

City of Groveport

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Groveport, OH 43125
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Meeting Minutes

Monday, June 22, 2026

6:30 PM

Council Chambers

City Council

Mayor Lance Westcamp

***Council Members - Shawn Cleary, Jean Ann Hilbert, Scott Lockett, Abdullah
Ansar-Barsa, Karen Fraser, Jamie Hise***

I. Call to Order

Mayor Lance Westcamp called the City Council meeting to order at 6:30 p.m.

Staff Present: BJ King - Administrator, Kevin Shannon - Law Director, Jason Carr - Director of Finance, Mark McDonough - Chief of Police, Michael Loges - Development Director, Annie Short - Personnel Director - Mike Poirier - Chief Building Official, Mindy Kay - Clerk of Council

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

II. Moment of Silence

The Mayor asked everyone to join him in a moment of silence.

III. Pledge of Allegiance

Chief McDonough led the Pledge of Allegiance.

IV. Roll Call

Present: 6 - Shawn Cleary, Jean Ann Hilbert, Scott Lockett, Abdullah Ansar-Barsa, Karen Fraser, and Jamie Hise

V. Approval of Minutes

The June 8, 2026 City Council Minutes stand approved as submitted.

[#149-2026](#)

June 8, 2026 City Council Meeting Minutes

Attachments: [2026.06.08 City Council Meeting Minutes.pdf](#)

VI. Business of Guests**VII. Ordinances and Resolutions****A. 3rd Readings**

[Ord. 2026-023](#)

AN ORDINANCE AUTHORIZING THE ADMINISTRATOR TO PURCHASE A VAC-CON SEWER JETTER FOR THE PUBLIC SERVICE DEPARTMENT UNDER THE OHIO STATE TERM SCHEDULE COOPERATIVE PURCHASE PLAN, THEREBY WAIVING COMPETITIVE BIDDING PURSUANT TO GROVEPORT CITY CHARTER SECTION 9.02(B)

Sponsors: Hilbert

A motion was made by Council Member Hilbert, seconded by Council Member Cleary, to adopt. The motion carried by the following vote:

Yes: 6 - Cleary, Hilbert, Lockett, Ansar-Barsa, Fraser and Hise

B. 2nd Readings

[Ord. 2026-022](#)

AN ORDINANCE GRANTING A VARIANCE AS TO THE PERMITTED USES IN THE ESTABLISHED ZONING DISTRICT FOR THE PROPERTY LOCATED AT 4601 HOMER OHIO LANE, PARCEL NO. 185-001429, CURRENTLY ZONED COMMUNITY COMMERCIAL (CC), ARDENT ENVIRONMENTAL SERVICES, APPLICANT

Sponsors: Hise

Attachments: [Ord. 2026-022 Exhibit A.pdf](#)

This Ordinance was read by title

C. 1st Readings

[Res. 2026-003](#)

A RESOLUTION ADOPTING THE TAX BUDGET FOR THE CALENDAR YEAR 2027

Sponsors: Lockett

Attachments: [Res. 2026-003 Exhibit A.pdf](#)

A motion was made by Council Member Lockett, seconded by Council Member Hilbert, to suspend the rules as to the three readings and the effective date. The motion carried by the following vote:

Yes: 6 - Cleary, Hilbert, Lockett, Ansar-Barsa, Fraser and Hise

A motion was made by Council Member Lockett, seconded by Council Member Hise, to adopt. The motion carried by the following vote:

Yes: 6 - Cleary, Hilbert, Lockett, Ansar-Barsa, Fraser and Hise

[#148-2026](#)

2027 Tax Budget Memo

Attachments: [2027 Tax Budget Memo.pdf](#)

[Res. 2026-004](#)

A RESOLUTION AMENDING THE RULES OF COUNCIL

Sponsors: Hise

Attachments: [Res. 2026-004 Exhibit A.pdf](#)

A motion was made by Council Member Hise, seconded by Council Member Fraser, to suspend the rules as to the three readings and the effective date. The motion carried by the following vote:

Yes: 6 - Cleary, Hilbert, Lockett, Ansar-Barsa, Fraser and Hise

A motion was made by Council Member Hise, seconded by Council Member Hilbert, to adopt. The motion carried by the following vote:

Yes: 6 - Cleary, Hilbert, Lockett, Ansar-Barsa, Fraser and Hise

[Ord. 2026-027](#)

AN ORDINANCE AMENDING MULTIPLE SECTIONS OF THE PERSONNEL PRACTICES AND POLICIES HANDBOOK OF THE CITY OF GROVEPORT

Sponsors: Hilbert

Attachments: [Ord. 2026-027 Exhibit A.pdf](#)
[Ord. 2026-027 Exhibit B.pdf](#)

