

City of Groveport

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Meeting Minutes

Monday, September 8, 2025

6:30 PM

Council Chambers

City Council

I. Call to Order

Mayor Lance Westcamp called the City Council meeting to order at 6:30 p.m.

Staff Present: BJ King - Administrator, Kevin Shannon - Law Director, Jason Carr - Director of Finance, Casey Adams - Chief of Police, Michael Loges - Development Director, Mike Poirier - Chief Building Official, Steve Farst City Engineer, Mindy Kay - Clerk of Council

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

II. Moment of Silence

The Mayor asked everyone to join him in a moment of silence.

III. Pledge of Allegiance

Chief Adams led the Pledge of Allegiance.

IV. Roll Call

Present: 7 - Edward Dildine, Edward Dildine, Becky Hutson, Scott Lockett, Jack Rupp, Jean Ann Hilbert, and Shawn Cleary

V. Approval of Minutes

The August 25, 2025 City Council Minutes stand approved as submitted.

[#181-2025](#) August 25, 2025 City Council Meeting Minutes

Attachments: [2025.08.25 City Council Meeting Minutes.pdf](#)

VI. Business of Guests**VII. Ordinances and Resolutions****A. 3rd Readings**

[Ord. 2025-026](#)

AN ORDINANCE AMENDING THE ZONING MAP AS TO APPROXIMATELY 295 ACRES, MORE OR LESS, OF THE FOLLOWING TRACT OF LAND, LOCATED EAST SIDE OF EBRIGHT ROAD, PARCEL NUMBERS 180-000959, 180-000326, 180-001486, 180-000437, 180-000212 AND 180-000329, OWNED BY EBRIGHT INVESTMENT CO., LLC FROM

RURAL (R) TO PLANNED HIGH DENSITY RESIDENTIAL (PR-18).

Sponsors: Dildine

Attachments: [Ord. 2025-026 Exhibit A.pdf](#)

[Ord. 2025-026 Exhibit B.pdf](#)

Law Director Shannon read aloud the conditions set forth by the Planning & Zoning Committee and asked for Council's consideration in making a motion to amend the ordinance to include those conditions.

Toni Tomlin addressed Council with her concerns for how the new road will affect traffic on Ebright and asked for clarification on how the proposed road corrections will look and what changes the neighboring residents should expect. City Engineer Farst stated that Ebright is a county road and it would ultimately be their decision. He said they are looking into this development as well and are conducting a traffic study to determine necessary changes. Mrs. Tomlin confirmed with Mr. Farst that the county should notify people when they have a plan of action based on the traffic study. They continued to discuss easements and right of way in front of the properties. Mr. Farst suggested contacting the Franklin County Engineer's office for specific information pertaining to their properties. Development Director Loges added that we don't have all the details right now, however it's more than likely that all the improvements will be on the east side of Ebright. Mrs. Tomlin then asked if there will be two retention ponds in section C, to which Randy Vantilburg of Mannik & Smith Group, Inc replied that most of the drainage goes south toward the railroad tracks. He said they're going to drain as much as they can to the south and pointed out the proposed locations of retention ponds on the site map. Mr. Farst said the locations of retention ponds are subject to change as we gather more information. Mr. Vantilburg agreed with Mr. Farst and added that the design at this point is very conceptual.

Brandi Meyers spoke about the Groveport Comprehensive Plan from 2004 and asked how the City can say the land was already planned for residential when the land wasn't even acquired until twenty years later. She also asked if Groveport had always planned on taking it.

Development Director Loges explained that as part of the comprehensive planning processes, communities look at their current existing boundaries and then they look at the projected growth area around it and try to project what it could be used for if it were to be annexed. He said staff and Council at the time in 2004 saw the area at Ebright and Sims as predominately residential. Mrs. Meyers further expressed her worries about the effects construction could bring to the quality of her well water. Mayor Westcamp stated that with all the engineers working on this project, there shouldn't be a problem with anyone's water. Mrs. Meyers further stated her concerns over what to do

if something does happen to her water, claiming that she is a Madison Township resident and that Madison Township always passes her off to Franklin County. Mrs. Hilbert suggested she get in direct contact with the developer if any problems arise.

Glen Dugger from Smith & Hale LLC spoke in his capacity as legal representative for the applicant and explained best practices concerning well owners neighboring construction sites. He urged residents to let the developer their water tested before development begins. He said it gives us a baseline and explained that there are remedies if a water quality situation arises.

