

City of Groveport

655 Blacklick St.
Groveport, OH 43125
614.830.2052
www.groveport.org



Meeting Minutes

Monday, December 19, 2022

6:15 PM

0 Hendron Rd

Council Chambers

Public Hearing

Mayor Lance Westcamp

Council Members - Jean Ann Hilbert, Ed Dildine, Shawn Cleary, Becky Hutson, Scott Lockett & Jack Rupp

1. Call To Order

Mayor Lance 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, Casey Adams - Chief of Police, Mike Poirier - Building Inspector, Steve Farst - City Engineer, Ruthanne Sargus Ross - Clerk of Council

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

2. Roll Call

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

3. Approval of Minutes - June 27, 2022 @ 6:00 P.M.

The June 27, 2022 Public Hearing at 6:00 p.m. minutes stand approved as submitted.

[#278-2022](#) 06.27.2022 Public Hearing Minutes @ 6:00

Attachments: [2022.06.27 Public Hearing Minutes @ 6:00.pdf](#)

Approval of Minutes - June 27, 2022 @ 6:15 P.M.

The June 27, 2022 Public Hearing at 6:15 p.m. minutes stand approved as submitted.

[#279-2022](#) 06.27.2022 Public Hearing Minutes @ 6:15

Attachments: [2022.06.27 Public Hearing Minutes @615.pdf](#)

4. Notice

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

[#280-2022](#) Notice of Public Hearing

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

5. Certification

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

[#281-2022](#) Certification of Public Hearing

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

6. Zoning Ordinance for 3rd Reading:

[Ord. 2022-046](#)

AN ORDINANCE GRANTING A VARIANCE AS TO THE PERMITTED USES IN THE ESTABLISHED ZONING DISTRICT FOR THE PROPERTY LOCATED AT 0 HENDRON ROAD, PARCEL NO. 185-000917, CURRENTLY ZONED SUBURBAN OFFICE (SO), KARL HOALST, APPLICANT.

Sponsors: Dildine

Attachments: [Ord.2022-046 Exhibit A.pdf](#)
 [Ord.2022-046 Exhibit B.pdf](#)

Steve Farst, City Engineer:

Applicant is requesting a Use Variance to allow establishment of a veterinarian clinic within a new building to be located on a vacant lot adjacent to and between the First Federal Credit Union and the Sedalia Medical Center. The applicant has indicated they will move into this space from their current business location around the corner at 6010 Groveport Road. The new building (about 4,070 SF) will have a single drive entrance, aligned onto an existing driveway approach that connects to Hendron Road from the vacant property.

The applicant's consultant has submitted site development plans that include a site layout and private utility lines. As it relates to the application for Use Variance, the site development plans provide satisfactory information as to the site layout, feasibility of utility connection, and traffic circulation on the site. The submitted information also provided an estimate of anticipated traffic volume (trip-end data) potentially generated from the project's site use, which is deemed to be low impact (average about 15 trip-ends a day) and not warranting a traffic impact study. Drive access location is reasonable, as noted above, the entrance will utilize an existing driveway approach.

The new building will be on the City of Groveport's water supply system, getting water service from an existing 12-inch water main along Hendron Road. A public sanitary sewer is located on site, along the west side of the site. An existing stormwater management basin is located on-site that is designed for the development. Utility feasibility is met.

Conclusions: Engineering staff has no objection to granting this use variance.

Mike Poirier, Building Inspector:

The applicant is requesting a Use Variance to operate a veterinary clinic at the above listed address. The property is currently zoned Suburban Office (SO). Veterinary clinic use is not a permitted or conditional use in the Suburban Office zoning district. The property to the west is a church and to the south is the credit union, the properties to the east are apartments. The property to the north is a medical office. They are also requesting a variance as to the number of required off-street parking spaces, forty-one (41) spaces are required, and the applicant states that they only require twenty-six (26) spaces for the practice. They are also requesting a variance to allow the rear yard buffer to be placed off the rear property line, due to the existing stormwater detention basin at the rear of the property. The applicant states that the existing veterinary clinic on Main Street has outgrown the current building and needs to expand the practice in Groveport. They also state they have no intention to board pets at the new facility. Staff has no objection to the granting of the use and area variances as requested with the following condition: No outdoor kennels or boarding of animals are permitted.

Karl Hoalst, Applicant:

Karl Hoalst, 8817 Tulipwood Court, Cincinnati, spoke on behalf of Dr. Sarah Evans, owner of the Groveport Animal Clinic, who was unable to attend due to a sick child. Dr. Evans runs a veterinarian clinic in the City of Groveport and has established many clients over the years. Her practice has outgrown the current building, so she needs to expand to provide pet owners with pet care in and around Groveport. The new building will allow Sarah Evans to grow her practice. Mr. Hoalst believes it would be an asset to the City of Groveport and the community. Mr. Cleary asked if Dr. Evans intended to use the current building for any part of her practice. Mr. Hoalst did not know Dr. Evans' intentions for the current building.

Clerk of Council Ross read by title Ordinance No. 2022-046.

[#282-2022](#)

Ord. 2022-046 Staff Reports

Attachments: [Ord. 2022-046 Staff Reports.pdf](#)

7. Close of Public Hearing

A motion was made by Cleary, seconded by Hutson, to close the Public Hearing at 6:23 p.m. The motion carried by the following vote:

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

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.