

City of Groveport

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



Meeting Minutes

Monday, November 23, 2015

6:15 PM

Council Chambers

Public Hearing

Mayor Lance Westcamp

*Council Members - Ed Rarey, Jean Ann Hilbert,
Donna Drury, Ed Dildine, Shawn Cleary & Becky Hutson*

1. **Call To Order**

by Mayor Westcamp at 6:15 p.m.

Staff Present: Marsha Hall - Administrator, Kevin Shannon - Law Director, Jeff Green - Director of Finance, Ralph Portier - Chief of Police

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

2. **Roll Call**

Present: 6 - Cleary, Dildine, Drury, Hilbert, Hutson, and Rarey

3. **Approval of Minutes - October 26, 2015**

Approved as submitted.

[#250-2015](#)

Public Hearing Minutes 10-26-2015

Attachments: [Public Hearing Minutes 10-26-2015.pdf](#)

4. **Notice**

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

[#251-2015](#)

Notice of PH for ORD. 15-055 Development Plan

Attachments: [Notice of PH for ORD. 15-055 Development Plan.pdf](#)

5. **Certification**

[#252-2015](#)

Certification of Public Hearing for ORD. 15-055 rezoning

Attachments: [Certification of Public Hearing for ORD. 15-055 rezoning.pdf](#)

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

6. **Zoning Ordinance for 3rd Reading:**

[ORD. 15-055](#)

AN ORDINANCE AMENDING THE ZONING MAP AS TO APPROXIMATELY 41.413 ACRES, MORE OR LESS, OF THE FOLLOWING TRACT OF LAND, LOCATED AT 2850 ROHR ROAD, PARCEL NUMBERS 185-001444 AND 185-001445 OWNED BY

VANTRUST REAL ESTATE LLC FROM EXCEPTIONAL USE (EU) TO
PLANNED INDUSTRIAL PARK (PIP)

Sponsors: Hilbert

Attachments: [2850 Rohr Rd - Rezoning Application Exhibit A.pdf](#)
[2850 Rohr Rd - Final Development Plan Application Exhibit B.pdf](#)
[2850 Rohr Rd Exhibit C.pdf](#)
[2850 Rohr Rd Exhibit D.pdf](#)

Administrator Marsha Hall stated the staff's and Planning & Zoning Commission's recommended conditions are as follows:

1. *Ground and directional signage shall comply with Chapter 1178 of the Groveport Zoning Code.*
2. *Parking setback for side and rear yards shall be a minimum of 15 feet.*
3. *Loading Dock screening shall be installed to screen the loading dock areas along the north and south ends of each building to comply with Chapter 1176 of the Groveport Zoning Code.*
4. *Landscaping along Green Pointe Drive should be installed to match the landscaping shown in the Development text for Rohr Road.*
5. *The Traffic Impact Study will be addressed by the developer's engineer in a manner acceptable to the City Administration, before the subject site is platted.*
6. *Site access from all public roads (including the western driveway entrance to the site from Rohr Road) shall be compliant with the City's Access Management standards.*
7. *The center lane of Rohr Road shall be restriped in a manner acceptable to the City Engineer. Details to be reviewed and approved with site development plans.*
8. *Site development design shall conform to the City of Groveport stormwater management policies and regulations, including requirement for directing site managed storm drainage into an adequate drainage outlet that has positive flow. If offsite drainage improvement is required, such system shall have easements and/or rights-of-use assigned to the City for said purpose. Design of drainage facilities and stormwater management features shall comply with City of Groveport Stormwater Management Policy (Chapter 935) and with the "Toy Road-Rohr Road Watershed" ditch design standards, whichever is greater.*
9. *New site sanitary sewers shall be extended into the site contemporaneously with the construction of site improvements. The design of said sewers (i.e., size, depth, pipe and manhole material, specifications, and alignment) shall be per the requirements of the City of Groveport and City of Columbus (per service agreement with Columbus). Easements ambiguity shall be resolved with site developed in a manner to ensure City has appropriate rights to access, operate, and maintain public sewers.*
10. *Any future proposed guard-house and/or gates on site shall be subject to approval of the City of Groveport's Chief Building Official and City Engineer.*

Raif Webster with VanTrust Real Estate was present to answer any questions. He stated the final development plan consists of two buildings totaling just over a million square feet. The plan proposes access from the cul-de-sac on Green Pointe Drive and the intersection of Rohr Road and Port Road. The project is very similar to other warehouse projects the developer has done in Groveport. The market continues to show a high demand for warehouse space in the area. Multiple points of entry will allow the separation of truck

and automobile traffic. Mr. Webster referred to an illustration to show the location of truck and automobile parking.

Clerk of Council Ross read by title Ordinance No. 15-055.

[#253-2015](#)

ORD. 15-055 Staff Reports

Attachments: [ORD. 15-055 Staff Reports.pdf](#)

7. Close of Public Hearing

Council Member Rarey made a motion, seconded by Council Member Hutson to close the Public Hearing at 6:27 p.m.

Motion carried by the following vote:

Yes: 6 - Cleary, Dildine, Drury, Hilbert, Hutson and Rarey

Lance Westcamp, Mayor

Ruthanne Sargus Ross, 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.