

# City of Groveport

655 Blacklick St.  
Groveport, OH 43125  
614.830.2052  
[www.groveport.org](http://www.groveport.org)



## Meeting Minutes

Monday, April 27, 2015

6:30 PM

Council Chambers

### City Council

*Mayor Lance Westcamp*

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

**I. Call to Order**

by Mayor Westcamp at 6:45 p.m.

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

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 Portier led the Pledge of Allegiance.

**IV. Roll Call**

**Present:** 6 - Shawn M. Cleary, Edward Dildine, Donna Drury, Jean Ann Hilbert, Becky Hutson, and Ed Rarey

**V. Approval of Minutes - April 13, 2015**

Approved as submitted.

[#083-2015](#)

April 13, 2015 City Council Minutes

**Attachments:** [April 13, 2015 City Council Minutes.pdf](#)

**VI. Business of Guests**

*None.*

**VII. Ordinances and Resolutions****A. 3rd Readings**

[ORD. 15-014](#)

AN ORDINANCE GRANTING A VARIANCE TO GROVEPORT CANAL ANIMAL HOSPITAL ( DR. ALEC LAND AND DR. RONA SHAPIRO, APPLICANTS) AS TO THE PERMITTED USES IN THE ESTABLISHED ZONING DISTRICT FOR THE PROPERTY LOCATED AT 645 MAIN STREET, CURRENTLY ZONED COMMUNITY COMMERCIAL (CC) AND FURTHER GRANTING ANY NECESSARY AREA VARIANCES IN

## CONJUNCTION THEREWITH

**Sponsors:** Dildine

**Attachments:** [645 Main St - Application-Use Variance Exhibit A.pdf](#)  
[645 Main St-Use Variance Exhibit B.pdf](#)

*Law Director Shannon requested Council to consider making a motion to amend this Ordinance to include: in the title add the language "AND FURTHER GRANTING ANY NECESSARY AREA VARIANCES IN CONJUNCTION THEREWITH"; in Section 1. add the language "provided all of the following conditions set forth and recommended by the Planning & Zoning Commission are satisfied:"*

1. The City of Groveport Council will need to grant permission for the foundation at the front of the proposed building, the awnings along Main Street, the swing of the storefront doors, and signage to protrude into the right-of-way along Main Street no more than four (4) feet.
2. The City of Groveport Council will need to grant permission to allow the dumpster and dumpster screening for the proposed addition to be located on the Municipal lot south of the proposed building.
3. The applicant shall obtain an approved lot combination creating one parcel from the five existing parcels showing lot lines consistent with the lot lines presented on the zoning application.
4. A separate fence permit shall be obtained by the property owner to the east for the section of fence/gate along Main Street.
5. The applicant is to provide written permission from the property owner to the east for the gravel "dog walking area" southeast of the proposed addition.
6. Full compliance with respect to all engineering requirements of the City of Groveport Engineering Department will have to be obtained through separate application.
7. Construction of building and site improvements and work in the right-of-way cannot begin until:
  - a) Engineering site plans are approved by the City Engineer and Administrator and building permits are issued by the Building Department and all appropriate permitting fees are paid.
  - b) Right-of-way permit is issued by City staff.
  - c) Surety is posted pursuant to City of Groveport Chapter 1191.14 for construction activities in easement and public rights-of-way and based on a construction estimate provided by the Owner's architect engineer and approved by the City Engineer.
  - d) Agreements are in place for construction activities that encroach on properties owned by others.
8. Regarding the proposed occupation of the right-of-way by the presence of certain building foundations, doorways and awnings and other privately-owned elements of the project: the developer / owner shall enter into a right-of-way encroachment agreement with the City of Groveport.

