

City of Groveport

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Groveport, OH 43125
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Meeting Minutes

Monday, May 9, 2022

6:00 PM

325 Main St - Rezoning & Final Dev Plan

Council Chambers

Public Hearing

Mayor Lance Westcamp

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

1. Call To Order

Mayor Westcamp called the Public Hearing to order at 6:00 p.m.

Staff Present: BJ King - Administrator, Kevin Shannon - Law Director, Jason Carr - Director of Finance, Casey Adams - Chief of Police, Jeff Green - Development Director, Stephen Moore - Chief Building Official, Steve Farst - City Engineer, Ruthanne Sargus Ross - Clerk of Council

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

2. Roll Call

Absent: 1 - Dildine

Present: 5 - Cleary, Hilbert, Hutson, Lockett, and Rupp

3. Approval of Minutes - November 22, 2021

The November 22, 2021 Public Hearing Minutes stand approved as submitted.

[#089-2022](#)

Public Hearing Minutes

Attachments: [Public Hearing Minutes 11-22-2021.pdf](#)

4. Notice

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

[#090-2022](#)

Notice of Public Hearing

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

5. Certification

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

[#091-2022](#)

Certification of Public Hearing

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

6. Zoning Ordinance for 3rd Reading:

[Ord. 2022-003](#)

AN ORDINANCE AMENDING THE ZONING MAP AS TO

APPROXIMATELY 1.19 ACRES, MORE OR LESS, OF THE FOLLOWING TRACT OF LAND, LOCATED SOUTH SIDE OF MAIN STREET, PARCEL NUMBER 180-000443 OWNED BY, AARON & KATHERINE CARROLL FROM URBAN RESIDENTIAL (R-6) TO SELECT COMMERCIAL PLANNED (SCP)

Sponsors: Cleary

Attachments: [Ord. 2022-003 Exhibit A.pdf](#)

[Ord. 2022-003 Exhibit B.pdf](#)

Clerk of Council Ross read by title Ordinance No. 2022-003.

Stephen Moore - Chief Building Official

Upon review the proposed development plan was found to be substantially in compliance with the zoning requirements of Chapter 1135 Planned Development Review and Chapter 1161 Select Commercial Planned District. The Landscaping is in compliance and screening of the residential properties is shown as part of the landscape plan and complies with the screening requirements of Section 1161.03(1). Thirty-five (35) parking spaces have been provided for the building, which is less than the fifty-two (52) spaces required by Section 1161.03(c). The plan shows uses for the property as retail, medical office, and restaurant along with all other uses as permitted by Chapter 1153 for the SCPD zoning district are included in the approved plan. The development of the property is proposed to be in two (2) phases. Phase 1 is shown in the development plan and is located on the east side of the property and consists of a single story professional office development. It also includes the existing single family dwelling which will remain until Phase 2 development occurs. Phase 2 is shown as future development and is located on the west side of the property. A modification to the development plan will need to be submitted for Phase 2 approval. The development plan also shows a maximum building height of 28 feet, 25 feet is the maximum allowed in the SCPD zoning district. A parking setback of 21 feet is required however the development plan shows a 10 foot setback for the front parking lot. This property has residential uses to the south and west with commercial and residential uses to the north and east. *Law Director Kevin Shannon read the Planning & Zoning Commission's approval with six (6) conditions.*

That the zoning map shall be amended to reflect Section 1 above, provided that all of the following conditions set forth by the Planning & Zoning Commission and/or Council are satisfied:

1. That prior to development of Phase 2 a modification to the development plan showing building elevations, building size and location, sign locations, exhibits, and other information required to verify compliance with zoning regulations, shall be submitted for approval by Planning Commission and Council.
2. That the development text shall be revised to add Chapter 1161 as a requirement of compliance for Landscaping, Signage, and Fencing.

3. Removal of the current existing fence and replace it with a 6' foot privacy fence in place of the landscape screening that was included in the current plan. That the new fence be located in the location of the current fence.

4. The following SCPD uses are not approved uses as part of this development plan:

- Mini Storage Facilities
- Rentals - Vehicles
- Retail Sales - Fueling Stations for autos, trucks and semi's with vehicle repair and wash facilities
- Retail Sales - Vehicles
- Service and Repair - Engine or Machinery repairs
- Wholesaling and Storage
- Wholesaling - Any goods

5. Site development design shall conform with City of Groveport requirements, including but not limited to compliance with stormwater management policies.

6. With the future application for a modification to the development plan for Phase 2, the traffic impact study performed in 2022 and on file in the office of the City Engineer will be updated if so required by the City Engineer.

Council Member Rupp asked about the plan showing 35 parking spaces which is 17 less spaces than the 52 Groveport code specifies. The applicant and his representatives looked at how the Doctor conducted his business with appointments and it was determined that 52 spaces are not needed.

Steve Farst- City Engineer

This proposed zoning district is consistent with the approved zoning district established on other recent re-development involving commercial use, on parcels along Main Street. The Chief Building Official's staff report provides an overview of the surrounding land use context, and also includes reference to and relevancy with the City's comprehensive plan along the Main Street Corridor.

As this Case pertains to a zoning district change, Engineering staff defer to the Planning and Zoning Staff, and their report on this case. Engineering conclusions are presented in Case 2022-02, Final Development Plan Application.

