

City of Groveport

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Groveport, OH 43125
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Meeting Minutes

Monday, September 24, 2018

6:20 PM

4241 Williams Rd.

Council Chambers

Public Hearing

Mayor Lance Westcamp

Council Members - Jean Ann Hilbert, Ed Dildine, Shawn Cleary, Becky Hutson, Scott Lockett & Chad T. Grashel

1. Call To Order

by Mayor Westcamp at 6:18 p.m.

Staff Present: Kevin Shannon - Law Director, Jeff Green - Director of Finance, 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

Absent: 2 - Grashel, and Lockett

Present: 4 - Cleary, Dildine, Hilbert, and Hutson

3. Approval of Minutes

Tonight's two public hearings' start times were reversed and the public hearing minutes are to be approved at the second public hearing.

4. Notice

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

[#231-2018](#)

Notice of Public Hearing

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

5. Certification

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

[#232-2018](#)

Certification of Public Hearing

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

6. Zoning Ordinance for 3rd Reading:

[ORD. 18-038](#)

AN ORDINANCE GRANTING A VARIANCE AS TO THE PERMITTED USES IN THE ESTABLISHED ZONING DISTRICT FOR THE PROPERTY LOCATED AT 4241 WILLIAMS ROAD, PARCEL NO. 185-001368, CURRENTLY ZONED PLANNED INDUSTRIAL PARK (PIP), ACQUIRE INC., APPLICANT

Sponsors: Lockett

Attachments: [ORD. 18-038 - Use Variance application.pdf](#)
 [ORD. 18-038 4241 Williams Rd - Use Variance site plan.pdf](#)
 [ORD. 18-038 4241 Williams Rd - Use Variance site plan attachment C.pdf](#)

Chief Building Official, Stephen Moore, read from the staff reports.

The applicant is requesting a use variance to allow vehicle sales (fleet sales) at the location stated above. The zoning of the property is Planned Industrial Park (PIP) and vehicle sales are not a permitted or conditional use in the PIP zoning district. The applicant will also be converting the existing warehouse into a vehicle service and repair facility and is also requesting an area variance for the required number of parking spaces that would be required for the vehicle service facility. The area variance would be to reduce from the required 453 parking spaces to 68 spaces. The applicant is showing fencing to be installed around the perimeter of the property, the fencing which surrounds the storage areas will have slats installed to meet the screening requirements for outdoor storage. An area variance will also need to be granted for the fencing located in front of the structure along Williams Road. The applicant did not show where the fleet vehicles will be displayed on the site plan submitted, additional screening of the outdoor display area for fleet sales vehicles may be needed, if located at the front of the building along Williams Road due to the proximity to residential areas to the north and west of the property.

Planning and Zoning Commission approve the use variance and the area variance with two (2) conditions:

1. Additional screening may need to be put in place depending on the location of fleet vehicle sales display area.
2. The fence along Williams Road should be setback no closer to the right-of-way than along the north edge of the existing front parking lot.

City Engineer, Steve Farst, stated there are two site accesses associated with the intended use, one existing off of Williams Road and another one proposed off of Marketing Place. The applicant submitted a site plan for a future improvement showing the construction of a new drive on Marketing Place. Engineering staff have no objection to granting of this use variance and suggest that a condition be attached to that approval, requiring that any future site modification involving a guard house(s), security gates, or similar structures that may affect site traffic circulation and impact on local traffic, is subject to engineering review and approval by the City of Groveport Engineering Department.

Jeffrey L. Brown, of Smith & Hale, 37 W. Broad Street, Columbus, Ohio 43215, addressed Council as the Attorney for applicant, Acquire Inc. As staff had indicated, Mr. Brown had attended the Planning & Zoning Commission meeting where the applicant was asked to do two things. One was to adjust the location of the fence, which was done in a revised site plan. The other concern of the Planning & Zoning Commission was the existing parking area between the building and

Williams Road. Applicant has agreed that parking area will only be used for employee parking.

Kelly Charters Seipel, 4042 Vermilion Ave, Groveport, Ohio 43125, lives in Three Rivers, a development of 503 homes built in 1973. Ms. Charters expressed her concerns, along with other residents in Three Rivers, with the applicant's plans to run a truck service, parts storage and fleet sales business. There are concerns the business will produce a lot of noise, bright lights, have vehicles coming and going at all hours of the day or night and the additional traffic it will generate. Ms. Charters wanted to know if the applicant was getting any kind of a deal to locate in Groveport; e.g. tax abatements or other perks. Acquire Inc. is not receiving any incentives from the City. With Ricart on one side of Williams Road and a semi-truck repair shop on the other, residents feel not only will it put their children more at risk walking along Williams Road but it will also invite more crime too close to their homes.

Bonnie Draudt, 3796 Whetstone Street, Groveport, Ohio 43125 also lives in the Three Rivers subdivision. Ms. Draudt stated the residents in Three Rivers are doing everything they can to keep the neighborhood nice and a desirable place to live. One issue is the congestion on Williams Road. Now this company wants to bring in more semis and trucks to add to an already heavy traffic area during rush hour. She asks that, before Council approves this zoning request, City Council and staff come out to the area and see for themselves the issues that already exist.

Jeffrey L. Brown wanted to clarify some things. Driving down Williams Road looking to the north of the roadway, the houses backup to Williams Road and along Williams Road there is a fence. On the south side of the roadway, on their side of the property, there is a mound with trees which was part of the original development. This use variance request will not change any of that which is already established, other than signage. As far as screening, lighting and such, the applicant will comply with Groveport's zoning code. Adding a new road on Marketing Place, that will line up to one of Ricart's driveways, will create an ease of access. Also, with the way the ownership is, the applicant has a stub that will bring them out to that street, creating a direct access across the road with a left turn into their operations. Mr. Brown submits, in regards to the traffic concerns, that things will actually improve. The use variance request deals only with the fleet sales, all other matters, repairs, warehousing parts and everything else, are permitted under the current zoning.

The resident speakers live in the City of Columbus, even though their properties have a Groveport mailing zip code. Williams Road, in front of this site, is also in the City of Columbus. The applicant's current

operations are located closer to South Hamilton Road, adding this much larger facility will allow the company to grow. It is zoned Planned Industrial Park (PIP), which is different than the current location's zoning. This application is asking for the fleet sales only, everything else is permitted under the current zoning.

Clerk of Council Ross read by title Ordinance No. 18-038.

[#210-2018](#)

ORD. 18-038 Staff Reports

Attachments: [ORD. 18-038 Staff Reports.pdf](#)

7. Close of Public Hearing

Council Member Hutson made a motion, seconded by Council Member Dildine to close the Public Hearing at 6:40 p.m. The motion carried by the following vote:

Yes: 4 - Cleary, Dildine, Hilbert and Hutson

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.