

City of Groveport

655 Blacklick St.
Groveport, OH 43125
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Meeting Minutes

Monday, November 25, 2019

6:15 PM

525 Main Street

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 6:15 p.m.

Staff Present: Jeff Green - Acting Administrator, Kevin Shannon - Law Director, Jason Carr - 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

Present: 6 - Cleary, Dildine, Grashel, Hilbert, Hutson, and Lockett

3. Approval of Minutes- September 23, 2019

The minutes for September 23, 2019 - 5770 Saltzgaber Road were approved as submitted.

The minutes for September 23, 2019 - 2400 Rohr Road were approved as submitted.

The minutes for September 23, 2019 - 4450 + 4490 So. Hamilton Road were approved as submitted.

[#295-2019](#)

Public Hearing Minutes 09.23.2019

Attachments: [Public Hearing Minutes 09.23.2019 - 5770 Saltzgaber Rd.pdf](#)
[Public Hearing Minutes 09.23.2019 - 2400 Rohr Rd.pdf](#)
[Public Hearing Minutes 09.23.2019 - 4450+4490 So Hamilton Rd.pdf](#)

Approved as submitted.

4. Notice

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

[#296-2019](#)

Notice of Public Hearing

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

5. Certification

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

[#297-2019](#)

Certification of Public Hearing

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

6. Zoning Ordinance for 3rd Reading:

[ORD. 19-049](#)

AN ORDINANCE GRANTING A VARIANCE AS TO THE PERMITTED USES IN THE ESTABLISHED ZONING DISTRICT FOR THE PROPERTY LOCATED AT 525 MAIN STREET, PARCEL NO. 185-000044, CURRENTLY ZONED COMMUNITY COMMERCIAL (CC), HAROLD SCOTT LOCKETT, APPLICANT

Sponsors: Cleary

Attachments: [ORD. 19-049 Exhibit A.pdf](#)

Stephen Moore Chief Building Official *The applicant is requesting a Use Variance to allow his building on Main Street to be used as a single family dwelling. The property is currently zoned Community Commercial (CC) and the use as a single family dwelling is not a permitted or conditional use in the CC zoning district. The building was originally used as a single family dwelling, however, it was converted to a business office use at some time in the past. The applicant states that he would like to sell the property in the future and would like to be able to market it for either a commercial or single family dwelling use. Staff has no objection to the granting of the use variance. This use fits right in with the mixed uses already in the downtown area. If it goes back to a single family house, the owner will have to come in and apply for zoning, if this is granted, to allow Building and Zoning to approve it. Also, they will have to comply with the building code for a single family dwelling to convert it back. Granting this use variance will not change the zoning.*

Steve Farst City Engineer *Engineering staff have no objection to granting of this Use Variance. Residential use is a less intense use and will not generate a traffic impact as a business might.*

Clerk of Council Ross read by title Ordinance No. 19-049.

[#279-2019](#)

ORD. 19-049 Staff Reports

Attachments: [ORD. 19-049 Staff Reports.pdf](#)

7. Close of Public Hearing

Council Member Cleary made a motion, seconded by Council Member Hilbert to close the Public Hearing at 6:22 p.m. Motion carried by the following vote:

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

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.