Neil Brown acknowledged and thanked Council for thinking ahead and allowing the community to make these decisions instead of someone else's. He then stated his confusion over why the higher density area on the map is necessary. He said he understands the concept of having a higher density area for variety, but has not yet heard why the top end of that density is needed at this point. He noted the smaller lots with higher building heights in the high density area and stated how it concerns him. He also asked if less impactful development has been considered at this time, given the large amount of area there is to work with. Development Director Loges explained the reasoning behind the PR-18 zoning is that the City does not have a planned unit development (PUD) zoning text. A PUD zoning text allows applicants to be more creative with mixed uses, parking setbacks, etc. We aimed for the closest to a PUD, which is PR-18. Mike Medvedkov of Addison Enterprises addressed Mr. Brown's concerns about smaller lots with higher building heights and explains that it mainly comes down to affordability. He said the cost of infrastructure has gone up so high that people aren't really buying yards to mow. People are looking for bedrooms in homes they can afford, so this helps in being able to offer a similar product on a smaller lot. he added that this also allows for the development to have 30% more green space.

Mr. Dildine gave his final remarks, stating if we did not annex this property for development, someone else would have and this gives us more control over what gets put there. Mr. Lockett expressed that he is in favor of having one developer as well. Mr. Rupp added that this Council has spent a lot of time thinking and talking about it, and that it is a very attractive piece of property whether we chose to annex and develop it or not. He said certainly, we want to be the ones to be able to maintain it. Mr. Dildine thanked the Madison Township residents for their attendance and feedback. He addressed concerns about the school district and stated how this is the perfect opportunity to grow our community and bring more businesses in, as well as an opportunity to collect more tax dollars the schools. Mr. Cleary stated that he was against this at first, but

listening and keeping an open mind let him to be in favor. He said the main thing that changed his mind was mentioned by other council members, that no matter what the land was going to be sold and this way we have control over what happens there. He said we're going to keep it as nice and proper as possible, and concluded by saying at least it isn't a warehouse.

A motion was made by Council Member Dildine, seconded by Council Member Hilbert, to amend the ordinance to include conditions set forth by the Planning & Zoning Commission. The motion carried by the following vote:

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

A motion was made by Council Member Dildine, seconded by Council Member Hilbert, to adopt. The motion carried by the following vote:

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

A motion was made by Council Member Cleary, seconded by Council Member Hilbert, to take a five minute recess at 8:25pm. The motion carried by the following vote:

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

A motion was made by Council Member Cleary, seconded by Council Member Dildine, to return from recess at 8:30pm. The motion carried by the following vote:

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

[Ord. 2025-027](#)

AN ORDINANCE AUTHORIZING THE ADMINISTRATOR TO ENTER INTO A LICENSING AGREEMENT WITH JEFF FINEGAN AT 341 MAIN STREET

Sponsors: Rupp

A motion was made by Council Member Rupp, seconded by Council Member Hilbert, to adopt. The motion carried by the following vote:

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

B. 2nd Readings

[Ord. 2025-032](#)

AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO A NON-BINDING MEMORANDUM OF UNDERSTANDING WITH ADDISON GROVEPORT DEVELOPMENT COMPANY, LLC

RELATED TO THE PROPOSED REZONING AND DEVELOPMENT OF CURRENT FRANKLIN COUNTY TAX PARCELS 180-000959, 180-000326, 180-001486, 180-000437, 180-000212 AND 180-000329

Sponsors: Dildine

Attachments: [Ord. 2025-032 Exhibit A.pdf](#)

A motion was made by Council Member Dildine, seconded by Council Member Hilbert, to suspend the rules as to the three readings and the effective date. The motion carried by the following vote:

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

A motion was made by Council Member Dildine, seconded by Council Member Hilbert, to adopt. The motion carried by the following vote:

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

[Ord. 2025-033](#)

AN ORDINANCE AMENDING PART ELEVEN - PLANNING AND ZONING CODE, TITLE ONE, CHAPTER 1102, SECTION 1102.02 AND TITLE SEVEN, CHAPTER 1177, SECTION 1177.08

Sponsors: Rupp

Attachments: [Ord. 2025-033 Exhibit A.pdf](#)

Administrator King informed Council that Chief Building Official Poirier will not be in attendance for the September Committee of the Whole meeting to discuss this ordinance, and asked that Council consider making a motion to postpone discussion to the October Committee of the Whole Meeting.

