

City of Groveport

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Groveport, OH 43125
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www.groveport.org



Meeting Minutes

Monday, March 25, 2019

6:15 PM

Final Plat - Bixby Rd, Hickory Grove Section 3A

Council Chambers

Public Hearing

Mayor Lance Westcamp

Council Members - Jean Ann Hilbert, Ed Dildine, Shawn Cleary, Becky Hutson, Scott Lockett & Chad T. Grashel

1. Call To Order

by Mayor Westcamp at 6:17 p.m.

Staff Present: Marsha Hall - Administrator, Jeff Green - Director of Finance, Ralph Portier - Chief of Police, 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

Council Member Dildine arrived at 6:21 p.m.

Absent: 1 - Hilbert

Present: 5 - Cleary, Dildine, Grashel, Hutson, and Lockett

3. Approval of Minutes - January 28, 2019

Approved as submitted.

[#061-2019](#) Public Hearing Minutes 01.28.2019

Attachments: [Public Hearing Minutes 01.28.2019.pdf](#)

Approved as submitted.

4. Notice

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

[#062-2019](#) Notice of Public Hearing

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

5. Certification

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

[#063-2019](#) Certification of Public Hearing

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

6. Zoning Ordinance for 3rd Reading:

[ORD. 18-044](#)

AN ORDINANCE APPROVING THE FINAL PLAT FOR BIXBY ROAD,

HICKORY GROVE SECTION 3A, EMH&T, APPLICANT (PARCEL NUMBER 185-001602)

Sponsors: Hutson

Attachments: [ORD. 18-044- Exhibit A.pdf](#)
[ORD. 18-044- Exhibit B.pdf](#)

The applicant is requesting approval of the final plat for Hickory Grove Section 3, Phase 3A. 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). As the Section 3 plat was not recorded within the requisite six months, the approval thus has expired. The developer is now planning to split Section 3 into two phases, Phases 3A and 3B. This Final Plat application is for Section 3A. Section 3B is not part of this application. The most recent submitted proposed plat for Section 3A was reviewed and review comments pertaining to the plat have been addressed to my satisfaction.

Staff has no objection to granting approval of the final plat for Section 3A, but do suggest if approved, the following conditions be made a part of that approval:

- 1. A new Development Agreement for Section 3A shall be entered into between the Developer and the City before commencement of construction of infrastructure for Section 3A, that will require the developer to honor the above stated financial contributions for Sections 2 and 3.*
- 2. Final Plat meets requirements of the City of Groveport Chapter 1191.09.*

Council Member Lockett asked Mr. Farst to explain, in layman's terms, about what was going on with Hickory Grove Section 3, Phase 3A. A resident, Alice Mugrage, 5564 Shagbark Place, whose property is adjacent to Hickory Grove came to this hearing to understand what this project entailed and what effect it could have on her property. Mr. Farst stated City staff from the Public Works Department would go out and look at her property to see what is happening and if there is any relationship to this development. Section 3A drains in a southerly direction. Ms. Mugrage's property is north of Section 3A. Mr. Farst does not expect to see a relationship between her problem and this project's problem. But generally speaking, over the years, he has seen that a lot of times when there is a drainage issue on an undeveloped piece of ground next to a piece of developed ground, once the development happens, it tends to correct any drainage issues by virtue of the new infrastructure going in, including street drains and things of that nature.

Chief Building Official, Stephen Moore, added as long as the developer complies with all the City's zoning requirements for the lot sizes and all the R4 Zoning requirements, staff has no objection with the approval of this final plat. There will be 21 new houses in Hickory Grove Section 3, Phase 3A.

Mark Scheel, Maronda Homes, 3148 Broadway, Ste. 305, Grove City, OH 43123, was present to answer any questions and/or concerns.

Alice Mugrage, 5564 Shagbark Place, expressed concerns about some discussions regarding the main entrance being moved to Ebright Road. Mr. Farst clarified the next phase will have a drive connection to Ebright Road.

Her house sits at the dead end of Shagbark Place and she is concerned she will have to deal with dirt in the street. Mr. Moore explained that once the plat is approved, and construction drawings are approved, the developers will come into Building and Zoning for permits. At that point construction can begin. Mark Scheel would be the one to know the timeline. The project will be monitored to see that it has the right sediment controls and things in place, so that most of the dirt is left off the streets but there will be some with construction. If Ms. Mugrage sees any problems with dirt in the street she is encouraged to call into the Building and Zoning Department and they will contact Maronda Homes to address getting it cleaned up. Mr. Farst added there will be inspectors representing the City on stormwater control, pollution control compliance and such, going out every month. The developer has the responsibility to monitor all the devices that are placed to contain and control erosion.

Clerk of Council Ross read by title Ordinance No. 18-044.

[#045-2019](#)

ORD. 18-044 Staff Reports.

Attachments: [ORD. 18-044 Staff Reports.pdf](#)

7. Close of Public Hearing

Council Member Hutson made a motion, seconded by Council Member Lockett to close the Public Hearing at 6:30 p.m. Motion carried by the following vote:

Absent: 1 - Hilbert

Present: 5 - Cleary, Dildine, Grashel, 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.