

# City of Groveport

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## Meeting Minutes

**Monday, September 28, 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 6:30 p.m.

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

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**

Thomas Simons with the American Legion Post 486 led the Pledge of Allegiance.

**IV. Roll Call**

**A motion was made by Council Member Drury, seconded by Council Member Hutson, to excuse Council Member Cleary and Council Member Hilbert from tonight's meeting. Motion carried by the following vote:**

**Excused:** 2 - Cleary and Hilbert

**Yes:** 4 - Dildine, Drury, Hutson and Rarey

**V. Approval of Minutes - September 14, 2015**

Approved as submitted.

[#201-2015](#)

City Council Minutes 9-14-15

**Attachments:** [City Council Minutes 9-14-15.pdf](#)

**Proclamation - Fire Prevention Week**

*Mayor Westcamp read the 2015 Fire Prevention Week Proclamation. On behalf of the City of Groveport, the Mayor presented the proclamation to the Madison Township Fire Department. Council Member Ed Dildine accepted the proclamation for the Madison Township Fire Department. Mayor Westcamp thanked Mr. Dildine for his service as a firefighter.*

[#202-2015](#)

Fire Prevention Week 2015 Proclamation

**Attachments:** [Fire Prevention Week 2015 Proclamation.pdf](#)**VI. Business of Guests****a. Thomas Simons - American Legion Post 486**

*Thomas Simons, American Legion Post 486, introduced Council to the Robert Dutro American Legion Post 486 in Groveport. Mr. Simons is a 22 year veteran of the United States Army and the appointed commander of Post 486. Mr. Simons, along with members of his team, Rick Compton, Tod Heaton, Bary Workman and Dave Francis, all present at tonight's meeting, have accepted the challenge to revitalize Post 486. The team will be tackling the challenge to reestablish Post 486 into a modern, civic-oriented American Legion Post. With the proximity to Rickenbacker and the heritage of honoring military service, especially with Motts Military Museum, the post in Groveport seems to be the perfect fit. Each member has ties to Groveport and believes an active local veteran's organization, like the American Legion, would be a tremendous addition to the community. The Groveport Apple Butter Day Committee granted their late request for a booth at next month's festival. The State Veterans Service Officer will be on hand to answer Veterans Affairs and State Veteran Service questions. The booth will provide information on the American Legion and its programs. Local members will be on-site to answer questions on what Post 486 envisions for the Groveport American Legion. The American Legion has many programs that the post wants to bring to Groveport and the Madison Township communities. They are preparing to meet with the school administration to incorporate the American Legion Americanism and Government Testing Programs and to encourage participation in the American Legion Boys and Girls State. These programs reinforce the education of young Americans on the workings of local, state and federal governments. Post 486 is eager to get started and determined to succeed. Mr. Simons requested permission to give periodical updates to the Groveport City Council as they move forward. Mayor Westcamp asked Mr. Simons to fill Council in on where Post 486 is at present. Mr. Simons stated the post has not met in over three (3) years. There are currently 26 members. A few months back the District Commander for the Franklin County area asked Mr. Simons and his team if they would be willing to come to Groveport and restart the legion. The Mayor commented on the meeting Mr. Simons, his wife Becky, Rick Palsgrove and*

*Administrator Marsha Hall had last week. It was known the legion was not meeting and it had been discussed to bring the matter of the legion meeting at Town Hall before Council. Council and the City of Groveport are behind Mr. Simons and his team to bring Post 486 back into an active American Legion.*