*Add a new Section 2. That applicant is further granted the following area variances "That applicant is further granted the following area variances: a variance to Section 1154.04 (c) is hereby approved to locate portions of the building to be closer / beyond a street right-of-way than the established building line; a variance to Section 1176.05 (a) (3) is hereby approved to negate the requirement for landscape buffers along the east and south property lines; a variance to Section 1176.05 (c) (1) is hereby approved to allow the dumpster screening to be reduced to five (5) feet instead of the required six (6) feet; a variance to Section 1176.05 (e) (2) (D) is hereby approved to allow two (2) foundation shrubs to be installed instead of the required ten (10) foundation shrubs and a variance to Section 1177.03 (a) is hereby approved to negate the requirement for on-site parking."*

*Former Section 2. becomes Section 3. with the added language "That*

in granting these use and area variances, this Council has determined that said variances", *all other language remaining the same as the original Section 2. Former Section 3. becomes Section 4. with the standard effective date of the language. That is the statement of the amendments.*

**Clerk of Council Ross read by title Ordinance No.15-014. A motion was made by Council Member Hutson, seconded by Council Member Hilbert, to amend. The motion carried by the following vote:**

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

**No:** 1 - Rarey

**A motion was made by Council Member Dildine, seconded by Council Member Drury, to adopt as amended. The motion carried by the following vote:**

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

**No:** 1 - Rarey

[#066-2015](#)

ORD. 15-014 Staff Reports

**Attachments:** [ORD. 15-014 Staff Reports.pdf](#)

[ORD. 15-015](#)

AN ORDINANCE GRANTING A VARIANCE TO STEPHEN REDZINAK AS TO THE PERMITTED USES IN THE ESTABLISHED ZONING DISTRICT FOR THE PROPERTY LOCATED AT 480 MAIN STREET, CURRENTLY ZONED COMMUNITY COMMERCIAL (CC)

**Sponsors:** Drury

**Attachments:** [480 Main St- application- Use variance Exhibit A.pdf](#)  
[480 Main St- Use Variance Exhibit B.pdf](#)

*Law Director Shannon advised Council does not need to amend this Ordinance. The statement of conditions as to the use variances are already set forth in the Ordinance.*

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

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

**No:** 1 - Rarey

[#067-2015](#)

ORD. 15-015 Staff Reports

**Attachments:** [ORD. 15-015 Staff Reports.pdf](#)**B. 2nd Readings**[ORD. 15-020](#)

AN ORDINANCE AUTHORIZING THE GROVEPORT SPECIAL OLYMPICS OHIO COLLECTION FOR CHARITABLE DONATIONS TO THE SPECIAL OLYMPICS OHIO

**Sponsors:** Rarey**Clerk of Council Ross read by title Ordinance No. 15-020.****C. 1st Readings***None.***VIII. Reports****A. Mayor - Lance Westcamp**

*Mayor Westcamp thanked the Trees & Decorations Committee, Donna Drury, Patty Storts and the third graders from Groveport Elementary for the great presentation on Friday, April 24th for the Arbor Day Celebration. There was a great turn out for the event. Three trees were planted to celebrate Arbor Day.*

**B. Administrator - Marsha Hall***Nothing further to report.*[#084-2015](#)

Adm Report to Council - Apr 27

**Attachments:** [Adm Report to Council - Apr 27.pdf](#)**C. Chief of Police - Ralph Portier***Nothing to report.***D. Director of Finance - Jeff Green***Nothing to report.*

**E. Director of Law - Kevin Shannon**

*Council Member Hilbert asked Mr. Shannon if the City was moving forward on the issue of vehicles with flat tires parked on parking lots. Mr. Shannon advised Chief Building Official Stephen Moore would be mailing out letters as it relates to that particular property.*

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

*Council Member Cleary reported on the passing of Opal Rohr. Ms. Rohr gave many years of service to the Village of Groveport. Services will be held Thursday and Friday. Ms. Rohr was 99 years young.*

**G. Clerk of Council - Ruthanne Sargus Ross**

*Nothing to report.*

**H. Standing Committees**

*None.*

**IX. Other Business**

*None.*

**X. Adjournment**

**Council Member Cleary made a motion, seconded by Council Member Dildine to adjourn at 6:57 p.m. All in favor stated AYE, None Opposed. Motion passed.**

---

**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.**