

# City of Groveport

655 Blacklick St.  
Groveport, OH 43125  
614.830.2052  
[www.groveport.org](http://www.groveport.org)



## Meeting Minutes

**Monday, June 27, 2022**

**6:15 PM**

**4400 Marketing PI**

**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, Jeff Green - Development Director, Stephen Moore - Chief Building Official, Steve Farst - City Engineer, Ruthanne Sargus Ross - Clerk of Council

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

**2. Roll Call**

Council Member Dildine arrived at 6:17 p.m.

**Present:** 6 - Cleary, Dildine, Hilbert, Hutson, Lockett, and Rupp

**3. Notice**

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

[#125-2022](#)

Notice of Public Hearing

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

**4. Certification**

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

[#126-2022](#)

Certification of Public Hearing

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

Council Member Dildine arrived at 6:17 p.m.

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

[Ord. 2022-023](#)

AN ORDINANCE GRANTING A VARIANCE AS TO THE PERMITTED USES IN THE ESTABLISHED ZONING DISTRICT FOR THE PROPERTY LOCATED AT 4400 MARKETING PLACE, PARCEL NO. 185-001361, CURRENTLY ZONED PLANNED INDUSTRIAL PARK (PIP), CHRISTOPHER DUMFORD, APPLICANT

**Sponsors:** Lockett

**Attachments:** [Ord. 2022-023 Exhibit A.pdf](#)

**Chief Building Official Stephen Moore:**

*The applicant is requesting a use variance to allow a medical clinic to be placed at 4400 Marketing Place. This property is currently zoned Planned Industrial Park (PIP) and as such the professional medical office use is not a permitted use in this zoning district. The applicant states that the facility would be used to provide needed clinic services for the community. The applicant also states that a grant to fund a portion of the work has been obtained and requires the clinic to be operational by March of 2023. A variance as to the required number of parking spaces is required to be approved by Council. The required number of parking spaces is 264 for all uses on the property and only 234 have been provided. Staff has no objections to the granting of the use variance or to the required parking variance as submitted. The Planning & Zoning Commission recommended approval with the one condition noted in the Engineer's report.*

**City Engineer Steve Farst:**

*Applicant is requesting a Use Variance for a proposed clinic use / professional medical office type and associated parking changes for said proposed use on their property. Parking for the proposed use will involve restriping of existing paved parking areas, from a current bus parking configuration into passenger car parking configuration, in two phases: Phase 1 wherein a majority of car parking for the facility will be on an existing adjacent lot east of and connected to the High School site, and Phase 2, beginning after an off-site bus parking facility is established at a new location. The Phase 1 passenger car parking plan is for 91 spaces and Phase 2 will provide 88 spaces. The Area variance is appropriate due to the number of parking spaces. There was a diagram with the submittal that talked about the phasing. During Phase 1, the bus parking will remain until the new facility opens, but a fence will be erected so the passenger car parking won't come into the site along Marketing Place. Passenger vehicles will come in the from the High School site.*

*Engineering Staff have no objection to the granting of the Use and Area Variance and recommends that the following condition be made part of such approval:*

- 1) Site / building re-development associated with this new use must conform with City of Groveport development and engineering standards.*

**Chris Dumford, VSWC Architects**

*Chris Dumford, VSWC Architects, 414 Reading Road, Mason, Ohio 45040, clarified that currently there is a gate between the auxiliary lot and the bus parking area with the intention to avoid cut through traffic. Between Phase 1 and Phase 2 there will be a temporary fence installed*

across the parking lot to separate the bus parking area from the clinic parking that has to come through the High School site. Once the clinic project is complete the current bus parking lot will become the clinic facility parking of Phase 1 and community services center in Phase 2. That traffic will come primarily off Marketing Place being the main entrance to the site serving both facilities. After the completion of Phase 1 the gate will be closed and traffic will come off Marketing Place. Once the parking areas are re-configured there will be more than enough parking. There will be an entrance at the clinic end of the parking and after the completion of Phase 2 there will be another entrance directly to that side of the building. Phase 2 is not completely designed yet because they are still working through the design of Phase 1 for the clinic. The clinic needs to be pushed forward because of a grant the School District plans to use for funding the project. The bus garage is also under construction and Phase 2 is the community service center, all involving safety and security upgrades. They are all part of this bigger project where all parties are figuring out how much all the pieces are going to cost. The community service center is planned for Phase 2. The School District plans to move some functions that took place in the District's service center to the community service center; plus some added functions. There will be other services for students/parents new to the District providing a one-stop destination to obtain everything needed for enrollment. There will be space for offices, additional storage, a training room, and future expansion of the proposed facilities. The School District plans to push at this project aggressively in hopes to get it completed by March 2023.

**Deb Koenig, Komar Industries**

Deb Koenig, Komar Industries, 4425 Marketing Place, stated that Komar Industries moved into the industrial park in 1984. Since that time, a preschool facility went in on Marketing Place across from Komar Industries. The School District has done a good job with the buses going in out the preschool. Ms. Koenig has many questions about the number of parking spaces, the medical clinic versus school enrollment and office workers or school office workers. She expressed concerns about a rise in criminal activities with the entrances to the new facilities coming off of Marketing Place. Komar already has a lot of theft incidents now. An increase in traffic will slow down Komar employees getting in and out to the food establishments on their lunch breaks cutting the time of the employees' lunch hour. Ms. Koenig's main concern is the entrance being off Marketing Place, she would prefer it to be on the other side. Council Member Hutson suggested that Ms. Koenig attend a School Board meeting to address her questions and concerns.