**b. Bruce Hoover - Groveport Madison Local Schools - Superintendent**

*Bruce Hoover, Groveport Madison Local Schools Superintendent, addressed Council on the matter of the on-going construction projects within the Groveport Madison Local School District. Mr. Hoover commented on the first reading of the use variance ordinance (ORD. 15-059) submitted by the Groveport Madison Local School District as part the District's facility consolidation plan. The plan is to reconstruct a warehouse facility to allow the five currently leased spaces to consolidate into a single facility. Mr. Hoover brought an outline of the new facility to give Council an idea of how the structure would look. Because of the nature of the real estate transaction, the District is trying to keep the actual contract from exceeding the time restraints in the purchasing agreement. Therefore, Mr. Hoover is requesting Council to consider adding emergency language to this Ordinance so it can be voted on at the next City Council meeting in October. Mr. Hoover informed Council the District has a number of costs associated with the construction of the high school facility project. Those costs are both projected costs; buying products, material etc. two years down the road, and hard (fixed) costs; tap fees and such. To keep the construction project within budget and on time, the District has two more projected phases of budgeting to finish up the project. Then the District will agree upon a guaranteed maximum price for this facility, which they hope to have in January. Because of the unknown costs, Mr. Hoover is asking Council for some flexibility in helping the district with managing the project. The District is requesting Council to consider waiving some of the internal fees associated with the construction project that the City directly controls. Waiving those fees as they arise, allows the District to apply those dollars back into the project. Administrator Hall added the second reading of Ordinance 15-059 will be the morning of October 13th. Mr. Hoover is asking for the second and third readings with emergency language added to take place at the October 13th City Council meeting. The Planning & Zoning Commission will review the application at their October 5th meeting and Council will have the Commission's comments and staff reports by the 13th of October. A public hearing on the use variance will be held prior to the City Council meeting. As to the high school construction project, after Ms. Hall met with Chief Building Official Stephen Moore and Law Director Kevin Shannon, the District has been told to bring in anything they know needs a variance as they arise. They are not to wait until the*

*entire construction plan is ready to be submitted. That way the City can review any matters quickly and present the matter to the Groveport Board of Zoning Appeals. Such as the matter for a lot of landscaping in the high school parking lot, yet the parking lot is used for a practice field for the Groveport Madison Marching Band and other events. The fee waivers in question are some of the internal site plan review fees that the City Engineer performs. The City cannot waive the inspection services fees and tap fees to the City of Columbus. Since the City won't know what all the internal fees will be until the plans are submitted, Council could approve to waive just the internal fees. As the plans come in, the City can determine what fees need to be paid and what fees can be waived as it goes through the process. Mr. Shannon advised the language in the legislation can reference internal fees instead of a dollar amount.*

## **VII. Ordinances and Resolutions**

### **A. 3rd Readings**

#### [ORD. 15-054](#)

AN ORDINANCE GRANTING A VARIANCE AS TO THE PERMITTED USES IN THE ESTABLISHED ZONING DISTRICT FOR PARCEL NO. 185-000230, CURRENTLY ZONED URBAN RESIDENTIAL (R-6), CITY OF GROVEPORT, APPLICANT

**Sponsors:** Hutson

**Attachments:** [595 Cherry St - Use Variance Application.pdf](#)  
[595 Cherry St - Use Variance site plan.pdf](#)

*Law Director Shannon advised Council that in order to facilitate the use variance, there is an area variance that was recommended by the Planning & Zoning Commission. Mr. Shannon requested Council to consider making a motion to amend this ordinance by adding a new Section 2 to read "That to facilitate the use variance granted in Section 1 above, an area variance is hereby granted as to trash container screening." Therefore, Section 2, the former, would become Section 3 and Section 3, the former, Section 4.*

**Clerk of Council Ross read by title Ordinance No. 15-054. A motion was made by Council Member Dildine, seconded by Council Member Hutson, to amend by adding a new Section 2 to read "That to facilitate the use variance granted in Section 1 above, an area variance is hereby granted as to trash container screening." Therefore, Section 2, the former, would become Section 3 and Section 3, the former, Section**

**4. The motion carried by the following vote:**

**Excused:** 2 - Cleary and Hilbert

**Yes:** 4 - Dildine, Drury, Hutson and Rarey

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

**Excused:** 2 - Cleary and Hilbert

**Yes:** 4 - Dildine, Drury, Hutson and Rarey

[#208-2015](#)

ORD. 15-054 Staff Report.

**Attachments:** [ORD. 15-054 Staff Report.pdf](#)

**B. 2nd Readings**

[ORD. 15-057](#)

AN ORDINANCE ACCEPTING AND DEDICATING AS A PUBLIC INFRASTRUCTURE THE PUBLIC IMPROVEMENTS IN CONJUNCTION WITH NEWPORT VILLAGE SECTION 4

**Sponsors:** Dildine

*Jim Lipnos with Homewood Corporation wanted to reintroduce himself to Council, it has been about 10 years since Homewood last built in Newport Village. They are excited to get started on the last section of Newport Village. Law Director Shannon stated out of courtesy and for the benefit of the guest speaker, that Mr. Lipnos was very hopeful of Council being able to consider the waiving of the three readings as it relates to this particular ordinance. By waiving the three readings and passing this legislation tonight, it would go into effect thirty days from today's date. Homewood would be able to start digging foundations and get homes built. However, Council cannot suspend the rules as to the three readings with only four Council Members present at tonight's meeting. The only other alternative is at the next reading to consider emergency passage but Mr. Shannon is not aware that Council has ever considered emergency passage as it relates to infrastructure being dedicated as public improvements.*

