

City of Groveport

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Groveport, OH 43125
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Meeting Minutes

Monday, September 23, 2019

5:45 PM

5770 Saltzgaber Road

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 5:45 p.m.

Staff Present: Marsha Hall - Administrator, Kevin Shannon - Law Director, Jason Carr - Director of Finance, Ralph Portier - Chief of Police, Jeff Green - Asst. Admin. / Development Dir., 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 - August 26, 2019

Approved as submitted.

[#237-2019](#)

Public Hearing Minutes 08.26.2019

Attachments: [Public Hearing Minutes 08.26.2019.pdf](#)

4. Notice

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

[#238-2019](#)

Notice of Public Hearing

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

5. Certification

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

[#239-2019](#)

Certification of Public Hearing

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

6. Zoning Ordinance for 3rd Reading:

[ORD. 19-022](#)

AN ORDINANCE AMENDING THE ZONING MAP AS TO APPROXIMATELY 37.68 ACRES, MORE OR LESS, OF THE FOLLOWING TRACT OF LAND, LOCATED AT 5770 SALTZGABER ROAD, PARCEL NUMBER 185-002541 OWNED BY, DMH FARMS LLC FROM RURAL

(UNZONED) TO PLANNED INDUSTRIAL PARK (PIP)

Sponsors: Lockett

Attachments: [ORD. 19-022 Exhibit A.pdf](#)

[ORD. 19-022 Exhibit B.pdf](#)

Clerk of Council Ross read by title Ordinance No. 19-022.

[#216-2019](#)

ORD. 19-022 Staff Report

Attachments: [ORD. 19-022 Staff Report.pdf](#)

[ORD. 19-023](#)

AN ORDINANCE APPROVING THE FINAL PLAT FOR 5770 SALTZGABER ROAD, PAUL HEMMER COMPANIES, APPLICANT (PARCEL NUMBER 185-002541)

Sponsors: Cleary

Attachments: [ORD. 19-023 Exhibit A.pdf](#)

Chief Building Official Stephen Moore:

The applicant is requesting to rezone a 37.68 +/- acre parcel from Rural to Planned Industrial Park (PIP). The tract is shown to be split into three (3) parcels and will be platted as required in the PIP zoning regulations section 1162.02 (f). The applicant is proposing to construct two (2) warehouses, Lot 2 is approximately 15.52 acres and the building on Lot 2 is shown to be 247,500 square feet, Lot 3 is approximately 16.44 acres and the building on lot 3 is shown to be 240,500 square feet. The warehouses are proposed to be used for distribution and storage and other uses as permitted in Chapter 1153 for the PIP zoning district. Lot 1 is approximately 2.95 acres and no specific building or use is shown at this time. However, the proposed uses for Lot 1 shown in the proposed development text are the uses permitted in the Select Commercial Planned District (SCPD). The adjacent property uses include industrial parks to the east and south of the property, residential and commercial uses to the west and south and commercial, residential and church uses to the north.

The applicant is proposing to construct two (2) warehouse buildings on lots 2 and 3 at this location. The first building is shown to be 247,500 square feet and the second is 240,500 square feet. As shown, the buildings comply with all setback requirements for Saltzgaber Road. The warehouses comply with parking requirements related to size and number of spaces for the project. The plan also complies with the required setbacks for the zoning requested. The plan shows the required landscape buffer easement along Groveport Road, Saltzgaber Road, and the other property lines. The landscape buffer shown along Saltzgaber Road and the residential use to the south should be supplemented with mounding and additional evergreen trees to provide adequate screening considering it is abutting

residential properties. All other landscaping provisions are typical of the development plans we have approved in the past. The applicant is requesting to not install a buffer between the two buildings since they have shared driveway at that location. The plan proposes three (3) ground signs. One will be located at each entry to the property. Proposed requirements for wall and directional signage is shown to be in compliance with City regulations. Lot 1 as shown on the plan has no specific building(s) or uses shown at this time. The uses as proposed for Lot 1 in the development text are uses permitted in the Select Commercial Planned District (SCPD).

If the Planning and Zoning Commission should consider recommending approval of this development plan, the following conditions of such approval would be recommended:

1. Require additional screening of the project from the residential properties to the west and south along Saltzgaber Road.
2. That prior to development of Lot 1 a modification to the development plan showing building elevations, building size and location, sign locations, exhibits, and other information required to verify compliance with zoning regulations, shall be submitted for approval by Planning Commission and Council.

The plan shown is modified from the original plan, changes were made to meet the gateway corridor requirements, the landscaping meets the requirement but staff feels along Saltzgaber Road, with the residents and Madison Township, that buffer could be supplemented. Mr. Moore will be working with the developer to fill in the gaps to make sure that there is no headlight traffic and things like that into the properties across the street. The docks are on the back of the buildings. The parking lot for the cars is up towards the residents but staff still wants more buffering to help with keeping the lights from the buildings and vehicles off the residents.

The applicant is requesting approval of the final plat. This approval is required for all planned development districts by section 1135.01 (e). Staff has no objection to granting approval of the plat.

City Engineer Steve Farst:

Mr. Farst deferred to Chief Building Official Moore's comments in regard to the rezoning matter and concentrated his remarks to the final development plan and final plat. The development plan illustrates three lots and their uses. There was a substantial coordination effort with the applicant with the other jurisdictions affected, Madison Township and the Franklin County Engineer. There are three site access driveways proposed from Saltzgaber Road and a single right-out-only access point along Groveport Road. Mr. Farst emphasized that this driveway is an exit only. The two southern-most drives are from the portion of Saltzgaber Road in the jurisdiction of Madison Township while the northern-most drive is within City of

Groveport roadway jurisdiction.

