

City of Groveport

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



Meeting Minutes

Monday, January 11, 2021

6:15 PM

5090 Hendron Rd - Final Plat

Council Chambers

Public Hearing

1. Call To Order

by Mayor Lance Westcamp at 6:15 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, Stephen Moore - Building Official, Steve Farst - Engineer, Ruthanne Sargus Ross - Clerk of Council

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

2. Roll Call

Council Member Lockett participated in the meeting via Zoom.

Present: 6 - Cleary, Dildine, Grashel, Hilbert, Hutson, and Lockett

3. Approval of Minutes - November 23, 2020 Hearings

The minutes for November 23, 2020 - Groveport Road - Rezoning stand approved as submitted.

The minutes for November 23, 2020 - 480/490 Main St - Rezoning stand approved as submitted.

The minutes for November 23, 2020 - 674-716 Main St - Mod to Dev Plan stand approved as submitted.

[#4-2021](#)

Public Hearing Minutes 11-23-2020

Attachments: [Public Hearing Minutes 11-23-2020 @ 545.pdf](#)
[Public Hearing Minutes 11-23-2020 @ 600.pdf](#)
[Public Hearing Minutes 11-23-2020 @ 615.pdf](#)

4. Notice

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

[#5-2021](#)

Notice of Public Hearing

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

5. Certification

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

[#6-2021](#)

Certification of Public Hearing

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

6. Zoning Ordinance for 3rd Reading:

[Ord. 2020-050](#)

AN ORDINANCE APPROVING THE FINAL PLAT FOR 5090 HENDRON ROAD, REDWOOD USA, LLC, APPLICANT, PARCEL NUMBERS 185-002762 AND 185-002763

Sponsors: Cleary

Attachments: [Ord. 2020-050 Exhibit A.pdf](#)

Stephen Moore, Chief Building Official

The application is requesting approval of the final plat. The property was previously rezoned to PR-18 (Planned High Density Residential). The plat approval is required for all planned development districts by Section 1135.01 (e). This plat will record all the easements on the property and combine the two lots into one. Staff has no objection to granting approval of the plat with conditions that Mr. Farst will speak to.

Steve Farst, City Engineer

The location of the two parcels are on the east side of Hendron Road opposite the entrance to the Cherry Blossom subdivision. The parcels abut Hendron Road which is a Franklin County jurisdiction roadway. The City coordinated with the County during the review of the zoning application as well as this final plat application. The Hendron Road right-of-way is effectively in the form of highway easement and a portion of it is held in fee-simple by the parcels' owner for these two tax parcels. It's conceivable that the County Engineer may require the right-of-way to be deeded to the County by Quit Claim deed. The Plat shows a utility easement along the east side of Hendron Road, to contain a proposed sanitary sewer extension along Hendron Road shown on the Final Development Plan. Moreover, the Plat shows establishment of a Stream Corridor Protection Zone (SCPZ) sized per the requirements of Chapter 935.08 (e), and situated along the east parcel boundary that contains Hendron Ditch. Additionally, the plat shows access easements for site internal drives and for access by the City to existing utility easements on the site. Other permanent easements shown on the plat include drainage easements for the site stormwater management basins, a sewer easement to the City for a future sanitary trunk sewer, and a public use easement for a sidewalk to be constructed alongside Hendron Road by the developer and situated on the subject parcels. Staff has no objection to granting approval of the

final plat, but do suggest if approved, the following conditions be made a part of that approval:

1. If required by the Franklin County Engineer, the developer shall cause to be dedicated by separate instrument (in fee simple) to Franklin County, the portion(s) of the subject tax parcels PID 185-002762 and PID 185-002763, that are currently located outside of the City of Groveport corporate limit and within Hendron Road by-use. The Franklin County Engineer's office shall approve such dedication.
2. Final plat shall be signed and sealed by a professional surveyor, licensed in the State of Ohio.
3. Plat meets requirements of the City of Groveport Chapter 1191.09.

Jim Frey, Consultant for Redwood USA, LLC stated that commencement of this project is projected for mid-March. Completion of the project is estimated to be about 18 months.

Clerk of Council Ross read by title Ordinance No. 2020-050.

[#267-2020](#)

Ord. 2020-050 Staff Reports

Attachments: [Ord. 2020-050 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 6:25 p.m. The motion carried by the following vote:

Yes: 6 - Cleary, Dildine, Grashel, Hilbert, Hutson 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.