

City of Groveport

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



Meeting Minutes

Monday, March 28, 2016

6:15 PM

Council Chambers

Public Hearing

Mayor Lance Westcamp

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

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, Stephen Moore - Chief Building Official, Ralph Portier - Chief of Police

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

2. Roll Call

Council Member Rarey arrived at 6:16 p.m.

Absent: 1 - Hilbert

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

3. Approval of Minutes - February 22, 2016

Approved as submitted.

[#079-2016](#) Public Hearing Minutes 2-22-2016

Attachments: [Public Hearing Minutes 2-22-2016](#)

4. Notice

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

[#080-2016](#) Notice of PH for ORD. 16-015 - Use Variance

Attachments: [Notice of PH for ORD. 16-015 - Use Variance](#)

5. Certification

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

[#081-2016](#) Certification of Public Hearing for ORD. 16-015

Attachments: [Certification of Public Hearing for ORD. 16-015](#)

6. Zoning Ordinance for 3rd Reading:

[ORD. 16-015](#)

AN ORDINANCE GRANTING A VARIANCE AS TO THE PERMITTED USES IN THE ESTABLISHED ZONING DISTRICT FOR THE PROPERTY LOCATED AT 5650 GROVEPORT ROAD, UNIT 6A, PARCEL NO.

185-002547, CURRENTLY ZONED COMMUNITY SERVICE ("CS"),
DIANA WARD, APPLICANT

Sponsors: Hutson

Attachments: [5650-6A Groveport Rd - Use Variance application-#2016-02.pdf](#)
[#2016-02 Site Plan - 5650-6A Groveport Rd.pdf](#)

Chief Building Official Stephen Moore read from the submitted staff report. The applicant is requesting a use variance to allow warehouse/distribution at the property located at 5650 Groveport Road building #6 unit A. The tenant for this space is currently located in building #5 units A & B and previously received a use variance for the same use. Their business is growing and they need the additional space to expand. This property is currently zoned Community Services (CS) and as such the warehouse/distribution use is not a permitted or conditional use in this zoning district. The applicant states that the buildings were constructed for this type of use and that this business will fit in with the other types of businesses at this location. Staff has no objections to the granting of this use variance. However, staff recommends the Commission consider the following condition: no outside storage is permitted with this use. The condition of no outside storage was a condition on previous granted variances at the same location. Adding this condition prohibits future businesses from storing anything outside the building.

Clerk of Council Ross read by title Ordinance No. 16-015.

[#061-2016](#)

ORD. 16-015 Staff Report

Attachments: [ORD. 16-015 Staff Report.pdf](#)

7. Close of Public Hearing

A motion was made by Council Member Cleary, seconded by Council Member Dildine, to close the Public Hearing at 6:19 p.m. The motion carried by the following vote:

Yes: 5 - Cleary, Dildine, Hutson, Lockett 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.