

# City of Groveport

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



## Meeting Minutes

**Monday, November 23, 2020**

**6:15 PM**

**674-716 Main St- Mod Dev Plan**

**Council Chambers**

**Public Hearing**

**1. Call To Order**

by Mayor Lance Westcamp at 6:25 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 - Approved at the 5:45 P.M. Public Hearing**

Approved at the 5:45 P.M. Public Hearing.

**4. Notice**

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

[#244-2020](#) Notice of Public Hearing

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

**5. Certification**

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

[#245-2020](#) Certification of Public Hearing

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

**6. Zoning Ordinance:**

[Ord. 2020-042](#)

AN ORDINANCE AUTHORIZING A MODIFICATION TO THE DEVELOPMENT PLAN FOR 674-716 MAIN STREET, PARCEL NUMBER 185-002946

**Sponsors:** Hilbert

**Attachments:** [Ord. 2020-042 Exhibit A.pdf](#)

**Chief Building Official Stephen Moore**

*The applicant is requesting a modification to the development plan approved by ordinance 13-010. The new plan revises the building foot print elevations, adds a second story for office space, provides a dumpster enclosure for the building, extends the drive aisle to the west and adds two parking spaces to replace the spaces used to install the dumpster enclosure. A retaining wall is shown to be installed along the north side of the patio. The building square footage has been increased with the addition of the second floor office space. The signage for the second floor offices and the west side of the building facing Front Street is not addressed in the modified development plan, the Planning Commission should make a condition as to the size, type, and placement of these signs. After review of the requested modifications to the original development plan, staff has no objections to the approval. However, staff does recommend a condition of approval as it relates to the tenant signage for the second floor office space and the west side of the building.*

**City Engineer Steve Farst**

*The applicant is requesting a modification to the development plan approved by Ordinance 13-010 in 2013. The modifications are outlined in the application and are also addressed in the Chief Zoning Official's report. Basic changes include building floor space through addition of a 2nd story, and peripheral changes to sidewalks, drive aisle, and minor parking changes. The essential components of the site improvements to support the building development were established with the Town Center development in 2013-2014. No major changes to site access are shown. Engineering staff have no objection to approval of the modification.*

Clerk of Council Ross read by title Ordinance No.2020-042.

**[#246-2020](#)**

Ord. 2020-042 Staff Report

**Attachments:** [Ord. 2020-042 Staff Report.pdf](#)

*City Administrator BJ King added that the Planning and Zoning Commission unanimously recommended approval.*

**7. Close of Public Hearing**

**A motion was made by Council Member Cleary, seconded by Council Member Hutson, to close the Public Hearing at 6:30 p.m. 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.