This application pertains to the same acreage that was the subject of Case 2022-01 (Rezoning). The proposed Final Development Plan upon the subject parcel illustrates a commercial development, in two phases, to include in Phase one, a single-story building providing commercial space (about 5,200 SF), and to include for future Phase two, a two-story commercial building (about 5,800 SF). The development plan is reviewed with standards in Chapters 1135 and 1161.

1. Site access & internal site traffic circulation: Interior site traffic circulation for automobiles is judged reasonable. Site ingress/egress for larger vehicles namely trucks also appears reasonable although for longer trucks/delivery vans may struggle to maneuver tighter turning radii, especially at the driveway entrance.

Overall, site circulation appears reasonable.

2. Water, Sanitary and Storm Drainage and Stormwater Management: Feasibility is demonstrated.
 - a. Water: The Development Plan shows a water-service connection for the Phase 1 building to be made from the existing public water main located within Main Street, in front of the parcel. Water supply would be from the City of Groveport's water treatment plant. Fire Flow tests on this water main should be evaluated during site design. The plan shows an FDC connection for building # 1 that should be approved during site design as to its size and location, by the City and the Madison Township Fire Department. It is recommended that each building on this parcel have its own unique water service.
 - b. Sanitary Sewer: The Development Plan shows a sanitary sewer-service connection for the Phase 1 building to be made from the existing sanitary sewer main located within Main Street, in front of the parcel. It is recommended that each building on this parcel have its own unique water service.
 - c. Storm drainage & Stormwater Management: The Final Development Plan displays a concept for an on-site Private underground stormwater management treatment within the parking areas with drainage pipe extended to connect to the public storm system within Main Street, in front of the parcel. Final site and stormwater management design will determine the size and location of that on-site private stormwater management system.

Final design shall comply with City of Groveport design standards for all utilities

3. Traffic impact: Analysis of potential traffic impact from the proposed development - as updated to reflect a single story building in Phase 1 - was conducted by a traffic engineer retained by the applicant. The Traffic Impact Study (TIS) was prepared and submitted to the City Engineering department following development of a memoranda of understanding, which established the scope of the TIS. The study considered trip generation and distribution from the development as presented in the Development Text, for Phase 1 and Phase 2. The TIS looked at opening day and 10-year horizon scenarios, comparing traffic volume from the development and background traffic along Main Street, which was based on current traffic counts on Main and turning counts into the adjacent Certified station. The TIS included study at the proposed drive entrance, the adjacent entrance to the Certified site, and the Main Street/ Mohr Avenue intersection, in the form of "intersection" capacity analysis. The TIS concluded level of service at the studied intersections was not degraded below level C and that no roadway improvements are required as a result of the proposed development. The TIS was examined by the City's traffic engineering consultant who concurred with the findings and recommended that

the Traffic Access Study be accepted by the City of Groveport.

As the TIS assumed a future use and building size for the future Phase 2, it is recommended that when the development plan for that future phase is submitted, that the TIS should be revisited and revised if that phase were to not occur within a period of 5-years from the date of this memo, and/or if the 2nd phase were to vary from that described in the development text presented with this case.

4. Plat Required and parcel survey: Chapter 1135.01(e) states that a plat is required in a planned district.

In conclusion Engineering staff suggest that if this application is recommended for approval by Planning Commission, the conditions cited by Mr. Shannon be made a part of that approval.

Council Member Rupp asked where the driveway of the development would line up. Mr. Farst stated that typically a new driveway would line up opposite an existing driveway. It depends on the classification of the public roadway. If the driveway can't line up opposite of an existing driveway, then a minimum separation would be considered.

Danny Darst - 340 Cherry Street

Mr. Darst addressed Council on the matter of when neighboring residents can expect to see the new fence installed. The existing fence is being taken down now. The developer can't install the new fence until all of the zoning and development plans are approved. The developer will need to do grading and site work but his neighbor is concerned about cut through traffic. Her door is about twenty feet from that fence. The new fence is to be a six foot privacy fence with slats that can't be seen though at any angle.

Kyle Green Gonzelman A & I, 333 Stewart Avenue, Columbus

Mr. Green confirmed that they and the applicant were in agreement of all the conditions. The six foot privacy fence will be in the same location that it is now, generally. They also understand they will go through this same process with Phase II. The plans explain why the building is located where it is on the site in preparation of Phase II. It is understood the site is unique in that it borders both residential and commercial. The developer wants to provide a nice commercial frontage to Main Street with street, trees, and pedestrian friendly with half of the parking in front of the building to easily identify where patients are to park and enter the building. A portion of the building is extended toward Main Street to codify the entrance. Green space is included in front of the building to soften the effect as well. The owner wants to be a good neighbor to the residents south and west of the site and will install the privacy fence as requested. June 2023 is the projected timeline for Mr. Carroll to move into the new building.

Clerk of Council Ross read by title Ordinance No. 2022-003.

[#092-2022](#)

Ord. 2022-003 Staff Reports

Attachments: [Ord. 2022-003 Staff Reports.pdf](#)

7. Close of Public Hearing

A motion was made by Hutson, seconded by Hilbert, to close the Public Hearing at 6:24 p.m. The motion carried by the following vote:

Yes: 5 - Cleary, Hilbert, Hutson, Lockett and Rupp

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.