

City of Groveport

*655 Blacklick St.
Groveport, OH 43125
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Meeting Minutes

Monday, March 24, 2014

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 6:20 p.m.

Staff Present: Marsha Hall - Administrator, Kevin Shannon - Law Director, Jeff Green - 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

Absent: 1 - Drury

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

3. Approval of Minutes - March 10, 2014

[#054-2014](#) Public Hearing Minutes 3-10-2014

Attachments: [Public Hearing Minutes 3-10-2014.pdf](#)

Approved as submitted.

4. Notice

[#055-2014](#) Notice of PH for Modification of Dev Plan 3099 Rohr Rd - ORD. 14-007

Attachments: [Notice of PH for Modification of Dev Plan 3099 Rohr Rd - ORD. 14-007 March 24,2014.pdf](#)

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

5. Certification

[#056-2014](#) Certification of Public Hearing ORD. 14-007

Attachments: [Certification of Public Hearing ORD. 14-007 Modification to Dev Plan 3099 Rohr Rd.pdf](#)

The Clerk of Council read of the Notice of Certification.

6. Zoning Ordinance for 3rd Reading:

[ORD. 14-007](#)

AN ORDINANCE AUTHORIZING A MODIFICATION TO THE DEVELOPMENT PLAN FOR 3099 ROHR ROAD, PARCEL # 185-002914

Sponsors: Dildine

Attachments: [Modification to Development Plan 3099 Rohr Rd.pdf](#)

Chief Building Official Stephen Moore stated the modification to the development plan are the size and location of two warehouses; the on-site stormwater retention pond drainage; the alignment of the public water and sewer mains and the number of site driveway access points. Planning and Zoning recommended the following conditions:

- 1. That all major trees removed for the agricultural use are to be replaced with this development as per the use variance conditions and the tree count provided.*
- 2. That all design and development guidelines and standards as submitted with the original development plan still apply to the new development except as related to the modifications as approved.*
- 3. All sewers and water mains constructed with this project shall be designed per requirements of City of Groveport and City of Columbus and as per City Engineer's report to the Planning & Zoning Commission dated 3-3-14.*

City Engineer Steve Farst advised Council of the City Engineer's recommendations:

- 1. All sewers and water mains constructed with this project shall be designed per requirements of City of Groveport and City of Columbus and extend service area such that design sewer shed for the new sanitary sewer shall accommodate acreage to area between the proposed development and SR 317. Water main constructed with this project shall loop to and connect with existing water main on Commerce Center Drive. No open cut of Rohr Road will be permitted.*
- 2. On-site stormwater management shall comply with City of Groveport Stormwater Management Policy (Chapter 935) and per the "Toy Road-Rohr Road Watershed" ditch design standards, whichever is greater.*
- 3. Recommendations contained in the final City-approved Traffic Access Study that are accepted by the City, shall be implemented with the development of the site. This may include (but not be limited to) construction of a turn lane on Rohr Road,*

and may affect the number of access driveways and their position along Rohr Road, along the property frontage to that road.

4. Any future site improvement involving a guard shack or other similar structure that may affect site traffic circulation is subject to engineering review and approval as part of the zoning approval of such improvement.

Raif Webster with Van Trust Real Estate informed Council that this is a speculative project and there is no tenant for the building at present, but look to fill it quickly. Mr. Webster inquired of Mr. Farst to clarify the matter of the sanitary sewer. Mr. Farst responded he was referring to the requirements of the service area and sewer design.

The Clerk of Council read by title Ordinance No. 14-007.

7. Close of Public Hearing

Council Member Cleary made a motion, seconded by Council Member Dildine to adjourn at 6:34 p.m. All in favor stated AYE, None Opposed. Motion passed.

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.