD. 16-009 Staff Report

**Attachments:** [ORD. 16-009 Staff Report 2016-01 Use Variance.pdf](#)

**7. Close of Public Hearing**

**Council Member Cleary made a motion, seconded by Council Member Hilbert to close the Public Hearing at 6:21 p.m.**

**Motion carried by the following vote:**

**Yes: 6 - Cleary, Dildine, Hilbert, Hutson, Lockett and Rarey**

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**Lance Westcamp, Mayor**

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**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.**