**Clerk of Council Ross read by title Ordinance No. 15-057.**

[ORD. 15-058](#)

AN ORDINANCE PROHIBITING PARKING AND AUTHORIZING THE INSTALLATION OF NO PARKING SIGNS ON MADISON STREET IN THE CITY OF GROVEPORT

**Sponsors:** Hutson

**Clerk of Council Ross read by title Ordinance No. 15-058.**

**[RES. 15-004](#)**

A RESOLUTION ACCEPTING THE RECOMMENDATIONS OF THE GROVEPORT TAX INCENTIVE REVIEW COUNCIL RELATING TO VARIOUS CITY OF GROVEPORT TAX INCENTIVES

**Sponsors:** Hilbert

**Attachments:** [RES. 15-004 attachment TIRC August 12, 2015 Minutes.pdf](#)

**Clerk of Council Ross read by title Resolution No. 15-004.**

**C. 1st Readings**

**[ORD. 15-059](#)**

AN ORDINANCE GRANTING A VARIANCE AS TO THE PERMITTED USES IN THE ESTABLISHED ZONING DISTRICT FOR PARCEL NO. 185-001361, CURRENTLY ZONED PLANNED INDUSTRIAL PARK (PIP), GROVEPORT MADISON SCHOOL DISTRICT, APPLICANT AND THE DECLARATION OF AN EMERGENCY

**Sponsors:** Rarey

**Attachments:** [#2015-11 Use Variance application Exhibit A- 4400 Marketing PI.pdf](#)  
[#2015-11 Use Variance Exhibit B-4400 Marketing PI - Site Plan.pdf](#)

**Clerk of Council Ross read by title Ordinance No. 15-059.**

**This Ordinance was referred to the Planning & Zoning Commission.**

**[ORD. 15-060](#)**

AN ORDINANCE AMENDING THE ZONING MAP AS TO APPROXIMATELY 7.4 ACRES, MORE OR LESS, OF THE FOLLOWING TRACT OF LAND, LOCATED AT 5090 HENDRON ROAD, PARCEL NUMBER 185-002762 OWNED BY VALERIE J. SHOLTES ET AL FROM RURAL (UNZONED) TO PLANNED HIGH DENSITY RESIDENTIAL (PR-18), APPLICANT TODD D. VALENTINE

**Sponsors:** Drury

**Attachments:** [ORD. 15-060 Exhibit A Rezoning & Final Development Plan applications - 5090 Hendron Rd.pdf](#)  
[ORD. 15-060 Exhibit B Letter & Lighting.pdf](#)  
[ORD. 15-060 Exhibit C Plans.pdf](#)  
[ORD. 15-060 Exhibit D Plans](#)  
[ORD. 15-060 Exhibit E Floorplan.pdf](#)

**Clerk of Council Ross read by title Ordinance No. 15-060.  
This Ordinance was referred to the Planning & Zoning Commission.**

**[ORD. 15-061](#)**

AN ORDINANCE AUTHORIZING THE ADMINISTRATOR TO ACCEPT THE GRANT OF A SANITARY SEWER EASEMENT FROM SCHOTTENSTEIN TRUSTEES GP ET AL AND THE DECLARATION OF AN EMERGENCY

**Sponsors:** Cleary

**Clerk of Council Ross read by title Ordinance No. 15-061.  
This Ordinance was referred to the Committee of the Whole.**

**[ORD. 15-062](#)**

AN ORDINANCE AUTHORIZING THE ADMINISTRATOR TO EXECUTE AN EASEMENT INSTRUMENT WITH SOUTH CENTRAL POWER CO. AND THE DECLARATION OF AN EMERGENCY

**Sponsors:** Drury

**Clerk of Council Ross read by title Ordinance No. 15-062.  
This Ordinance was referred to the Committee of the Whole.**

**[ORD. 15-063](#)**

AN ORDINANCE ACCEPTING AND DEDICATING AS A PUBLIC INFRASTRUCTURE THE PUBLIC IMPROVEMENTS IN CONJUNCTION WITH AIREAST SECTION 3 OF THE AIREAST BUSINESS PARK

**Sponsors:** Rarey

**Clerk of Council Ross read by title Ordinance No. 15-063.  
This Ordinance was referred to the Committee of the Whole.**

