

City of Groveport

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Groveport, OH 43125
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Meeting Minutes

Monday, August 9, 2021

6:00 PM

Hayes Rd Rezoning & Final Dev Plan

**Hayes Rd Final Plat
Council Chambers**

Public Hearing

Mayor Lance Westcamp

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

1. Call To Order

by Mayor Lance Westcamp at 6:00 p.m.

Staff Present: BJ King - Administrator, Kevin Shannon - Law Director, Jason Carr - Director of Finance, Casey Adams - Chief of Police, Jeff Green - Development Director, Stephen Moore - Chief Building Official, 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

Council Member Hougland arrived at 6:16 p.m.

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

3. Approval of Minutes - June 14, 2021

The June 14, 2021 Public Hearing Minutes stand approved as submitted.

[#202-2021](#)

Public Hearing Minutes

Attachments: [Public Hearing Minutes 6-14-2021.pdf](#)

4. Notice

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

[#203-2021](#)

Notice of Public Hearing

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

5. Certification

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

[#204-2021](#)

Certification of Public Hearing

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

6. Zoning Ordinance for 3rd Reading:

[Ord. 2021-022](#)

AN ORDINANCE AMENDING THE ZONING MAP AS TO
APPROXIMATELY 47.429 ACRES, MORE OR LESS, OF THE

FOLLOWING TRACT OF LAND, LOCATED SOUTHEAST SIDE OF HAYES ROAD AND PONTIUS ROAD, PARCEL NUMBERS 180-005409 AND 180-005408 OWNED BY, SUNSHINE & SMOOCH, LLC AND JCD PICKAWAY FARM LLC FROM RURAL (R) TO PLANNED INDUSTRIAL PARK (PIP)

Sponsors: Lockett

Attachments: [Ord. 2021-022 Exhibit A Rezoning.pdf](#)
[Ord. 2021-022 Exhibit B Final Dev Plan.pdf](#)

Stephen Moore - Chief Building Official

The applicant is requesting to rezone two parcels of land totaling 47.429 +/- acres from Rural to Planned Industrial Park (PIP). The two parcels are required to be combined into one parcel and platted as such per section 1135.01(e). The property to the north is zoned Limited Industrial (LI) with existing warehouses constructed on the site, to the west is Rickenbacker Airport and to the east and south are residential and agricultural properties that are in Madison Township. The applicant is proposing to construct a 640,000 square foot warehouse on this lot. The applicant has submitted a development plan for approval with this rezoning application. Approval is contingent on the annexation of the property into the City of Groveport.

As shown in the development plan, the front, side, and rear setbacks comply with code requirements. The required parking setback along Hayes Road is 36 feet, as proposed the parking setback is shown as 25 feet. Parking spaces are shown to be 9' x 18', 9' x 20' spaces are required by the code. Per the development text and the landscape plan submitted the PIP buffer yards are shown to be in compliance with code requirements. A tree survey needs to be completed for the areas that will have trees removed for this development, per the landscape regulations. They will be required to be replaced on a one-for-one basis. All other landscaping provisions are typical of the development plans approved in the past. The plan proposes two ground signs be located at each entry to the site. The locations are shown on the site plan. Proposed requirements for wall and directional signage are typical of development plans previously approved. The fencing setback along Hayes Road is shown to be located at 15 feet from the right-of-way. A portion of the property is located in the regulatory floodplain and will require a SFHAD permit to be issued prior to the start of development of the site. This site is also within the Airport Environ Overlay (AEO) district which requires the Columbus Regional Airport Authority to review and comment on the development of the site. A review letter is included in the packet you received with their comments. Zoning staff has no objections to approval of the

development plan with the following conditions:

- 1. A tree survey shall be completed and submitted for review with the required landscape plan for the site.*
- 2. All recommendations and requirements stated in the letter from Columbus Regional Airport Authority dated May 12, 2021 shall be implemented in the development of this site.*
- 3. Approval is contingent on the annexation of the property being approved by Groveport City Council.*

Steve Farst - City Engineer

The site is located along the south side of Hayes Road, about 321 feet east of Pontius Road/Hayes Road. The development plan shows a proposed industrial building of about 641,000 square feet, with two drive entrances off of Hayes Road. It is important to note, Hayes Road is currently under the control and jurisdiction of the Franklin County Engineer. The portion of Hayes Road that fronts this site, a distance of about 2181 feet, will become the jurisdiction of Groveport with the pending annexation. The annexation does not extend to the Pontius Road/Hayes Road intersection, nor to the bridge over Little Walnut Creek. It is also noted that the Franklin County Engineer's office required a traffic impact study that looks at the potential impact of the project on the intersections of Pontius at Rohr Road, Pontius at Hayes Road, and the site access points on Hayes Road. The study was provided on May 3, 2021. The written review comments from the Franklin County Engineer were read for the purpose of the record.

