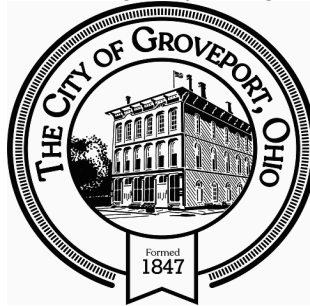


City of Groveport

655 Blacklick St.
Groveport, OH 43125
614.830.2052
www.groveport.org



Meeting Minutes

Monday, September 8, 2025

6:00 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 August 11, 2025 Public Hearing Minutes stand approved as submitted.

[#175-2025](#) August 11, 2025 Public Hearing Minutes

Attachments: [2025.08.11 Public Hearing Minutes.pdf](#)

4. Notice

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

[#176-2025](#) Notice of Public Hearing

Attachments: [Ord. 2025-026 Notice of PH 9.8.pdf](#)

5. Certification

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

[#177-2025](#) Certification of Public Hearing

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

6. Zoning Ordinance for 3rd Reading:

[Ord. 2025-026](#)

AN ORDINANCE AMENDING THE ZONING MAP AS TO APPROXIMATELY 295 ACRES, MORE OR LESS, OF THE FOLLOWING

TRACT OF LAND, LOCATED EAST SIDE OF EBRIGHT ROAD, PARCEL NUMBERS 180-000959, 180-000326, 180-001486, 180-000437, 180-000212 AND 180-000329, OWNED BY EBRIGHT INVESTMENT CO., LLC FROM RURAL (R) TO PLANNED HIGH DENSITY RESIDENTIAL (PR-18).

Sponsors: Dildine

Attachments: [Ord. 2025-026 Exhibit A.pdf](#)

[Ord. 2025-026 Exhibit B.pdf](#)

This Ordinance was read by title

[#178-2025](#)

#Z-2025-0074 Rezoning - Staff Reports

Attachments: [#Z-2025-0074 Rezoning - Staff Reports.pdf](#)

[#179-2025](#)

#Z-2025-0075 Final Development Plan - Staff Reports

Attachments: [#Z-2025-0075 Final Development Plan - Staff Reports.pdf](#)

Staff Reports

Chief Building Official Mike Poirier presented a comprehensive overview of the proposed rezoning and development plan. The rezoning would change the property from rural to PR-18 to allow construction of single family, multi family, and commercial uses. The development is divided into five sub-areas:

Sub Area A (22 acres): Multi-family residential not exceeding 18 dwelling units per acre, with 25-foot setbacks, 45-foot maximum building height, and 13.6% open space.

Sub Area B (38 acres): Mixed residential and commercial uses not exceeding 18 dwelling units per acre, with varying setbacks (10-25 feet from right-of-way), 60-foot maximum building height, and 15.8% open space.

Sub Area C (124 acres): Single family residential with density not exceeding 5.6 dwelling units per gross acre. Minimum lot sizes of 52 feet by 125 feet (6,500 square feet), which is slightly smaller than Groveport's R6 requirements but with similar setbacks. Maximum building height of 45 feet and 28% open space.

Sub Area D (58 acres): Same specifications as Sub Area C with 17.2% open space.

Sub Area E (55 acres): Maximum 300 townhouse buildings with 3 or

more attached units, minimum 22 feet wide by 100 feet deep, not exceeding 7.5 dwelling units per acre, 45-foot maximum height, and 17.2% open space.

Mr. Poirier noted that while some sub-areas fall short of the 25% open space requirement, the overall development provides 30.5% open space. The development includes landscape buffers along major roadways and provisions preventing reversion to rural zoning if at least one sub-area is platted and construction commences within three years. Due to floodplain concerns, basements are not required in sub-areas C, D, and E.

City Engineer Steve Farst focused on infrastructure feasibility. The development is within Columbus Water and Sewer Service Agreement Area B, allowing Groveport to serve the site post-annexation. Water service will connect to Columbus's distribution system with mains designed to Columbus standards. Sanitary sewer will require a central pump station and force main connecting to the Columbus Black Lick Creek Sub Trunk Sewer. Farst recommended installing a standby generator for the pump station.