**VIII. Reports**



**A. Mayor - Lance Westcamp**

*Mayor Westcamp reported he had the honor, along with Chief Portier, to attend a special presentation at Moose Lodge 1245. The Supreme Governor from Tulsa, Oklahoma was present for the dedication of the lodge's new location. The Supreme Governor was excited the Moose Lodge had moved into such a nice community who has accepted the group. The Lodge is community oriented and their community service is unbelievable. The Supreme Governor was very impressed that the Mayor of Groveport and three Council people were members of the Moose Lodge. Volunteers from the lodge will be available to help Larry Dowler with the tractors at the Apple Butter Day event.*

*It was another exciting day in the City of Groveport with the launching of the G.R.E.A.T. Program. Three Council Members made a trip on the shuttle buses for the first day out.*

**B. Administrator - Marsha Hall**

*Administrator Marsha Hall had nothing further to add to her submitted report but noted the request for Council to go into executive session was no longer needed.*

[#203-2015](#)

Adm Report to Council - Sept 28

**Attachments:** [Adm Report to Council - Sept 28.pdf](#)

**C. Chief of Police - Ralph Portier**

*Chief of Police Ralph Portier noted the department's August 2015 Council Report was submitted with Council's packets. Chief Portier reported the police and fire departments have always given a small type of stuffed bear or something to children who get hurt during an incident or need comforting. The Moose Lodge provided the police department with two dozen bears to distribute to the children. Chief Portier commented the Moose Lodge members spend a lot of time dealing with and helping children. He accepted the bears and distributed them to the cruisers for officers to have on hand when needed. The Moose Lodge will provide an unlimited supply of bears as needed. Mayor Westcamp commented the Moose Lodge also provided the Madison Township Fire Department with two dozen bears. The Madison Township Fire Department was well represented at the event which makes Groveport proud they serve its community.*

[#204-2015](#)

PD Council Report 0815

**Attachments:** [PD Council Report 0815.pdf](#)

**D. Director of Finance - Jeff Green**

*Finance Director Jeff Green commented it was a great day today for Groveport. The launch of the G.R.E.A.T. Program had its wheels on the ground and by the second loop there were people on every bus. There were Council Members who rode the inaugural trip at 5:19 a.m.*

*Mr. Green had met last Thursday with a company considering locating to Groveport. The company would bring approximately 175 manufacturing jobs to the community. He was able to assure them that Groveport has more to offer than incentives and such. Groveport has enhanced public transportation and can get their workers to their door. Hopefully this new program will pay off for the City as it continues to grow and fill the buildings. It helps to keep the buildings the City already has filled by keeping those companies from going elsewhere.*

*Council Member Dildine reported he and Council Member Hutson were on the greenline for two trips this morning. The first loop had no one else board the bus but the second loop had two people board; one from Stella & Dot and one from Innotrac. The patrons were very excited about the program. There were some last minutes details and one minor problem with one of the buses but the launch of the program went off well. There were articles in the Columbus Dispatch and in Business First on the G.R.E.A.T. Program.*

*Council Member Drury rode the bus this afternoon at 2:53 p.m. No passengers boarded the bus but it showed all of what staff has done to make this program happen. Within thirty days the buses will no doubt be filled with workers.*

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

*Nothing further to report.*

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

*Council Member Dildine reported he and Mrs. Drury attended a class put on by Chief Portier and Sgt. Josh Short. The Shooter/Violence in the Workplace presentation was a very good class, one of the better workplace shooting scenarios he has ever seen. Mr. Dildine would like to see the Chief and Sgt. Short present the class to the fire department. The Chief reported there were over fifty employees in attendance at the presentation held at the Recreation Center on Sunday.*

*Mr. Dildine announced the Madison Township Fire Department will have an open house at the firehouse in Canal Winchester on October 11, 2015 from 1:00 p.m. to 4:00 p.m. He encouraged everyone to bring their children and grandchildren to visit the safety house.*

*The Mayor and the City appreciate the Council Members going out this morning to ride the buses.*

*Mr. Dildine added the fire truck that was crashed was on display at the Ohio Fire Expo at the Columbus Convention Center. The State Fire Marshall used the truck as a prop to stress the need for "seatbelt safety" and "go right for lights and sirens".*

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

*Nothing to report.*

**H. Standing Committees**

*Nothing to report.*

**IX. Other Business**

*None.*

**X. Adjournment**

**Council Member Rarey made a motion, seconded by Council Member Hutson to adjourn at 7:14 p.m. All in favor stated AYE, None Opposed. Motion passed.**

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**Lance Westcamp, Mayor**

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**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.**