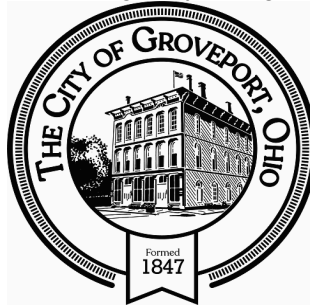


City of Groveport

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Groveport, OH 43125
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Meeting Minutes

Tuesday, May 26, 2020

6:15 PM

5090 Hendron Rd

Council Chambers

Public Hearing

1. **Call To Order**

by Mayor Westcamp at 6:20 p.m.

Staff Present: BJ King - Administrator, Kevin Shannon - Law Director, Jason Carr - Director of Finance, Kurt Blevins - Police Captain, Jeff Green - Asst. Admin. / Development Dir., 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**

Council Member Dildine joined the meeting at 6:28 p.m. via Zoom.

Absent: 1 - Hutson

Present: 5 - Cleary, Dildine, Grashel, Hilbert, and Lockett

3. **Approval of Minutes - Approved at the 6:00 P.M. Public Hearing**

4. **Notice**

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

[#110-2020](#) Notice of Public Hearing

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

5. **Certification**

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

[#111-2020](#) Certification of Public Hearing

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

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

[Ord. 2020-011](#)

AN ORDINANCE AMENDING THE ZONING MAP AS TO APPROXIMATELY 23.235 ACRES, MORE OR LESS, OF THE FOLLOWING TRACT OF LAND, LOCATED EAST OF HENDRON ROAD, PARCEL NUMBERS 185-002762 AND 185-002763 OWNED BY, VALERIE J SHOLTES, JAMES SEELIG AND ELISSA A VILLIERS FROM RURAL (R) TO PLANNED HIGH DENSITY RESIDENTIAL (PR-18)

Sponsors: Hilbert

Attachments: [Ord. 2020-011 Exhibit A.pdf](#)
[Ord. 2020-011 Exhibit B.pdf](#)

Chief Building Official - Stephen Moore

The applicant is requesting to rezone two parcels of land equaling 23.235 acres from Rural to Planned High Density Residential (PR-18). The two parcels will be required to be combined and platted per section 1135.01(e). The property to the north located in Madison Township is a single family residence. To the east/northeast is the railroad and to the west is the Orchard subdivision and single family dwellings along Hendron Road. Additionally on Hendron Road is the commercial property in front of the Orchard subdivision. Immediately to the south are the senior apartments and school property off Glendenning Drive. The applicant is proposing to construct 140 unit multi-family dwelling complex in two phases. The buildings proposed will be one-story ranch style with four to eight units per building. Each unit is a two bedroom, two bath with attached two car garages and range in size from 1300 square feet to 1500 square feet. Staff has no objections to the granting of this zoning classification for this property. The City Comprehensive Plan along with the Future Land Use Map shows this area being developed for residential use. The units will look similar to the senior living apartments previously approved with PR-18. Even though there can be 8 units per acre in a PR-18 zone, the Plan shows installing six units per acre whereas the senior living apartments have seven units per acre.

The comprehensive plan shows this area to be developed for residential use. The development plan submitted shows 24 buildings ranging from 4 to 8 units per building totaling 140 units. All units will be two bedroom, two bath with attached two car garages. These buildings will be one story in height. The development plan shows this community will be built in two phases. The density for this project is 6.03 units per acre. Parking as proposed complies as to size and required number of spaces. The entry ground sign as shown complies with city sign regulations. Landscaping plans as shown comply with regulations except for foundation plantings which do not have the required number of plantings for building types Willowood, Breezewood, Meadowood and Meadowood with leasing office. However, they are providing other types of plantings around the buildings that will supplement the shrubs they are installing. Two of the interior lot tree types proposed also do not meet the minimum caliper required in the code, but they are an ornamental type tree that comes in a smaller

diameter or is a multi-trunk type tree. All buffers shown along the perimeter of the project comply with regulations. Although a sidewalk along Hendron Road is not shown in the development plan, a sidewalk should be required to be installed. Zoning staff has no objections to approval of the development plan with the some conditions. Mayor inquired if all the trees on the north end of the property needed to come down. Mr. Moore commented that Mr. Farst will address that matter.

City Engineer - Steve Farst

Engineering staff defers to the Planning and Zoning staff on the rezoning. As to the Final Development Plan, it is important to note, Hendron Road along the project frontage is under the control and jurisdiction of the Franklin County Engineer. Hendron Road is not a Groveport-controlled roadway from a point about 215 feet south of Glendening Drive, north to a point about 540-feet south of SR 317.