This Ordinance was referred to the Committee of the Whole

VIII. Reports

A. Mayor - Lance Westcamp

Mayor Westcamp reported that preparations for the Fourth of July parade and festivities were on track. He confirmed that the city float would be ready, that banners had been ordered, and that the parade staging area would be at Glendenning, with school buses transporting participants to the route. Mayor Westcamp advised council members to arrive at approximately 10:00 AM on the Fourth to allow time to view other floats before the parade begins. He noted that because the parade and festivities are scheduled for the Fourth rather than the evening, public safety staff would be able to return home to their families after the event. Parking for the July 3rd festivities at the middle school site was noted to be an informal, first-come-first-served arrangement due to the current layout, with the rec center area suggested as an alternative viewing location.

B. Administrator - BJ King

Administrator King indicated that a progress meeting on Fourth of July logistics was scheduled for the following day and that additional details regarding road access, barricade placement, and related matters would be available shortly thereafter.

C. Chief of Police - Mark McDonough

Chief McDonough reported that the Police Department's safety and security plan for both July 3rd and July 4th had been completed and reviewed by command staff. He stated that all necessary preparations were in place.

D. Director of Finance - Jason Carr

Finance Director Carr reported that the city had undergone a PERS (Public Employees Retirement System) employer census data validation audit. Two auditors reviewed the city's participation in the PERS program, with the city selected due to its significant growth since 2010. The final report concluded that the City of Groveport is compliant in all areas regarding earnable salary and membership.

One housekeeping item was identified: an ordinance adopted in 2005 (Ord. 2005-053) establishing the city's 3% PERS pickup plan for employees did not explicitly state the pickup percentage, nor did it reference the pretax basis of participation or Internal Revenue Code Section 414. A corrective ordinance will be brought forward as a housekeeping measure at the July 13, 2026 Council meeting.

Mr. Carr also noted that the audit documentation identified the city as a "village" rather than a city, a reflection of outdated records in the PERS system. Mr. Carr stated he had provided the auditors with the IRS letter confirming the conversion from a village to a city. This designation will be updated in the system going forward.

E. Director of Law - Kevin Shannon**F. Development Director - Michael Loges****G. Council Members - Jean Ann Hilbert, Shawn Cleary, Scott Lockett, Abdullah Ansar-Barsa, Karen Fraser, Jamie Hise**

Mrs. Fraser inquired about parking arrangements for the July 3rd festivities at the middle school site, noting the limited and somewhat unclear options for attendees. Administrator King confirmed there is no formally designated parking plan for that evening and that the public should expect to park where available, with the rec center area being a practical option.

Mr. Cleary took a moment to express appreciation for the Police Department and Public Service road crew for their service during the Fourth of July holiday, recognizing that their work requires time away from their own families.

H. Clerk of Council - Mindy Kay

I. Standing Committees

IX. Other Business

A. Data Center Discussion

Development Director Loges presented a memo prepared for council as a pre-read on the topic of data center development, with the stated purpose of initiating a proactive policy discussion before any formal application or proposal is received. He emphasized that it is better to establish a framework for what the city wants-and does not want-before a specific deal is on the table.

Background and Context

Mr. Loges explained that the entitlement process for large data center projects has become increasingly complex and politically charged across Ohio and the nation. Public attention, media coverage, and constituent concern around issues such as air quality, water usage, and power consumption have made these projects particularly contentious at public meetings in other communities.

He noted that Groveport currently faces inherent limitations in attracting large-scale data center users. Available land is constrained, and the city's power supply infrastructure does not easily support the scale demanded by hyperscale operators. However, the city is not without potential, and the discussion was framed around how to approach the issue thoughtfully rather than reactively.

Types of Data Centers

Mr. Loges distinguished between two categories of data center users. Enterprise data centers store a company's own data-examples include hospitals, banks, insurance companies, and AEP Ohio, which operates an existing 22,000-square-foot facility at 4470 Hamilton Road that could be expanded to approximately 45,000 square feet. Hyperscalers, such as Amazon Web Services and Microsoft, store data on behalf of third

parties at an enormous scale-Google's campus in New Albany uses 250 megawatts of power, while Facebook's 700-acre campus uses approximately 1 gigawatt. Enterprise data centers typically consume 1 to 5 million gallons of water per day, while hyperscalers use several times that amount. The city's water agreement with Columbus carries no upper limit on draw volume, meaning water capacity alone would not be a prohibitive factor for an enterprise-scale user.

