

# City of Groveport

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



## Meeting Minutes

Monday, June 8, 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, Michael Loges - Development Director, Mike Poirier - Chief Building Official, Steve Farst - City Engineer, Mindy Kay - Clerk of Council

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

**2. Roll Call**

**Absent:** 1 - Scott Lockett

**Present:** 5 - Jean Ann Hilbert, Shawn Cleary, Jamie Hise, Karen Fraser, and Abdullah Ansar-Barsa

**3. Approval of Minutes**

*The April 13, 2026 City Council Minutes stand approved as submitted.*

[#125-2026](#)

April 13, 2026 Public Hearing Minutes

**Attachments:** [2026.04.13 Public Hearing Minutes.pdf](#)

**4. Notice**

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

[#126-2026](#)

Notice of Public Hearing

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

**5. Certification**

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

[#127-2026](#)

Certification of Public Hearing

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

## 6. Zoning Ordinance for 3rd Reading:

**Building & Zoning Report - Mike Poirier:** Mr. Poirier summarized that the applicant, Solution Staffing, is requesting a use variance to allow a staffing agency to occupy an existing tenant space at 6027 Groveport Road. The property is zoned Community Commercial (CC), under which recruitment, staffing, training, and call center uses are neither permitted nor a conditional use in this zoning district. Accordingly, a use variance from council is required.

**Engineering Report - Steve Farst:** Mr. Farst reported that the application did not propose any physical changes to the exterior site, such as parking additions, resurfacing, lighting modifications, or similar improvements. He stated that there is adequate parking and space at the Kroger Center and adjacent commercial center and expressed no site engineering concerns. However, he recommended that any future site changes - including alterations to buildings, parking spaces, drives, or utilities - require a site improvement plan reviewed and approved by the City Engineer, in addition to receiving zoning compliance approval from the Building and Zoning Department.

**Economic Development Report - Michael Loges:** Mr. Loges provided broader context for the variance request. He noted that the recruitment, staffing, training, and call center use class is currently permitted only in Limited Industrial (LI) or Planned Industrial Park zoning districts, and is not even permitted in Suburban Office zoning - an inconsistency staff acknowledged as worth revisiting in future code reviews. The subject property has experienced prolonged vacancy since at least 2019, when it was last occupied by First National Cash Advance.

Mr. Loges explained that the use class had been removed from the CC district as part of a comprehensive zoning code overhaul in 2019. He suggested the intent at the time may have been to preserve limited CC-zoned retail space for traditional retail operations, though the change received less focused scrutiny given the volume of amendments adopted simultaneously. Notably, an existing staffing agency - ProLogistix - had already been operating in the same shopping center since approximately 2015 or 2016, predating the 2019 code change, and the property owner was unaware that the code had been amended.

Mr. Loges argued that the practical characteristics of modern staffing agencies - administrative functions, interviews, and job placement services conducted in an enclosed commercial space with no external impacts - are more consistent with office or retail uses than industrial uses. He further highlighted the proximity of Fastest Labs, a drug,

alcohol, and DNA testing service directly adjacent to the subject property, as evidence of a complementary clustering of professional services that supports Groveport's role as a workforce hub. Traffic patterns were described as consistent with typical office or retail uses, generating daytime activity that complements surrounding businesses.

**Council Discussion:** Council members questioned why the use had been removed from CC zoning in 2019. Mr. Poirier and Mr. Loges explained it was not a deliberate targeted change, but rather an artifact of the wholesale code adoption. Mr. Poirier acknowledged that, in retrospect, it is likely not a restriction they would impose today, particularly given the already-established presence of similar businesses in the area. If the variance is approved, staff indicated they would flag this inconsistency for correction in the next code review cycle.

Mr. Hise inquired whether Solution Staffing was already operational at the site. Mr. Loges confirmed the business has been in operation since approximately mid-January 2026. Mr. Cleary noted the logical synergy with Fastest Labs operating adjacent to the space. In response to a question about anticipated traffic volume, Mr. Loges noted that the certificate of occupancy for the suite permits a maximum of 11 persons at any one time, with four consultation cubicles and a small back room for training sessions.

#### [Ord. 2026-016](#)

AN ORDINANCE GRANTING A VARIANCE AS TO THE PERMITTED USES IN THE ESTABLISHED ZONING DISTRICT FOR THE PROPERTY LOCATED AT 6027 GROVEPORT ROAD, PARCEL NO. 185-000916, CURRENTLY ZONED COMMUNITY COMMERCIAL (CC), SOLUTIONS STAFFING, APPLICANT

**Sponsors:** Hise

**Attachments:** [Ord. 2026-016 Exhibit A.pdf](#)

**This Ordinance was read by title**

#### [#128-2026](#)

Staff Reports

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

**7. Close of Public Hearing**

Council Member Cleary made a motion, seconded by Council Member Hilbert to adjourn at 6: 24 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.