

City of Groveport

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



Meeting Minutes

Monday, June 8, 2015

6:15 PM

Council Chambers

Public Hearing

Mayor Lance Westcamp

*Council Members - Ed Rarey, Jean Ann Hilbert,
Donna Drury, Ed Dildine, Shawn Cleary & Becky Hutson*

1. Call To Order

by Mayor Westcamp at 6:15 p.m.

Staff Present: Marsha Hall - Administrator, Kevin Shannon - Law Director, Jeff Green - Director of Finance, Ralph Portier - Chief of Police

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

2. Roll Call

Council Member Rarey arrived at 6:19 p.m.

Absent: 1 - Hilbert

Present: 5 - Cleary, Dildine, Drury, Hutson, and Rarey

3. Approval of Minutes - April 27, 2015**[#107-2015](#)**

Public Hearing Minutes 4-27-15 ORD. 15-014

Attachments: [Public Hearing Minutes 4-27-15 ORD. 15-014 645 Main St.pdf](#)

Approved as submitted.

[#108-2015](#)

Public Hearing Minutes 4-27-15 ORD. 15-015

Attachments: [Public Hearing Minutes 4-27-15 ORD. 15-015 480 Main St.pdf](#)

Approved as submitted.

4. Notice

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

[#109-2015](#)

Notice of Public Hearing ORD. 15-026

Attachments: [Notice of Public Hearing ORD. 15-026 Use Variance 536 Wirt Rd.pdf](#)

5. Certification

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

[#110-2015](#)

Certification of Public Hearing ORD. 15-026

Attachments: [Certification of Public Hearing ORD. 15-026 Use Variance 536 Wirt Rd.pdf](#)

6. Zoning Ordinance for 3rd Reading:**[ORD. 15-026](#)**

AN ORDINANCE GRANTING A VARIANCE TO THE GROVEPORT HERITAGE & PRESERVATION SOCIETY AS TO THE PERMITTED USES IN THE ESTABLISHED ZONING DISTRICT FOR THE PROPERTY LOCATED AT 536 WIRT ROAD, PARCEL NUMBERS 185-000437 AND 185-000438, CURRENTLY ZONED RESIDENTIAL 6 (R-6)

Sponsors: Rarey

Attachments: [537 Wirt Road Exhibit A- Application - Use Variance.pdf](#)
[537 Wirt Road Exhibit B - Use Variance.pdf](#)

Law Director Shannon read the staff report regarding Ordinance 15-026.

The applicant is requesting to relocate and reconstruct a building that was donated through the development agreement for the property located at the corner of Pontius and Rohr Roads. The property is in the process of being donated to the Groveport Heritage and Preservation Society by the City of Groveport. The current zoning of the property is Urban Residential (R-6). The use requested as a historical museum is not a permitted use in the (R-6) zoning district. The applicant states that they will not be providing on-site parking and request the use of the parking lot at Heritage Park. The applicant also requests to be exempt from the landscape requirements and will install historically correct plantings around the building and the perimeter of the site at some time in the future. At the present time they will leave the existing perimeter screening and landscaping in place. The applicant also plans to install signage similar in design to the Log House in Heritage Park. The existing garage structure will remain for use as storage for the site.

CONCLUSION: Staff has no objections to granting the use variance as requested. Area variances will be required to be approved by Council for the off-site parking and the landscaping. Also the plan submitted does not show distances to property lines to determine setbacks. Council will need to approve the location as shown on the submitted plan since it does not appear that the proposed location meets the required rear yard setback. Council will also need to approve this lot not having the required road frontage along Wirt Road.

Fred Hutchinson with ReDesigns Architecture, 1166 Bryden Road, Columbus, Ohio was present as agent for the Groveport Heritage and Preservation Society. Mr. Hutchinson is the architect working with the Heritage Society.

Carolyn Stuhr of 547 Canal Street addressed Council with her concerns of the location of the historical building on the lot. Ms. Stuhr is concerned the building will obstruct her view of the Log Cabin and the Groveport Cemetery. She does not know what building the

Society will be relocating nor how the building will be utilized. Mayor Westcamp informed Ms. Stuhr the building being relocated currently sits on the site located on the southeast corner of Rohr Road and Pontius Road. Administrator Hall explained the building will be used as a museum, but not a museum that people can enter. It is her understanding the Heritage Society plans to have visitors walk around the outside of the building where video displays can be activated to explain life during the "Canal Era". There will be no parking on the site. She further explained that the walking path will be on the Wirt Road side of the building, hopefully not causing any disturbance to residents.

Clerk of Council Ross read by title Ordinance No. 15-026.

[#111-2015](#)

ORD. 15-026 Staff Reports GHPS

Attachments: [ORD. 15-026 Staff Reports GHPS.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 6:29 p.m. Motion carried by the following vote:

Yes: 5 - Cleary, Dildine, Drury, Hutson and Rarey

Lance Westcamp, Mayor

Ruthanne Sargus Ross, 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.