Potential Sites in Groveport

Mr. Loges identified very few sites within the incorporated city limits that could realistically accommodate even an enterprise-scale data center. He referenced a 15-acre parcel at Bixby Road and State Route 317, parcels along Corbett Road originally slated for single-family housing, and a site near the AEP-owned Walnut plant on Bixby Road as the most advanced candidate given its proximity to the city's 48- to 54-inch sanitary trunk line. Significant limitations exist at many of these sites, including floodplain encumbrances and the absence of existing sanitary sewer infrastructure.

Lessons from Other Communities

Mr. Loges cited New Albany as a model for how data center investment can be leveraged strategically. New Albany's New Community Authority (NCA) assesses a special millage on data center properties. As an example, Facebook's Side Cat LLC campus-valued at nearly \$3.75 billion-generates approximately \$3.1 million per year in NCA revenue, and Amazon's 65-acre site, assessed at \$242 million, yields roughly \$842,000 annually. These funds are used for ongoing infrastructure investment throughout the business park and can be bonded against to support further growth. In exchange, the data center companies receive a 100% real property tax abatement for the first 15 years, with assessed value flowing into a TIF fund from years 16 through 30. Director Loges also noted that the infrastructure investments made on behalf of data centers-roads, utilities, fiber-frequently attract subsequent, higher-employment users, as illustrated by Amgen's decision to locate adjacent to the New Albany data center corridor.

He also referenced Plain City, which recently amended its zoning code to more explicitly define and regulate data center uses, requiring setbacks of 1,000 feet from residential development and establishing them as conditional uses in specified zoning districts.

Current Zoning Status

Chief Building Official Poirier clarified that the city's zoning code, under Chapter 1153, does not currently include a defined use category for data centers. Without a definition, any application received would require staff to interpret the use within the existing matrix-most likely under something analogous to manufacturing-or proceed as a use variance before council, as was done with the AEP facility in 2018. Law Director Shannon noted that because any development plan or use variance would require referral to Planning and Zoning, a public hearing, and ultimately a vote of council, the body retains full discretionary authority over any such application regardless of whether a formal code amendment is in place.

Council Discussion

Council members expressed a range of perspectives. Mr. Cleary stated he had reservations about data centers and had been independently researching the topic, citing concerns about power demand, limited job creation, and community disruption. He referenced examples from other states where data center development had negatively impacted surrounding residents, including instances of private well contamination. He indicated he was not prepared to support development without being fully informed.

Mr. Lockett agreed that education was the priority, noting he had learned during the evening's discussion that there are multiple categories of data centers, and expressed a preference for having proposed zoning language developed before any application arrives. Mrs. Fraser raised concerns about the impact on residents, particularly regarding electricity and water rates.

Mrs. Hilbert raised the question of whether a formal moratorium or development stay should be enacted to provide time for the city to develop appropriate regulations. Mr. Cleary was generally supportive of allowing staff to develop a zoning framework quietly, without the negative attention that the word "moratorium" tends to generate. Administrator King and Director Loges both cautioned that any publicly enacted moratorium could draw unwanted media attention and create a chilling effect on all development interest, including AEP's potential expansion. Law Director Shannon clarified that a moratorium would require a formal ordinance, subject to three readings and a 30-day period before taking effect, meaning considerable time would pass before any such restriction became operative.

Mr. Loges expressed his preference that the city not pursue a blanket moratorium, noting that companies seek out communities that welcome their investment. He recommended instead that staff be directed to

develop proposed zoning code language-likely modeled in part on Plain City's approach-that would define data centers as a use, permit them only in Planned Industrial Park (PIP) zoning, and establish development conditions such as extraordinary setbacks, restrictions on diesel generator testing hours, and provisions related to well field and stormwater corridor protection unique to Groveport.

Outcome

Council reached a consensus that no formal moratorium or stay would be pursued at this time. Council directed staff to prepare proposed zoning code language for Council's consideration, with an estimated timeline of approximately two months. Council also requested that staff provide an updated map showing the locations of existing data centers in Franklin County and the surrounding region for reference. The matter will return to Council for further deliberation once the draft code language is ready.

[#132-2026](#)

Development Council Memo RE Data Centers

Attachments: [Development Council Memo RE Data Centers.pdf](#)

X. Adjournment

Council Member Cleary made a motion, seconded by Council Member Barsa to adjourn at 7: 43 p.m. All in favor stated AYE, None Opposed. Motion passed.

Lance Westcamp, Mayor

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.