**Paul Smathers, Groveport Madison School District**

Paul Smathers, Groveport Madison School District, 4400 Marketing Place, Suite B, stated that the welcoming center for the Groveport Madison School District is already in front of the Administration offices in the building. The District moved the enrollment process on-line three years ago using FinalForms which allows users to upload all the documentation needed to enroll. There are some services that require parents to physically come into the welcoming center. The wellness center is an initiative with the State of Ohio and several school districts in Franklin County have already established wellness centers. It is another way to provide full service to the District's students and families with medical needs, optometry, dental, health and social services needs, and counseling. Ms. Koenig asked how many schools would be offering these services. Mr. Smathers named four in Franklin County: Whitehall, Reynoldsburg, Gahanna, and Westerville. Mayor Westcamp clarified that Ms. Koenig wanted to know how many schools in the Groveport Madison Local School District would utilize these services. Mr. Smathers said the District has six (6) elementary schools, three (3) middle schools, one (1) high school and one (1) preschool. Ms. Koenig concluded that the crime problems already in the area would only go up. Council Member Dildine didn't think that was a fair assessment. Mr. Shannon interjected that if Ms. Koenig was going to engage in conversation, she would need to move to the microphone because it is the Clerk of Council's responsibility to transcribe minutes for this meeting. Ms. Koenig pronounced that anyone who drives by the industrial park they see things, they steal steel, pallets, they steal a lot of things. What looks like just a piece of steel to them could be very valuable to Komar Industries. It's not just about steel's worth in weight, it's a part that has been machined and etc. So when stolen it is not just the price of the steel. Komar has looked into securing their area more since crime is such a problem. She stated just having that increase in traffic of young people is going to cause crime to go up. Council Member Cleary disagreed with Ms. Koenig; the crime is already there. The school putting in a clinic isn't going to bring more criminal activity to the area. Ms. Koenig countered it is not just a clinic going in. Mr. Cleary still doesn't understand how she can say it is going to bring in more crime. Ms. Koenig said children are going to be coming in for dental appointments, medical appointments, etc. and so on. She means high school kids drive. Mr. Shannon, as the City's Law Director, was trying to understand Ms. Koenig's argument. He asked if she was saying that because the school was putting a facility there that the individuals making use of that facility are going to commit crime? She responded that she didn't say they would; it increases visual

temptation. Otherwise they don't even know her company is back there. Mr. Shannon asked Chief Adams if there were any statistics on any type of reports on crime in that particular area. Chief Adams did a quick search on Marketing Place without any specific address and came up with three (3) theft reports and one (1) criminal trespass report in 2021 and one (1) theft report in 2020. With all due respect to Ms. Koenig coming before this Council, from his standpoint, he thinks it is highly objectual to state that because a school facility, if Council passes it, that it will somehow increase crime. Ms. Koenig stated can he (Mr. Shannon) know it won't. Mr. Cleary asked if she could know it would. She said not any more than he (Mr. Shannon) can know it won't. Mr. Cleary thinks it is very offensive to say a school facility would increase crime. Administrator King agreed with Mr. Cleary. Mr. King thinks that to assume that something new coming in is going to increase crime and to say do you (City staff) know it won't. Mr. King added that there will be a facility staffed more often than a school bus facility. A school bus garage will be locked up and more prone to theft incidents because no one is around most hours. When talking about a facility like this clinic and school resource center, Mr. King thinks there will be more traffic in and out. He doubts someone will bring a sick kid, father, or whoever and say while we are here let's take the opportunity to steal something. He does not see a correlation to it. Ms. Koenig agrees they wouldn't steal something then and there like that but she has a different opinion. Most people don't even know Komar is even back there. She thinks the more visibility increases the chance of theft.

Council Member Hilbert commented that the company has been in that location since 1984 and has never installed any security measures. Ms. Koenig said the company never needed to the first few decades. Mrs. Hilbert noted that with the times as they are now with high gas prices people are going to do whatever necessary to provide for their family. Mrs. Hilbert suggested this would be the opportune time to consider securing their area. Ms. Koenig said it would be a huge amount of money to try to gate their driveways which are large to accommodate very large steel trucks. Komar is industrial. Mrs. Hilbert doesn't think Ms. Koenig will see things getting better, not with the cost of things. She doesn't care what the business is or where it is located, everyone is a target right now. Mayor Westcamp suggested that Mr. Smathers get Ms. Koenigs' contact information to look at the plans. Mr. Dildine can't see the City passing up an opportunity to have a center for our community, not just for health wellness but for mental wellness and other services. To be in Groveport's backyard and it helps one child or parent, it is worth its weight in gold. Ms. Koenig is not objecting that, she was hoping the school would move the entrance away from the

*industrial park. That's her main concern. Mrs. Hutson again noted that her questions would be better addressed at the School Board level.*

*Mr. King stated that this item is on the City Council agenda tonight for its second reading. The School District is requesting emergency passage because of the time frame the District has to spend the grant money received by March 2023.*

Clerk of Council Ross read by title Ordinance No. 2022-023.

[#127-2022](#)

Ord. 2022-023 Staff Reports

Attachments:     [Ord. 2022-023 Staff Reports.pdf](#)

## 6.     Close of Public Hearing

**A motion was made by Cleary, seconded by Hilbert, to close the Public Hearing at 6:47 p.m. The motion carried by the following vote:**

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

---

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.