

City of Groveport

655 Blacklick St.
Groveport, OH 43125
614.830.2052
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Meeting Minutes

Monday, April 27, 2015

6:20 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 6:38 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

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

3. Approval of Minutes

Approved at the April 27, 2015 6:15 p.m. Public Hearing.

Submitted at the April 27, 2015, 6:15 p.m. Public Hearing

4. Notice

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

[#088-2015](#)

Notice of Public Hearing for ORD. 15-015

Attachments: [Notice of Public Hearing for ORD. 15-015 Use Variance 480 Main St. -.pdf](#)

5. Certification

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

[#089-2015](#)

Certification of Public Hearing for ORD. 15-015

Attachments: [Certification of Public Hearing for ORD. 15-015 Use Variance 480 Main St.pdf](#)

6. Zoning Ordinance for 3rd Reading:

[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](#)

Building Inspector Mike Poirier stated the applicant proposes to use this property as a production kitchen. Mr. Redzinak owns a food trailer and he needs a place to produce, assemble and store his product for the trailer. The property is zoned Community Commercial and does not allow food production as a use for the property. Everything on the property will remain as is except for landscaping. Council would have to grant an area variance for landscaping. This use of the building would require the applicant to install a Type "E" landscape buffer along the rear of the property. This requirement is more stringent due to residential uses directly behind the building to the north. The applicant would be required to install a Type "A" landscape buffer, which would be less stringent along the side of the used car lot to the east. The applicant is proposing to not install either one of these landscape buffers.

City Engineer Steve Farst commented the building does not include a change to any site (external) use or layout. Mr. Farst has no objection to the proposed use variance.

Council Member Hilbert asked owner Stephen Redzinak if he had to make any changes to the kitchen. Mr. Redzinak responded he has to install a three compartment sink per Department of Agriculture Standards. There is a walk-in closet that was used for refrigeration that he will be updating to fit his purpose. Mr. Redzinak produces the food product pierogi (Polish for filled dumpling). He delivers to downtown Columbus breweries and surrounding area festivals. Council Member Hutson asked if Mr. Redzinak looked to sell retail in the near future by opening the front of the building. Mr. Redzinak stated it was not in his plans to sell retail at this time.

Clerk of Council Ross read by title Ordinance No.15-015.

[#067-2015](#)

ORD. 15-015 Staff Reports

Attachments: [ORD. 15-015 Staff Reports.pdf](#)

7. Close of Public Hearing

Council Member Hutson made a motion, seconded by Council Member Dildine to close the Public Hearing at 6:44 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.**