On Saltzgaber Road, the County desires that site driveways to be configured geometrically to allow right-in and right-out, and left-in, and posted with signage prohibiting outbound left turns.

The position of the proposed northern-most driveway entrance would be about 425-feet from the intersection of Groveport Road and Saltzgaber Road, just inside Groveport corp. limit. The City's Access Management guidelines recommend curb cuts (driveways) be about 500-feet separated from unsignalized intersections on collectors (i.e., Saltzgaber Road). It is advised that this northern-most driveway entrance be restricted to automobiles only and to the public and other travelers seeking access to Lot 1. Incoming trucks to buildings on Lot 2 and/or Lot 3 should be directed via way-finding signs, to enter the middle driveway and southern driveway. At the northern-most driveway, exiting vehicles (cars and trucks) should be directed to exit in the northern direction. All four site driveways should include traffic control features (raised islands and signage at drive aprons) to direct emerging traffic in the northbound direction onto Saltzgaber Road, and in the east-bound onto Groveport Road.

The feasibility of water, sanitary sewer, and storm drainage and stormwater management have been demonstrated.

Water: Water-service connections for the new buildings are shown to be made from a proposed public water main to be extended along Saltzgaber Road, on east side of the street along the entire Saltzgaber Road frontage. The Applicant will be obligated to construct this NEW public water main to provide water service for domestic and fire-protection to the proposed buildings and to serve other properties in the region.

Sanitary Sewer: Building sewer services for the new buildings are shown to be made from a proposed public sanitary sewer main to be extended along the east side of Saltzgaber Road. The Applicant will be obligated to construct this NEW public sewer main to provide sanitary services for the site proposed buildings and to serve other properties in the region.

Storm drainage & Stormwater Management: The Final Development Plan displays set-aside area for an on-site stormwater management facility.

Saltzgaber Road Improvements, Intersection Improvements and Right-of-way (ROW) dedication:

Along Saltzgaber Road, additional right-of-way (ROW) is proposed to be dedicated on the east side of the street, to provide for a total of about 62-feet of ROW, along the entire site frontage. This proposed ROW dedication has been reviewed by both the County Engineer and the City Engineer for adequacy per the local standards and thoroughfare plans for the area. ROW dedication should provide for a fee-simple form of dedication for the entire road ROW on Saltzgaber and to the Saltzgaber/ Groveport Rd intersection as required by the City, during later review of the Road design.

The Applicant is committing to complete Saltzgaber road improvements per Franklin County standards along this road frontage, to provide a three-lane

road improvement from the intersection of Saltzgaber Road and Groveport Road, extended south to the southwest corner of the subject parcel. This improvement, as shown on the Development Plan includes an off-set cul-de-sac.

The Applicant is committing to complete improvements at the intersection of Saltzgaber Road and Groveport Road, as follows:

- Along Groveport Road:
 - a. East-bound right-turn lane (150-ft), through-lane and left-turn lane (150-ft) - includes taper.
 - b. West-bound left turn lane (325-ft) - includes taper.
- Along Saltzgaber Road: a northbound left-turn lane, utilizing the center lane of a 3-lane section.

These improvements are generally illustrated on the Development Plan, Sheet C202.

Traffic Impact and offsite improvements:

The developer's traffic engineering consultant prepared a Traffic Impact Study (TIS), which was undertaken in a cooperative manner under a study scope approved by the City Engineer and Franklin County Engineer. The TIS was reviewed by the City of Groveport, the City's traffic engineering consultant and the Franklin County Engineer.

The Groveport review of the TIS is complete; the Franklin County Engineer has no further comments on the review.

Engineering staff suggest that if this application is recommended for approval by the Planning and Zoning Commission, that the conditions, which will be read at the third reading of the Ordinance, be made a part of that approval.

As to the Final Plat application, the proposed final plat was reviewed by an independent professional surveyor arranged by the Engineering Department and by the Franklin County Engineer's office. There is proposed dedication of additional right-of-way and highway easement along the east side of Saltzgaber Road.

Staff has no objection to granting approval of the final plat, but do suggest if approved, that the conditions, which will be read at the third reading of the Ordinance, be made a part of that approval.

Adam Hemmer, Paul Hemmer Companies:

Adam Hemmer, Newport, Kentucky, introduced himself and the family business, which turns 100 years old in two years, to Council. The Paul Hemmer Companies are excited to work with the City of Groveport. The company has been working with staff to come up with a plan that works for everybody. They limited the Select Commercial Planned District (SCPD) land uses based on feedback, made some circulation improvements to direct truck traffic on Saltzgaber Road, and increased some of the setbacks. They have worked to come up with a plan that is

consistent with the gateway development concept and the SCPD zoning at the front of the parcel, picturing some retail, office space, restaurant or possibly a bank. The company will address the deficiencies in utilities. They are committed to putting in 2.5 million dollars of public improvements, road improvements, and extending the water and sewer lines. The applicant is also working with the City, Madison Township and the Franklin County Engineer's office on an OPWC grant application that will not only pay for a portion of the Saltzgaber and Groveport Roads improvements but also the improvements of Toy Road and Swisher Road. Regardless of the grant being approved or not, the applicant is committed to working with the other jurisdictions to get this project done and approved by the state.

Clerk of Council Ross read by title Ordinance No. 19-023.

[#217-2019](#)

ORD. 19-023 Staff Report

Attachments: [ORD. 19-023 Staff Report.pdf](#)

7. Close of Public Hearing

A motion was made by Council Member Hilbert, seconded by Council Member Dildine, to close the public hearing at 6:11 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.