

# City of Groveport

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



## Meeting Minutes

Monday, April 13, 2026

6:15 PM

Council Chambers

Public Hearing

**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, Kurt Blevins - Acting Chief of Police, Michael Loges - Development Director, Mike Poirier - Chief Building Official, Steve Farst - City Engineer, Rachel Ricker - Acting Clerk of Council

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

**2. Roll Call**

**Present:** 6 - Jean Ann Hilbert, Shawn Cleary, Jamie Hise, Karen Fraser, Scott Lockett, and Abdullah Ansar-Barsa

**3. Approval of Minutes**

*The April 13, 2026 Public Hearing Minutes stand approved as submitted.*

[#071-2026](#) September 8, 2025 Public Hearing Minutes

**Attachments:** [2025.09.08 Public Hearing Minutes.pdf](#)

**4. Notice**

*Acting Clerk of Council Rachel Ricker read of the Notice of Public Hearing.*

[#072-2026](#) Notice of Public Hearing

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

**5. Certification**

*Acting Clerk of Council Rachel Ricker read the Certification of Public Hearing.*

[#073-2026](#) Certification of Public Hearing

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

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

Chief Building Official Poirier summarized that the applicant is requesting a use variance to allow an oil change business (Maxi) to operate within the existing structure at 537 Main Street. The property is zoned Community Commercial (CC), in which the servicing of automobiles is neither a permitted nor conditional use. An area variance is also being requested to allow the existing parking to be deemed sufficient in lieu of the 22 spaces required by code.

Mr. Cleary raised questions regarding the area variance for parking. Mr. Poirier explained that the required number of spaces is calculated based on square footage and the type of use, and the request is simply to accept the existing parking as adequate. Mr. Hise inquired about handicap parking. Mr. Poirier confirmed that a handicap space will be required under the 2024 Ohio Building Code as part of the building permit process, prior to the issuance of a certificate of occupancy, with likely one space required.

Development Director Loges provided additional context in support of the variance request, noting that the Planning and Zoning Commission had unanimously approved it. While acknowledging that traditional retail or restaurant uses are typically preferred along Main Street, he outlined several factors in favor of the application:

The subject property has been vacant since at least mid-2025, and the applicant proposes to invest in and occupy the existing structure rather than leave it dormant. Small-scale, service-oriented businesses can contribute to neighborhood vitality and help retain local spending within the community. Mr. Loges also noted that Maxi primarily operates as a mobile service company, with approximately 90 percent of services performed off-site-often for fleet clients-and only about 10 percent of services performed at the subject property. Operations would be conducted primarily within the building's enclosed bays, with no outdoor storage of inoperable vehicles, parts, or equipment. The City's existing property maintenance, zoning, and historic district sign regulations would continue to apply. Regarding the area variance for parking, he noted that the existing paved area can accommodate approximately 8 to 9 vehicles, and that a large gravel lot at the rear of the property was not proposed for improvement. The Planning and Zoning Commission discussed whether to impose a timeline for paving but ultimately chose not to, given the cost burden such a requirement would place on the business.

Mr. Cleary expressed concern about potential visual blight from equipment or vehicles stored in the rear of the property, particularly given

that there is currently no fencing. Mr. Loges acknowledged the concern and noted that the City's active Property Maintenance Inspector monitors such issues. He also confirmed that a specific condition prohibiting outdoor storage of inoperable vehicles, parts, or equipment is included in the ordinance.

Mr. Hise asked about noise levels, specifically whether the use of air tools during service activities would be disruptive. The applicant addressed this concern directly.

Josh Bishop, owner of Maxi, described his business as a mobile oil change and tire service company that has been operating for eight years, previously located on John Glenn Avenue. He emphasized that the business model is predominantly mobile, with approximately 60 percent fleet clients and the remainder residential, including City of Groveport vehicles. He stated emphatically that there would be no outdoor storage of equipment, parts, or inoperable vehicles, and that the interior of the building is sufficient to contain all operations. He noted that service technicians drive company vans home, so vehicles are generally not left on-site overnight, and that on weekends the vehicles are kept inside the building.

Regarding noise, Mr. Bishop indicated that most service activity occurs in the field, and that any work within the building would be minimal and relatively quiet. He expressed a long-term interest in purchasing the property and improving the building's exterior, including installing soundproofing measures. He also described the broader business trajectory, noting that Maxi is expanding its franchise model, with 36 new franchises planned to open this year, and that the 537 Main Street location would serve as the national headquarters and training site, potentially bringing visitors from across the country to Groveport.

Mr. Bishop also noted that he and his family reside nearby and have a personal commitment to maintaining the property to a high standard.

Ward Bright, a representative of the property owner, provided a brief history of the building, noting that the family purchased it in 2011 from its prior occupant, widely known in the community as "the glass man." Subsequent tenants included a cable installation company and a carpet cleaning business, both of which operated in a manner similar to Maxi-using the building as a dispatch and staging point while conducting the majority of their work off-site. Mr. Bright suggested that Maxi should be understood less as a traditional automotive repair shop and more as a contractor-type operation, analogous to a mobile HVAC service company. He expressed support for Maxi as a compatible and appropriate tenant for the property.

[Ord. 2026-010](#)

AN ORDINANCE GRANTING A VARIANCE AS TO THE PERMITTED USES IN THE ESTABLISHED ZONING DISTRICT FOR THE PROPERTY LOCATED AT 537 MAIN STREET, PARCEL NO. 185-000037 & 185-000159, CURRENTLY ZONED COMMUNITY COMMERCIAL (CC), JOSH BISHOP, APPLICANT

**Sponsors:** Ansar-Barsa

**Attachments:** [Ord. 2026-010 Exhibit A.pdf](#)

**This Ordinance was read by title**

[#074-2026](#)

Staff Reports

**Attachments:** [Staff Reports.pdf](#)

**7. Close of Public Hearing**

Council Member Hilbert made a motion, seconded by Council Member Hise to adjourn at 6: 35 p.m. All in favor stated AYE, None Opposed. Motion passed.

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Lance Westcamp, Mayor

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Mindy Kay, 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.