

City of Groveport

655 Blacklick St.
Groveport, OH 43125
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Meeting Minutes

Monday, December 18, 2023

6:15 PM

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 6:15 p.m.

Staff Present: BJ King - Administrator, Kevin Shannon - Law Director, Casey Adams - Chief of Police, Stephen Moore - Chief Building Official, Mindy Kay - Clerk of Council

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

2. Roll Call

Absent: 1 - Hilbert

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

3. Approval of Minutes

The July 10, 2023 Public Hearing Minutes stand approved as submitted.

[#262-2023](#)

July 10, 2023 Public Hearing Minutes

Attachments: [2023.07.10 Public Hearing Minutes.pdf](#)

The July 10, 2023 Public Hearing Minutes stand approved as submitted.

4. Notice

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

[#263-2023](#)

Ord. 2023-045 Notice of Public Hearing

Attachments: [Ord. 2023-045 Notice of PH.pdf](#)

5. Certification

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

[#264-2023](#)

Certification of Public Hearing

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

6. Zoning Ordinance for 3rd Reading:

Chief Building Official Stephen Moore informed Council that the applicant

is requesting not to install landscaping along the west property line. There are about fifteen Junipers there that are required for screening against residential. He said Dr. Carroll and adjacent property owner Mr. Fout are asking that it not be required to install those plants. It's really there to protect those neighbors. The fence goes around part of the west side, along the back, and then there's landscaping along the east side. He said all but those fifteen Juniper plants have been installed, so it's a pretty small ask for this. When the second development comes in, you could always ask for additional screening there. That second lot is still a residential property right now, and it sounds like they're not quite sure when they're going to do that second development. Council Member Rupp confirmed that if the resident changed or phase two came in, at that point we could require the screening.

Aaron Carroll approached the podium and expressed how neither he nor Mr. Fout were desirous of the screening between the two properties. He said 325 Main street is residential. We originally had aspirations of maybe putting something more similar to the building that we have at 337 Main Street, preferably another medical building. There are no plans to do anything like that any time soon. We have a nice family living in the house now on a long-term lease, so we plan on keeping it residential for the foreseeable future. He said he understands that if Mr. Fout were to leave or if something were to change with the development of that property, we might have stipulations and zoning requirements.

Ted Fout greeted Council and stated that he agrees with everything Dr. Carroll has said. The building looks nice and is lit well at night. We actually feel a lot safer at night with all the lighting he has, and we just don't want the bushes at all. We feel the screening would be unsightly and not good for Groveport. They tend to collect leaves and trash in them. He said he and his wife prefer the openness and really don't want the screening at all.

Council Member Cleary thanked both gentlemen for coming in to speak.

[Ord. 2023-045](#)

AN ORDINANCE AUTHORIZING A MODIFICATION TO THE DEVELOPMENT PLAN FOR 325 MAIN STREET, PARCEL NUMBERS 185-003037 & 185-003038

Sponsors: Rupp

Attachments: [Ord. 2023-045 Exhibit A.pdf](#)

7. Close of Public Hearing

Council Member Cleary made a motion, seconded by Council Member Hutson to adjourn at 6: 22 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.