

City of Groveport

655 Blacklick St.
Groveport, OH 43125
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Meeting Minutes

Monday, April 13, 2015

6:15 PM

Council Chambers

Public Hearing

Mayor Lance Westcamp

*Council Members - Ed Rarey, Jean Ann Hilbert,
Donna Drury, Ed Dildine, Shawn Cleary & Becky Hutson*

1. Call To Order

by Mayor Westcamp at 6:15 p.m.

Staff Present: Marsha Hall - Administrator, Kevin Shannon - Law Director, Steve Farst - City Engineer, Mike Poirier - Building Inspector, Ralph Portier - Chief of Police

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

2. Roll Call

Absent: 1 - Rarey

Present: 5 - Cleary, Dildine, Drury, Hilbert, and Hutson

3. Approval of Minutes - February 23, 2015

Approved as submitted.

[#059-2015](#)

Public Hearing Minutes 2-23-15

Attachments: [Public Hearing Minutes 2-23-15.pdf](#)

4. Notice

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

[#060-2015](#)

Notice of Public Hearing ORD. 15-016 3860 Rohr Rd. Approval of Final Plat

Attachments: [Notice of Public Hearing ORD. 15-016 3860 Rohr Rd. Approval of Final Plat .pdf](#)

5. Certification

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

[#061-2015](#)

Certification of Public Hearing for ORD. 15-016 Approval of Final Plat 3860 Rohr Rd

Attachments: [Certification of Public Hearing for ORD. 15-016 Approval of Final Plat 3860 Rohr Rd.pdf](#)

6. Zoning Ordinance for 2nd Reading:

[ORD. 15-016](#)

AN ORDINANCE APPROVING THE FINAL PLAT FOR 3860 ROHR RD, SCHOTTENSTEIN TRUSTEES (PARCEL NUMBERS 185-001312,

185-001313, 185-001318, 185-001319, 185-001321 AND 185-001324)

Sponsors: Dildine

Attachments: [3860 Rohr Rd - application - Final Plat Exhibit A.pdf](#)
[ORD. 15-016 - Final Plat - 3860 Rohr Rd. Exhibit B.pdf](#)

Building Inspector Mike Poirier reported to Council all the items Building & Zoning had recommended have been addressed by the applicant. City Engineer Steve Farst added all the concerns and comments from the Building & Zoning Department have been addressed and Council has received the staff reports from the Planning & Zoning Commission meeting of April 6, 2015. Mr. Farst's comments have been addressed to his satisfaction. The plat had been updated late last week with the latest version submitted to Council. The Engineering Department recommends approval of the final plat. Council Member Hilbert commented she did not see any reference on the final plat to the "no right turn" leaving the site. Mr. Farst stated the "no right turn" is being integrated into the engineering plans and is also in the development text. The engineering drawings will display the configuration of the curb cut on Rohr Road to include the signage. The engineering drawings are currently under review.

Elizabeth Freitag of 4159 Rohr Road addressed Council with concerns of the "no right turn". Mr. Farst explained the engineering drawings, that have been sent back to the engineer, layout the geometric configuration for a driveway, the median to divide the inbound and outbound lane to make it a confined exit and the exit will be configured in such a way vehicles are aimed to the west. Signage will be posted for emerging traffic before they reach the stop bar stating no right turns, left turn only. Signage will display the fines for violating the "no right turn" and the current "no thru trucks" signs will be replaced to display the fines for violations of the City's traffic codes. Mr. Farst stated the physical engineering control, the signage and enforcement establishes the control of traffic on Rohr Road. Administrator Hall added the configuration stated by Mr. Farst was all part of the development plan approved with conditions by Council. Ordinance No. 14-072 is the legislation that requires all conditions are met, not the final plat. Mrs. Freitag asked about a barrier being put in place. Mr. Farst responded no barrier is presently in the works. Barriers are not always the best configuration in terms of safety. He has requested a sketch from the engineer to depict the auto-turn showing the path vehicles can take exiting the site. The idea is to make it nearly impossible for a long vehicle, i.e. semi-trucks, to make a right turn onto Rohr Road. The concrete island would keep automobiles from crossing over to try to make a right turn. Mrs. Freitag thanked Council and staff for all their hard work and consideration they have given to the "no build zone" and the traffic

control issues. Todd Cunningham with EMH&T, 5500 New Albany Road, stated the plat in front of Council now memorializes things worked out through the Planning & Zoning Commission process, the re-zoning approval, the adjustments, and the "no build zones" and conservation areas. EMH&T has been working diligently with City staff to keep this project moving forward. Bob Gude with NorthPoint Development was present at tonight's Public Hearing. Council Member Cleary inquired if the signage for "no thru trucks" and "no right turn" and/or "no left turn" will be increased in other areas within the City; e.g. Groveport Road at Richardson Road. Administrator Hall stated staff is looking into all the signage in the City. The signs will be increased in size and will display the fines. An inventory of the City's signage is currently underway.

Clerk of Council Ross read by title Ordinance No. 15-016.

[#062-2015](#)

ORD. 15-016 Staff Reports

Attachments: [ORD. 15-016 Staff Reports.pdf](#)

7. Close of Public Hearing

Council Member Drury made a motion, seconded by Council Member Cleary to close the Public Hearing at 6:28 p.m.

Motion carried by the following vote:

Yes: 5 - Cleary, Dildine, Drury, Hilbert and Hutson

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.