This Ordinance was read by title

A motion was made by Council Member Rupp, seconded by Council Member Dildine, to postpone discussion of the Ordinance to the October 20th Committee of the Whole meeting. The motion carried by the following vote:

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

C. 1st Readings

[Res. 2025-006](#)

A RESOLUTION TO ACCEPT THE RECOMMENDATIONS OF THE 2025 GROVEPORT TAX INCENTIVE REVIEW COUNCIL (TIRC) REGARDING THE CONTINUATION, MODIFICATION, OR CANCELLATION OF ALL PROPERTY TAX INCENTIVES BASED ON THE EVALUATION OF REPORTING YEAR 2024; AND THE DECLARATION OF AN EMERGENCY

Sponsors: Hutson

Attachments: [Res. 2025-006 Exhibit A.pdf](#)

A motion was made by Council Member Hutson, seconded by Council Member Hilbert, to suspend the rules as to the three readings and the effective date. The motion carried by the following vote:

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

A motion was made by Council Member Hutson, seconded by Council Member Hilbert, to adopt. The motion carried by the following vote:

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

[Res. 2025-007](#)

A RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES AND CERTIFYING THEM TO THE COUNTY AUDITOR AND THE DECLARATION OF AN EMERGENCY

Sponsors: Hilbert

Attachments: [Res. 2025-007 Exhibit A.pdf](#)

A motion was made by Council Member Hilbert, seconded by Council Member Hutson, to suspend the rules as to the three readings and the effective date. The motion carried by the following vote:

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

A motion was made by Council Member Hilbert, seconded by Council Member Hutson, to adopt. The motion carried by the following vote:

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

VIII. Reports

A. Mayor - Lance Westcamp

Mayor Westcamp reported on a great meeting with the Heritage Society and that preparations are on schedule for Apple Butter Day. He then introduced Karen Fraser, one of the newest members of the Trees & Decorations Committee.

B. Administrator - BJ King

Mr. King expressed how well our new Communications Manager is adjusting to his role and that he will be implementing a new e-newsletter every two weeks.

C. Chief of Police - Casey Adams

Chief Adams reported that the new police sergeants are scheduled to be

sworn in at the September 22nd City Council Meeting.

- D. **Director of Finance - Jason Carr**
- E. **Director of Law - Kevin Shannon**
- F. **Development Director - Michael Loges**
- G. **Council Members - Jean Ann Hilbert, Ed Dildine, Shawn Cleary, Becky Hutson, Scott Lockett and Jack Rupp**

Mr. Rupp said he attended the first night of Citizens Academy and was very pleased with the material covered, however, a bit disappointed in how many people who signed up did not attend. he also reported that he will be attending tomorrow's school board meeting.

Mr. Lockett thanked the Public Services crew who cleaned up everything from KidsFest to make room for the pickleball fundraising event last night. He said they raised \$10,000 for the family of one of their members who was killed.

Mr. Cleary commented that the crowd at KidsFest was unbelievable and gave kudos to those involved in putting the event together. He then implored Mr. Poirier to send someone out to mow near the Columbia Gas building because the weeds are out of control. He then suggested looking into updating the sound system in the Council Chambers for the 2026 budget.

Mrs. Hilbert thanked staff for all their hard work in preparations for tonight's meetings in regards to Ord. 2025-026.

Mr. Dildine reported that the Madison Township Fire Department gave away over 500 goodie bags at KidsFest. He reminded all about the upcoming 9/11 memorial event at Motts Military Museum. He also mentioned that there are no ordinances or resolutions to discuss at next week's Committee of the Whole meeting and suggested Council make a motion to cancel the meeting.

A motion was made by Council Member Hilbert, seconded by Council Member Hutson, to cancel the September 15th Committee of the Whole Meeting. The motion carried by the following vote:

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

- H. **Clerk of Council - Mindy Kay**

I. Standing Committees

Mr. Dildine gave a quick overview of the proceedings of the previously held Trees & Decorations Committee meeting.

IX. Other Business

X. Adjournment

Council Member Cleary made a motion, seconded by Council Member Hilbert to adjourn at 8:54 p.m. All in favor stated AYE, None Opposed. Motion passed.

Lance Westcamp, Mayor

Mindy Kay
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.