- 1) Site access & internal site traffic circulation: Two (2) access driveways are proposed from Hendron Road, to include a full access drive opposite Cherry Blossom Drive and a right-in/right-out only (RI/RO) about 275-feet south of Cherry Blossom Drive (near the existing drive to 5080 Hendron Rd). This RI/RO-only drive is stated to be part of the planned development concept in a Traffic Access Study .The County Engineer has indicated their agreement in principal to these two site access points and assignments as reflected in the traffic study arrangement.
- 2) Water, Sanitary and Storm Drainage and Stormwater Management: Feasibility is demonstrated.
 - a) Water: Water supply would be a tap made from the City of Groveport water treatment plant. The Applicant will be obligated to extend the existing public 12-inch water main north of the present end of that main (near Cherry Blossom Drive), along the road frontage of the site to the northwest corner of parcel 185-002763, along the east side of Hendron Rd.
 - b) Sanitary Sewer: The Applicant will be obligated to extend the existing public sewer main north along the frontage of the project site to the northwest corner, along the east side of Hendron Road. Connection to that extended public sewer main, would be a private sanitary sewer network that would extend into the site. A Development Agreement shall be established between the City and Developer for this sewer main extension.
 - c) Storm drainage & Stormwater Management: The site drainage system and stormwater management design shall comply with the City's Stormwater management policy.
 - d) Other: Along the northeastern line adjacent to the railroad, along the northern parcel line and along the eastern frontage of Hendron Road, is an existing public sanitary force main that has been dedicated to the City of Groveport. Landscape material should not be planted on top of the force main so the City can have access to the pipe if necessary maintenance is needed.
- 3) Traffic Access Study and offsite improvements:

The developer's traffic engineering consultant prepared a Traffic Access Study (TAS), as required by the office of the Franklin County Engineer and City Engineer, which was undertaken in a cooperative manner under a study scope approved by the Franklin County Engineer and City Engineer. This TAS analyzed background traffic volume and site development generated traffic volume and distribution, for opening day (2021) and a horizon year (2031). Background traffic was based on field counts. Traffic volume estimates for site development used in the TAS is based on real data from existing similar Redwood sites. The TAS analyzed turn lane warrants into the site at the full access driveway and it also analyzed traffic signal warrants (using ODOT-methodology) at the intersection of Hendron Rd at SR 317, which is an ODOT regulated highway. The TAS methodology was found acceptable by the Franklin County Engineers office. Review of the TAS the Franklin County Engineer and City Engineer is completed.

TAS results and conclusions:

- Turn lanes on Hendron Road at the main entrance (Drive 1) opposite Cherry Blossom Way are not warranted.
- A traffic signal is not recommended at SR 317 and Hendron Road, as the ODOT-prescribed 8-hour signal warrant test is not met during the opening day and horizon year scenarios.

The Franklin County Engineer has issued a written conclusion on their conditions for permitting installation of the two proposed drives, Drive 1 being a full access drive, and Drive 2 being the RI/RO only drive. Their conditions require the applicant to make improvement along Hendron Road to include widening of the northbound travel lane to 12-foot width with a 4-foot shoulder and pavement resurfacing of the entire width of Hendron Road along the site frontage. Groveport Engineering staff feel these improvements are appropriate to support the new development. Engineering Staff suggested a list of *conditions to be made a part of that approval*.

Council Member Dildine wanted to know if that portion of Hendron Road would ever come under the jurisdiction of the City of Groveport. It is in Franklin County's jurisdiction now and as far as Mr. Farst knows, there is no initiative at the present time to accept jurisdiction for the road. Mr. Dildine suggested getting the fire flows completed as early as possible to avoid the issue that occurred with the Senior Village complex. Mr. Farst responded that the City has been working with the engineer representing the developer for seven or eight months now. They are fully aware of the concern and have had flow tests run on the City's water system. He thinks they are aware that they will have to put in some form of augmented fire protection.

Clerk of Council Ross read by title Ordinance No. 2020-011.

[#070-2020](#)

Ord. 2020-011 Staff Reports

Attachments: [Ord. 2020-011 Staff Reports.pdf](#)

7. Close of Public Hearing

Council Member Cleary made a motion, seconded by Council Member Grashel to close the Public Hearing at 6:39 p.m. Motion carried by the following vote:

Yes: 5 - Cleary, Dildine, Grashel, Hilbert 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.