

City of Groveport

655 Blacklick St.
Groveport, OH 43125
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Meeting Minutes

Monday, February 8, 2021

6:00 PM

480/490 Main St Final Dev Plan & Final Plat

Council Chambers

Public Hearing

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, Ralph Portier - Chief of Police, Jeff Green - Assistant Administrator / Development Director, Ruthanne Sargus Ross - Clerk of Council, 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: 2 - Dildine, and Lockett

Present: 4 - Cleary, Grashel, Hilbert, and Hutson

3. **Approval of Minutes - January 11, 2021**

The January 11, 2021 Public Hearing Minutes stand approved as submitted.

[#37-2021](#) Public Hearing Minutes 1-11-2021

Attachments: [Public Hearing Minutes 1-11-2021.pdf](#)

4. **Notice**

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

[#38-2021](#) Notice of Public Hearing

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

5. **Certification**

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

[#39-2021](#) Certification of Public Hearing

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

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

[Ord. 2020-054](#)

AN ORDINANCE APPROVING THE FINAL DEVELOPMENT PLAN FOR

480/490 MAIN STREET, BEN PUNTURI, APPLICANT, (PARCEL NUMBERS 185-000224 AND 185-000200)

Sponsors: Dildine

Attachments: [Ord. 2020-054 Exhibit A.pdf](#)

Stephen Moore, Chief Building Official

This property was previously zoned Select Commercial Planned District (SCPD) without a development plan being submitted at that time. The development plan has now been completed and submitted for approval. Upon review the proposed development plan was found to be substantially in compliance with the zoning requirements of Chapter 1135 Planned Development Review and Chapter 1161 Select Commercial Planned District. Landscaping is in compliance and screening of the residential properties is shown as part of the landscape plan and complies with the screening requirements of Section 1161.03(l). Fifty-five (55) parking spaces have been provided for the building, this includes fifty-two on site and three parking spaces shown on Main Street in front of the building. The fifty-five spaces are less than the seventy-four (74) spaces required by Section 1161.03(c). The plan shows uses for the property as retail, office, and restaurant. Staff recommends that all uses as permitted by Chapter 1153 for the SCPD zoning district be included in the approved plan. Staff has no objection to approval of the proposed development plan with the following condition: The proposed uses shall include all uses as shown in Chapter 1153 Permitted and Conditional Uses for the Select Commercial Planned District (SCPD). As to the final plat, Groveport's code requires developers to submit a final plat that would include any easements and it also combines the two properties into one property for the construction of the new building. Staff has no objection to granting approval of the plat

Steve Farst, City Engineer

The Development Plan illustrates a two-level commercial building to contain 12,184 square feet. Parking is provided on site with three spaces alongside Main Street in front of the proposed building. The development plan is found to be in substantial compliance with standards in Chapters 1135 and 1161.

Site access & internal site traffic circulation: *Site access will be from Raver Alley and Hickory Alley, which is one-way west bound. There will be no direct site access onto / from Main Street and College Street. Raver Alley will be reconstructed and widened to accommodate 2-way traffic. Hickory Alley will remain one-way west bound.*

A Traffic impact / Site access study (TAS) was prepared for this project by a traffic engineer retained by the applicant that was reviewed by an

independent traffic engineer for the City. The TAS examined potential traffic generation from the site development and impact from it on the area intersections of Main Street at Raver Alley, College Street at Hickory Alley, and College Street at Main Street. The TAS also included an intersection capacity analysis at College and Main Street. The TAS concluded that no off-site roadway improvements are necessary because of the development. It does suggest due to growth of background traffic (and not site development) over time along Main Street, that the west-bound right turn lane be re-stripped and lengthened; sufficient pavement width on Main Street is in place for this pavement striping alteration. The City Engineer and the reviewing traffic engineer concur with these recommendations. These alterations can be arranged in the future by the City, when the need arises.

Site traffic circulation for automobiles is judged reasonable. Yet site ingress / egress for larger vehicles, namely trucks, could be a challenge for longer (wheel-base) trucks that may struggle to navigate the turns from the alleys into / out of the site. There is however, opportunity for delivery trucks to utilize the three parallel parking spaces bumped out from Main Street, without having to enter the site. Special traffic signage may be needed in time and the City can make adjustments with such signage as needed. Overall, site circulation appears reasonable.

1. Water, Sanitary and Storm Drainage, and Stormwater Management:

Feasibility is demonstrated.

- a. Water: Water will come from the existing 12-inch public water main located in Main Street. Water supply would be from the City of Groveport's water treatment plant.
- b. Sanitary Sewer: There is an existing sanitary sewer located in Hickory Alley that the building will tie into.
- c. Storm drainage & Stormwater Management: The Final Development Plan displays a concept for underground stormwater management treatment within the parking areas with drainage pipe extended to the drainage in the alleys. Review is underway as an independent investigation to clarify this concept. Other options do exist such as connection to the storm system in Main Street. Final design will determine the final connection points. Engineering Staff has no objection to approval of the proposed development plan.

The final plat has two lots that will be combined into a single lot through the plat process. The proposed final plat includes a right-of-way easement along the west boundary, which will facilitate a reconstruction and widening of Raver Alley from Main Street to Hickory Alley. Staff has no objection to granting approval of the Final Plat, but do suggest it

approved, the following conditions be made a part of that approval:

1. *Final plat shall be signed and sealed by a professional surveyor, licensed in the State of Ohio.*
2. *The Final Plat meets requirements of the City of Groveport Chapter 1191.09.*

Clerk of Council Ross read by title Ordinance No. 2020-054.

[#40-2021](#)

Ord. 2020-054 Staff Reports

Attachments: [Ord. 2020-054 Staff Reports.pdf](#)

[Ord. 2020-055](#)

AN ORDINANCE APPROVING THE FINAL PLAT FOR 480/490 MAIN STREET, BEN PUNTURI, APPLICANT, PARCEL NUMBERS 185-000224 AND 185-000200

Sponsors: Lockett

Attachments: [Ord. 2020-055 Exhibit A.pdf](#)

Clerk of Council Ross read by title Ordinance No. 2020-055.

[#41-2021](#)

Ord. 2020-055 Staff Reports

Attachments: [Ord. 2020-055 Staff Reports.pdf](#)

7. Close of Public Hearing

A motion was made by Council Member Cleary, seconded by Council Member Hutson, to close the Public Hearing at 6:11 p.m. Motion carried by the following vote:

Yes: 4 - Cleary, Grashel, Hilbert and Hutson

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.