

City of Groveport

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Groveport, OH 43125
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www.groveport.org



Meeting Minutes

Tuesday, May 26, 2020

6:00 PM

Hickory Grove Section 3B

Council Chambers

Public Hearing

1. Call To Order

by Mayor Westcamp at 6:02 p.m.

Staff Present: BJ King - Administrator, Kevin Shannon - Law Director, Jason Carr - Director of Finance, 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

Absent: 2 - Dildine, and Hutson

Present: 4 - Cleary, Grashel, Hilbert, and Lockett

3. Approval of Minutes - November 25, 2019

Approved as submitted.

[#106-2020](#) Public Hearing Minutes 11.25.2019

Attachments: [Public Hearing Minutes 11.25.2019 525 Main St.pdf](#)

4. Notice

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

[#107-2020](#) Notice of Public Hearing

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

5. Certification

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

[#108-2020](#) Certification of Public Hearing

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

6. Zoning Ordinance for 3rd Reading:

[Ord. 2020-010](#)

AN ORDINANCE AMENDING THE ZONING MAP AS TO APPROXIMATELY 9.158 ACRES, MORE OR LESS, OF THE FOLLOWING TRACT OF LAND, LOCATED WEST OF EBRIGHT ROAD, PARCEL

NUMBER 185-001601 OWNED BY, MARONDA HOMES INC OF OHIO FROM PLANNED LOW DENSITY RESIDENTIAL (PR-6) TO SUBURBAN RESIDENTIAL (R-4)

Sponsors: Grashel

Attachments: [Ord. 2020-010 Exhibit A.pdf](#)

Chief Building Official - Stephen Moore

The applicant is requesting to rezone the above stated parcel from Rural to Suburban Residential (R-4). The property was previously zoned PR-6 however, per the zoning code the property has reverted back to Rural since a plat was not recorded in the required time period. All lots meet the requirements for the R-4 zoning district and the developer is not requesting any deviations from those requirements so the R-4 zoning request is appropriate for the property. Staff has no objections to this zoning request. The original property was zoned PR-6 by a previous owner but no one ever recorded plats for the property, so it reverted back to Rural.

City Engineer - Steve Farst

The requested change to R-4 seems appropriate for this final phase of the development. As this is a zoning case, Mr. Farst deferred to the finding and conclusions of the Zoning Official's report.

Rob Morgan - 5652 Ebright Road

Mr. Morgan has lived in his home for 12 years and this housing project is going in right across the street from him. His leach bed is in his front yard and last week, with all the rain, it flooded. He called Franklin County Engineers out numerous times to clean out the leaves and debris from the drainage pipe. When they ran a snake some 400 feet toward the housing complex, they found the lines clogged. Franklin County referred this matter back to Groveport saying it's Groveport's issue because the land is owned by the City or in Groveport's jurisdiction. Mr. Morgan wanted to know what the plan is to fix the pipes and the clog. Steve Farst stated that the roadway and drainage pipe in front of his house are not in Groveport's jurisdiction. As part of this development, the engineering for this final phase will include a new connection. Bitternut Lane will come out onto Ebright Road and as a condition for that curb-cut, Franklin County Engineer does have the authority to approve that and they have reviewed an engineering drawing that does have some drainage improvement to it. Mr. Farst is not sure if this plan goes to the east side of the road. This all relates to the County requiring this developer to make an improvement to the roadway essentially widening the southbound lane because that is the side of the road they are making their connection. They have to be able

to handle the drainage where that new road comes out. Questions will need to be directed to the Franklin County Engineer, the Highway Engineer and the Drainage Engineer. The roadway and any drainage pipe falling in the roadway easement are completely under Franklin County's jurisdiction. Mr. Farst suggested Mr. Morgan stop by his office and the two of them can take a look at the drawings together. Mr. Farst offered to contact the County on Mr. Morgan's behalf. Mr. Morgan also asked about the small woods located across the street and is asking whether it is going to be cut down. According to the aerial photograph, it looks as though there is an old access through the woods and it appears the road is aligned to that. The woods south of that would be impacted by the housing; the woods north of that is a single lot and there would be some clearing. Removing trees is costly and Mr. Farst can't imagine the developer taking down any more than necessary.

Clerk of Council Ross read by title Ordinance No. 2020-010.

[#069-2020](#)

Ord. 2020-010 Staff Reports

Attachments: [Ord. 2020-010 Staff Reports.pdf](#)

[Ord. 2020-020](#)

AN ORDINANCE APPROVING THE FINAL PLAT FOR EBRIGHT ROAD, HICKORY GROVE SECTION 3B, EMH&T APPLICANT, PARCEL NUMBERS 185-001601 AND 185-001602

Sponsors: Lockett

Attachments: [Ord. 2020-020 Exhibit A.pdf](#)
 [Ord. 2020-020 Exhibit B.pdf](#)

Chief Building Official - Stephen Moore

The applicant is requesting approval of the final plat for Hickory Grove, Section 3 Phase B. The final plat was previously approved for Hickory Grove Section 3 but was not recorded within six months as required in section 1191.09(b). The applicant is now showing Section 3 being split into two phases. Section 3 Phase B is currently zoned Suburban Residential (R4). Lot sizes comply with the current R4 zoning district requirements. The building setback line is shown to be twenty-five feet which complies with the setback requirements of the zoning code. As required in section 1191.09(17) tree fund fees shall be paid in advance upon approval of the final plat. Staff has no objection to the approval of the final plat for Hickory Grove section 3 phase B.

City Engineer - Steve Farst

The engineering of the streets, road construction, and utility

construction including the sewer for this final phase of Hickory Grove have already been reviewed and approved. The most recent submitted proposed plat for Section 3B was reviewed and the review comments pertaining to the plat have been addressed to Mr. Farst's satisfaction. It is noted that the plat for Section 3B, shows a connection of Bitternut Lane to Ebright Road. Related to this connection, the Franklin County Engineer's Office requires the developer to make improvement along Ebright Road at the connection of Bitternut Lane to Ebright Rd., to widen the southbound lane and to install a shoulder improvement on Ebright Road. The improvement plans for this activity have been approved by the office of the Franklin County Engineer. It is recommended that this connection and improvement to Ebright Road should be constructed contemporaneously with the streets within this Section 3B project, and that Council require the Developer to complete the Ebright Road improvements before the streets within Section 3B (in the City of Groveport jurisdiction) are dedicated to, and accepted by, the City of Groveport City Council. Sanitary sewer extensions shall not be installed unless authorized by a Developer's Agreement entered into between the City and the developer/applicant. Staff has no objection to granting approval of the final plat for Section 3B, but do suggest that a couple conditions be made a part of the approval.

Clerk of Council Ross read by title Ordinance No. 2020-020.

[#109-2020](#)

Ord. 2020-020 Staff Reports

Attachments: [Ord. 2020-020 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 6:19 p.m. Motion carried by the following vote:

Yes: 4 - Cleary, 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.