"After reviewing the traffic impact study for the above-described proposed development, the Franklin County Engineer's Office has the following comments:

- The Developer shall be responsible for bringing Hayes Rd up to Franklin County standard 12' travel lanes with 4' paved shoulder. Based on the amount of widening needed to bring the frontage up to standards and the current speed limit of Hayes Rd at 55 mph, tapers would need to be approx. 165' if the road is improved equally on both sides. There is approx. 270' between the western property line of the development and the Hayes Rd & Pontius intersection. Therefore, the limits of this widening shall be from the intersection of Pontius Rd & Hayes Rd to the eastern property line of PID 180-005408.*
- Due to the heavy amount of truck traffic that will be added to Hayes Rd with this development, the Developer shall be responsible to build Hayes Rd to Franklin County standard composition. If the existing roadway composition is found to be substandard and unable to handle the additional truck traffic, then the Developer shall be responsible for a full-depth reconstruction of Hayes Rd.*
- Based on review of the provided truck turning templates, the Developer shall be responsible for widening the intersection of Pontius Rd & Hayes Rd to accommodate trucks that will be using this warehouse. As the traffic impact study assumed a negligible amount of trucks would make a*

northbound right turn movement, that specific improvement will not be the responsibility of the Developer."

Mr. Farst agrees with the Franklin County Engineer's findings, conclusions, and recommendations. The same roadway standards should be applied in the City of Groveport's portion of Hayes Road. There are currently two 9' lanes. The road has wear and tear which will be aggravated by all the heavy construction equipment.

Water, sanitary and storm drainage, and stormwater management feasibility is already demonstrated. Engineering staff suggest Planning Commission members consider in their decision for the application for Final Development Plan, to take as a whole the combined request under Case 2021-02 for rezoning to Planned Industrial Park. Engineering Staff suggest that if this application is recommended for approval by Planning Commission, the following conditions be made a part of that approval:

- 1) A Water Main shall be extended along the project site frontage contemporaneously with or prior to the construction of site improvements. The design and construction of the water main (i.e., size, depth, pipe and material, specifications and alignment) shall be per the requirements of the City of Groveport and City of Columbus (per service agreement with Columbus). A flushing device shall be provided by the developer if so required by City of Columbus, to be located in a setting that meets approval of the City of Groveport.
- 2) The developer shall implement traffic-related improvements so required by the office of the Franklin County Engineer and/or City of Groveport, including but not limited to possible lane widening on Hayes Road to local standards across the parcel frontage.
- 3) A Development Agreement be established and entered into between the City and Developer before site development begins, to memorialize requirements of the Developer for the public water main extension and for any roadway improvements as required as an outcome of the Traffic Impact Study review.
- 4) The sanitary pump station and force main from it shall be a private system. The design of the proposed sanitary sewer system for this development shall be subject to approval of City of Columbus and City of Groveport using agency design standards, including the Ohio EPA requirements. The Sanitary sewer pump station shall be located outside of public right of way.
- 5) Site development design shall conform to City of Groveport requirements, including but not limited to compliance with stormwater management policies and regulations and including compliance with standards for Stream Corridor Protection Zone (SCPZ). Any grading and site drives within the SCPZ shall require mitigation; drive width in the SCPZ shall not exceed 24-ft in width.

Clerk of Council Ross read by title Ordinance No. 2021-022.

[#205-2021](#)

Ord. 2021-022 Staff Report

Attachments: [Ord. 2021-022 Staff Report.pdf](#)

[Ord. 2021-023](#)

AN ORDINANCE APPROVING THE FINAL PLAT FOR HAYES ROAD, CA INDUSTRIAL HOLDINGS, LLC, APPLICANT, PARCEL NUMBERS 180-005408 AND 180-005409

Sponsors: Cleary

Attachments: [Ord. 2021-023 Exhibit A Final Plat.pdf](#)

Stephen Moore - Chief Building Official

The applicant is requesting approval of the final plat. The property was previously rezoned to Planned Industrial Park (PIP). The final plat approval is required for all planned development districts by Section 1135.01 (e).

Staff has no objection to granting approval of the plat. Conditions of approval by the Planning Commission should be that:

- 1. The surveyor shall sign and seal the plat, per Section 1191.09(5)(B).*
- 2. Approval is contingent on the annexation of the property into the City of Groveport.*

Steve Farst - City Engineer

The proposed final plat has undergone a review by Engineering Staff. It is noted that there is proposed dedication of an additional 70-ft of right-of-way along Hayes Road on the south side of the center line Hayes Road. There is in place north of centerline, existing right-of way of 50-ft previously dedicated to the Franklin County Engineer, thus providing a total of 120-ft of Right of way on Hayes Road. The Final Plat also includes easement internal to the site. Annexation to the City of Groveport for this acreage will bring with it the total Hayes Road right-of-way along the acreage frontage, into the jurisdiction of City of Groveport.

Staff have no objection to granting approval of the Final Plat but do suggest if approved, the following conditions be made a part of that approval:

- 1. Approval is contingent on the annexation of the property to the City of Groveport as approved by Groveport City Council.*
- 2. Final Plat shall be signed and sealed by a professional surveyor, licensed in the State of Ohio.*
- 3. Final Plat shall meet requirements of the Franklin County Engineer.*
- 4. The Final Plat meets requirements of the City of Groveport Codified Ordinances Chapter 1191.09.*

Clerk of Council Ross read by title Ordinance No. 2021-023.

[#206-2021](#)

Ord. 2021-023 Staff Report

Attachments: [Ord. 2021-023 Staff Report.pdf](#)

7. Close of Public Hearing

Council Member Hilbert made a motion, seconded by Council Member Cleary to close the Public Hearing at 6: 32 p.m. The motion carried by the following vote:

Yes: 6 - Cleary, Dildine, Hilbert, Hougland, 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.