For stormwater management, the site is within the Little Walnut Creek watershed. Due to the site's size and complexity, a master drainage plan is required per Chapter 935 of Groveport's ordinances. Portions of the site are in FEMA's 1% annual chance floodplain, requiring compliance with flood damage prevention regulations. The applicant plans to use grading and fill to remove areas from the floodplain through FEMA's Letter of Map Revision process.

The roadway network includes a 120-foot right-of-way north-south connector between US 33 and Groveport Road, to be constructed by the developer and dedicated to the city. A traffic impact study is underway in coordination with the county and MORPC, expected to be completed by mid-November.

Development Director Michael Loges provided context regarding regional housing demand and comprehensive planning alignment. He emphasized that Central Ohio is experiencing historic growth, with MORPC projecting the region to reach 3 million residents by 2050. The proposal aligns with Groveport's 2004 comprehensive plan, which designated this area for residential and mixed-use development.

Mr. Loges noted that more than 98.2% of Groveport residents commute outside the city for work, indicating a need for diverse housing options. The nearby Intel facility, expected to support 4,000 permanent jobs and

8,500 total jobs, creates additional housing demand. The planned district approach is appropriate for the diverse development types proposed.

Applicant Presentation

Eddie Hunt, Vice President of Acquisitions and Development for Addison Properties, presented the developer's proposal. Addison Properties has 25 years of experience developing over 14,000 residential units in 13 states. They currently have a similar project in Delaware, Ohio called Addison Farms, spanning 297 acres with mixed-use development including municipal thoroughfare improvements and railroad crossings.

The Groveport project encompasses 295 recently-annexed acres with plans for municipal thoroughfare improvements, a railroad crossing, and roadway connections to US 33. The development aligns with Groveport's comprehensive plan vision dating to 2004. The project includes constructing the north-south connector road with multiple lanes, curb and gutter, street lights, sidewalks, shared-use paths, and landscaping.

Construction is planned in seven phases over seven years, with the multifamily commercial component (sub-areas A and B) developed at a future date, likely tied to US 33 interchange improvements. Hunt presented examples of proposed home designs showing various architectural features and materials for both single-family homes and townhouses.

Public Comments

The public hearing drew extensive community input, with residents raising several key concerns:

Traffic and Infrastructure: Multiple residents along Ebright Road and Sims Road expressed serious concerns about existing traffic congestion and the impact of adding thousands of new residents. Rob Morgan from Ebright Road noted that current traffic is already problematic, comparing the situation to Delaware, Ohio, which he characterized as having "the worst traffic in the state." Residents emphasized that the proposed US 33 interchange has been discussed for two decades without construction, raising questions about relying on future infrastructure improvements.

Flooding and Drainage: Several residents reported existing flooding problems in the area. Brandi Meyers from Sims Road described significant drainage issues, noting that newspaper articles from the 1970s documented similar problems with no improvements made since.

Jim Sanfillipo shared that flooding recently came within 10 feet of his sister's home on Sims Road. Toni Tomlin from Ebright Road expressed concern that building up the development would push more water toward existing residential properties.

Well Water Concerns: Residents on well water systems worried about contamination from development activities. Mrs. Meyers questioned how soil disturbance and increased population density would affect groundwater quality in the protected drinking water area.

School District Impact: Dionna Herbert, representing the Groveport Madison School District community, raised concerns about already overcrowded schools with students in modular buildings. She questioned what specific commitments the developer would make to support the school district with the anticipated growth from thousands of new residential units.

Property Rights and Access: Alex Moore, whose property is at the curve on Ebright Road, expressed concern about potential traffic infrastructure (traffic lights or roundabouts) being installed in his front yard and asked about possible buyout options. Julie Byrne emphasized the need for traffic safety improvements on Ebright Road, where speeding is already a problem.

Agricultural Impacts: Brian Decker from Decker Nursery Company outlined specific impacts to his business, including an estimated \$150,000 in fencing costs to secure his multi-million dollar nursery operation from residential encroachment. He also raised concerns about drainage impacts and traffic safety for agricultural vehicles.

Planning and Zoning Concerns: Neil Brown questioned the wisdom of approving PR-18 zoning before completing the traffic impact study and raised concerns about long-term development pressure on the remaining acreage. He also noted discrepancies between current proposals and previous development restrictions in similar flood-prone areas.

7. Close of Public Hearing

Council Member Cleary made a motion, seconded by Council Member Hilbert to adjourn at 7: 31 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.