

City of Groveport

655 Blacklick St.
Groveport, OH 43125
614.830.2052
www.groveport.org



Meeting Minutes

Monday, April 27, 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, 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.

2. Roll Call

Council Member Hilbert arrived at 6:24 p.m.

Present: 6 - Cleary, Dildine, Drury, Hilbert, Hutson, and Rarey

3. Approval of Minutes

Approved as submitted.

[#085-2015](#)

Public Hearing Minutes 4-13-15

Attachments: [Public Hearing Minutes 4-13-15.pdf](#)

4. Notice

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

[#086-2015](#)

Notice of Public Hearing for ORD. 15-014

Attachments: [Notice of Public Hearing for ORD. 15-014 Use Variance 645 Main St. -pdf](#)

5. Certification

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

[#087-2015](#)

Certification of Public Hearing for ORD. 15-014

Attachments: [Certification of Public Hearing for ORD. 15-014 Use Variance 645 Main St.pdf](#)

6. Zoning Ordinance for 3rd Reading:

[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](#)

Building Inspector Mike Poirier read some of the items for Council to consider in approving this use variance application.

- 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. The building being proposed is right up to the property line. These items will extend into the right-of-way.
- A variance to Section 1154.04 (c) shall be approved to locate portions of the building to be closer / beyond a street right-of-way than the established building line. This will allow the proposed building to line up with the existing building.
- 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. The dumpster will need to be screened, but the proposed screening would only be five (5) feet instead of the required six (6) feet. The applicant is proposing to place the dumpster right next to the Birch Tavern dumpster. The Birch Tavern has not been notified since their dumpster is on City property. City staff discussions on this item have concluded the orientation of the dumpster needs to facilitate trash pickup trucks having access to dump the trash.
- The applicant shall obtain an approved lot combination creating one parcel from the five (Mr. Poirier stated it may be only two parcels, he will have to check to verify this item) existing parcels showing lot lines consistent with the lot lines presented on the zoning application. Staff completed a zoning review for parcel boundaries showing one parcel. Building & Zoning has not received an approved lot combination showing the one parcel. When the applicant does submit the lot combination, it needs to be shown exactly as it is shown on the application. If the lot combination comes back showing different boundaries, it will change the zoning review as to setbacks and locations. Mr. Poirier is confident the lot combination will come in as shown but wanted it on the record that if these boundaries did happen to change, the zoning review would no longer apply.
- The applicant wants to put a portion of fence parallel to Main Street, between their property and Mr. Lemon's property. A separate fence permit shall be obtained by the property owner (William E. Lemon) to the east for the section of fence/gate along Main Street.
- The applicant is to provide written permission from the property owner (William E. Lemon) to the east for the gravel "dog walking area" southeast of the proposed addition. Tonight the City has received the written agreement between the applicant and Mr. Lemon permitting Dr. Alec Land to use that portion of Mr. Lemon's property as a "dog walking area".
- A variance to Section 1176.05 (a) (3) shall be approved to negate the requirement for landscape buffers along the east and south property lines. There is no room for any type of landscaping along the east and south property lines where it would normally be required.

- A variance to Section 1176.05 (e) (2) (D) shall be approved to allow two (2) foundation shrubs to be installed instead of the required ten (10) foundation shrubs. Due to the perimeter footage of the building, the applicant would be required to put ten (10) foundation shrubs in front of the building. The plans show two, one on each side of the rear entrance. A foundation scrub is any type of shrub/plant, 24" x 24", installed for screening.
- A variance to Section 1177.03 (a) shall be approved to negate the requirement for on-site parking. There is no room for on-site parking, as normally required. It is assumed the applicant plans to use the street and/or public lot for parking.

Council Member Dildine asked if the dumpster area's fencing will have one side open. Administrator Hall advised details are still being worked out but noted it was not a part of the applicant's variance.

City Engineer Steve Farst identified the areas of encroachment in his staff report with respect to the gravel yard and fencing. He noted there is also a parking stall located on the property to the east. The engineering plans have been reviewed and returned to the architect and site engineer for their response. The building face and some of the features related to the new building encroach on the right-of-way. The foundation will also encroach on the right-of-way; it will need excavation for the construction of the spread footing involving sidewalk closure and re-construction of the sidewalk. The applicant's engineer indicated on the drawings that there were some drainage issues with the City's sidewalk. Public Works crews flushed out a slot drain in the middle of the sidewalk but did not see a problem with the drain. Signage will need to be in place to forewarn pedestrians of the sidewalk closure so they will have plenty of time to cross the street. Mr. Farst read his recommended conditions:

Construction of building and site improvements and work in the right-of-way cannot begin until:

- 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.
- Right-of-way permit is issued by City staff.
- 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.
- Agreements are in place for construction activities that encroach on properties owned by others.
- 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.

Council Member Cleary asked when will the project be breaking ground. Dr. Alec Land responded financing will need to be in place and he is looking to have the financing in place by July. Dr. Land also wants to have AEP move and/or replace the utility pole in the corner between the two buildings. Dr. Land would like the pole dealt with

before the space becomes more confined. One of the engineers is working with AEP on the matter. He doesn't want to start the project with an issue of utilities, which could delay things considerably.

Clerk of Council Ross read by title Ordinance No.15-014.

[#066-2015](#)

ORD. 15-014 Staff Reports

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

7. Close of Public Hearing

Council Member Rarey made a motion, seconded by Council Member Drury to close the Public Hearing at 6:37 p.m.

Motion carried by the following vote:

Yes: 6 - Cleary, Dildine, Drury, Hilbert, Hutson and Rarey

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.