

City of Groveport

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Groveport, OH 43125
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Meeting Minutes

Monday, May 22, 2017

6:15 PM

Council Chambers

Public Hearing

Mayor Lance Westcamp

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

1. Call To Order

by Mayor Westcamp at 6:16 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

Absent: 1 - Dildine

Present: 5 - Beidler, Cleary, Hilbert, Hutson, and Lockett

3. Approval of Minutes - April 24, 2017

Approved as submitted.

[#419-2017](#) Public Hearing Minutes 4-24-2017

Attachments: [Public Hearing Minutes 4-24-2017.pdf](#)

4. Notice

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

[#420-2017](#) Notice of Public Hearing

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

5. Certification

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

[#421-2017](#) Certification of Public Hearing

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

6. Zoning Ordinance for 3rd Reading:

[ORD. 17-022](#)

AN ORDINANCE GRANTING A VARIANCE AS TO THE PERMITTED USES IN THE ESTABLISHED ZONING DISTRICT FOR THE PROPERTY LOCATED AT 4833 HENDRON ROAD, PARCEL NO. 185-001095, CURRENTLY ZONED RURAL, VANESSA RILEY, APPLICANT

Sponsors: Cleary

Attachments: [4833 Hendron Rd - Exhibit A.pdf](#)

Chief Building Official, Stephen Moore, read the staff report:

The applicant is requesting approval to allow her and her daughter to live at her business located at 4833 Hendron Road. The property is zoned Rural. The principal use of land in the Rural zoning district is agricultural and farm dwellings, although other uses, such as rural residences, religious, and educational facilities may be permitted when they meet development standards as required. The use as residential living quarters is considered an accessory use and allowed only as an integral part of a permitted use and is restricted to the second story and above. This accessory use is not a permitted or conditional use in the Rural zoning district per section 1153.03(e). Also, Ms. Riley would be living on the first floor since this is a single story building. The Franklin County Public Health has issued an order to Ms. Riley for violations related to the septic system for the building. The existing system was not designed for and is not large enough to handle the additional usage and is overflowing at this time. Ms. Riley will also need to bring the building into compliance with the Ohio Building Code for the mixed uses of residential and mercantile.

Mr. Moore stated this property is the pay pond down by the County Engineer's post. Ms. Riley moved into the structure after her divorce due to some issues with her husband. The building has already been approved for commercial use but now needs to be brought up to code for mixed use with the residential use inside the building. Vanessa Riley, 4833 Hendron Road, stated she has been living in the building since 2014. She will take care of getting everything done that needs brought up to code to be able to stay there. Ms. Riley has ninety (90) days from tonight to meet compliance. The sixty (60) days starts after the thirty (30) day waiting period for this Ordinance to come into effect.

Clerk of Council Ross read by title Ordinance No. 17-022.

[#402-2017](#) ORD. 17-022 Staff Reports

Attachments: [ORD. 17-022 Staff Reports.pdf](#)

7. Close of Public Hearing

Council Member Cleary made a motion, seconded by Council Member Hilbert to close the Public Hearing at 6:23 p.m. The motion carried by the following vote:

Yes: 5 - Beidler, Cleary, Hilbert, Hutson and Lockett

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.