

City of Groveport

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



Meeting Minutes

Monday, June 26, 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, Jason Carr - Director of Finance, Casey Adams - Chief of Police, Stephen Moore - 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 - Cleary, Dildine, Hilbert, Hutson, Lockett, and Rupp

3. Approval of Minutes

The June 12, 2023 City Public Hearing stand approved as submitted.

[#131-2023](#)

Public Hearing Minutes June 12, 2023

Attachments: [2023.06.12 Public Hearing Minutes.pdf](#)

4. Notice

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

[#132-2023](#)

Notice of PH Ord. 2023-020 - 4500 S Hamilton Rd

Attachments: [Notice of PH Ord. 2023-020 4500 S Hamilton Rd.pdf](#)

5. Certification

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

[#133-2023](#)

Certification of Public Hearing

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

6. Zoning Ordinance for 2nd Reading:[Ord. 2023-020](#)

AN ORDINANCE GRANTING A VARIANCE AS TO THE PERMITTED USES IN THE ESTABLISHED ZONING DISTRICT FOR THE PROPERTY LOCATED AT 4500 S HAMILTON RD, PARCEL NUMBERS 185-0002942, 185-002943, 185-001330 AND 185-001331, CURRENTLY ZONED PLANNED INDUSTRIAL PARK (PIP), JIM VOORHIS, APPLICANT, AND THE DECLARATION OF AN EMERGENCY

Sponsors: Rupp

Attachments: [Ord. 2023-020 Exhibit A.pdf](#)

This Ordinance was read by title

[#135-2023](#)

Ord. 2023-020 Staff Reports

Attachments: [Ord. 2023-020 Staff Reports.pdf](#)

Chief Building Official Moore read the Planning and Zoning Commission staff report aloud to Council. He said that the Planning and Zoning Commission voted to recommend approval. This is also the location for all the buses and the bus repair garage, which is the phase 2 section. Here, they'll build a separate building out from the main building where they will work on the buses and where all the buses will park. He went on to say that the majority of the inside of the building won't be used right now. A small quarter of the east end of the building will be used for the alternate school and the other half will be the bus garage, administration and drivers lounge. The bus garage and the service center's approved uses are in Planned Industrial Park but the school itself isn't and that's why they're asking for the use variance. As far as the area variances, the way the building is built with the mounding that goes up against the building, it's hard for them to push the parking lot up any farther than it is. You'll still be up on top of the hill so it's not like it's infringing way out into anything. He said he doesn't think there will be any problem with that. As far as buffer yards along the east and south side, that backs up into an area that will probably never be developed because the retention pond is required for that building and the other two buildings. He stated that if it's not going up against anything else he really doesn't see a need for a buffer. Council Member Rupp inquired if the plan is to make the new building look similar to the Police Station and Fire Station. Mr. Moore said that would be a question for the school, as the City doesn't have any aesthetics guidelines. He said usually the school does try to make everything match and he's sure they can speak to that.

City Engineer Farst read his staff report aloud to Council. He explained that at the time the staff report was written the scope of the traffic impact study had not yet been proposed. He said that we've since received the MOU. We always like to have a full understanding of the scope before work starts and that has been done. He added that as of last week they've notified the Engineer and as far as he knows they're beginning the study. Overall the Engineering department is more concerned with Phase 2 as it relates to traffic and the potential traffic impact from Phase 1, based on how the school representatives have described the use for Phase 1. His main concern is with the southbound left turn lane as the section of road is short. It's an old ODOT design and so we want the traffic impact study to evaluate not only site distance for that but to actually calculate the appropriate storage length in the southbound direction for buses that have to queue up and turn into the site. He concluded by saying the Engineering Department has no objection to granting the use variance and recommend that if approval be granted, the following condition be made for such approval. A Traffic Impact Study shall be submitted and City review and acceptance of that TIS shall be completed before improvements associated with Phase 1 are finished. Moreover, before improvements associated with Phase 2 are started, an Agreement between the City of Groveport and Groveport-Madison School District shall be entered into if the TIS identifies improvements are needed at the SR 317 / Firehouse Lane intersection to mitigate for impact brought about by the change in use. Council Member Rupp asked if the traffic impact study will look at the bus schedule, as he is concerned about buses lining up and blocking access to the fire department during potential emergencies. Mr. Farst replied that perimeter is a little bit harder to nail down. We're going to have to rely on the best information provided by the school and the traffic engineer in regard to intensity, arrival and departure. A traditional traffic study looks at the peak hours in the morning and afternoon. We're going to make sure they capture the time when school lets out and the buses are moving around. We are certainly focused on that. Council Member Hilbert then inquired if the traffic study will be complete in the fall. Mr. Farst said he wasn't sure when the study is going to be done, but the condition of having the study sets it up to the expectation of it being done before Phase 2 begins. Mrs. Hilbert replied that basically means they can't do anything until school starts. Mr. Farst said it more so impacts Phase 2 and the school's immediate interest is Phase 1, and added that he can't say when but he hopes to see the traffic study done in the next few weeks. Council Member Cleary stated the City put a lot of money into putting the traffic lights in at that intersection and asked if they can be adapted to this change. Mr. Farst explained that when we did that project in 2019 we had applied for OPWC funding to upgrade all the traffic signal equipment and put the crosswalk in the southbound right turn lane. He said he thinks at

that point we realized this would be a multi-phase improvement. We knew the traditional turn lane arrangements needed to be corrected, but we did make sure when we ordered the equipment that the pole was long enough to allow for a shift in the turn lane position. He said he does think this will allow us to utilize newer equipment. Mrs. Hilbert then asked how the firefighters will get out if it's blocked with buses. Council Member Dildine said there are signs that say "Do not block intersection" and added that it would be a matter of educating bus drivers to leave enough room for maneuverability. We're not going to know until it's up and running but between us and the township I'm sure we can come up with the proper signing. Council Member Rupp inquired if a flashing caution light would help. Mr. Farst replied that we could look at that but he'd be careful with too many lights. There's something to be said about too many signs and distractions at an intersection but he would talk to the traffic engineers to see what they have to say. Mr. Dildine said that there is a sign there but it could be moved to a more prominent position. Jeff Kreutz approached the podium on behalf of Groveport-Madison schools. Mr. Cleary asked if this replaces everything that was going to be done on Hendron Road, to which Mr. Kreutz said yes. Mr. Cleary then asked if they would be bringing all the buses over from where they are on Marketing Place and open the old place up in Phase 2. Mr. Kreutz said yes, but on a temporary basis they will use the high school, some of 4500 and still some of 4400. We're just making room for the clinic.

7. Close of Public Hearing

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

Yes: 6 - Cleary, Dildine, Hilbert, Hutson, Lockett and Rupp

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.