

City of Groveport

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Groveport, OH 43125
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Meeting Minutes

Monday, March 27, 2017

6:15 PM

Council Chambers

Public Hearing

Mayor Lance Westcamp

Council Members - Jean Ann Hilbert, Ed Dildine, Shawn Cleary, Becky Hutson, Scott Lockett & Jim Beidler

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

Guests Present: The Guest Book is on file with the Clerk of Council.

2. Roll Call

Present: 6 - Beidler, Cleary, Dildine, Hilbert, Hutson, and Lockett

3. Approval of Minutes - July 25, 2016

Approved as submitted.

[#362-2017](#)

Public Hearing Minutes 7-25-2016

Attachments: [Public Hearing Minutes 7-25-2016.pdf](#)

4. Notice

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

[#363-2017](#)

Notice of Public Hearing

Attachments: [Notice of PH for Modification of Dev Plan.pdf](#)

5. Certification

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

[#364-2017](#)

Certification of Public Hearing

Attachments: [Certification of Public Hearing for ORD. 17-008.pdf](#)

6. Zoning Ordinance for 3rd Reading:

[ORD. 17-008](#)

AN ORDINANCE AUTHORIZING A MODIFICATION TO THE DEVELOPMENT PLAN FOR 3099 ROHR ROAD, PARCEL NUMBER 185-002965

Sponsors: Hilbert

Attachments: [ORD. 17-008 Exhibit A.pdf](#)

Administrator Marsha Hall read the submitted staff reports.

Chief Building Official: The applicant is requesting a modification to the parking requirements of the development plan approved for this site. In 2014 Council granted a modification to the development plan in ordinance 2014-007. Included in the ordinance was an area variance allowing a reduction of the required parking spaces to 234. The applicant is now proposing to install 148 parking spaces at this time with area to add 12 parking spaces in the future. They show converting the areas, where car parking was originally shown, to trailer parking storage. This property is zoned Planned Industrial Park (PIP). The parking regulations for this zoning district require, at minimum, that the number of parking spaces be equal to 1 space per 10,000 square feet plus 1 space per 2 employees on combined work shifts, on annual average. The development plan that was approved has a more restrictive parking requirement of a ½ parking space for every 1000 square feet of building area. After review of the submitted documents staff has no objections to the granting of the requested development plan modification.

Council Member Cleary commented 100 parking spots was quite a reduction. Ms. Hall stated staff reported there should not be any issues even with the reduction in the parking spots. The applicant had no issue with the conditions.

Engineer: Applicant Hillwood Investment Properties, requests an approval for *Modification to Development Plan* on the above-referenced property for reduction of vehicular (car) parking from that designated on the current-effective Development Plan, which was approved via City ordinance #2014-007. Included in the 2014 ordinance was an area variance allowing a reduction of the required parking spaces to 234. The applicant is now proposing to install 148 parking spaces at this time with area to add 12 parking spaces in the future. Included in this 2017 request is the Modified Development Plan that illustrates the reduction in vehicular-car parking with an increase in truck-trailer storage/parking. Significantly, this Modified Development Plan also illustrates placement of security fencing and a proposed new Guard House shown to be located at the northwestern corner of the building adjacent to the security fencing. It is noted that with the 2014 ordinance, a condition was placed in the ordinance such that “Any future site improvement involving a guard shack [house] or similar structure that may affect site circulation is subject to engineering review and approval”. As the subject proposed Modification to Development Plan now includes this site feature, and in that the guard house has potential to affect site vehicular circulation, this report to Planning Commission will include a recommendation pertaining to this proposed feature. Engineering staff has no objection to granting of the requested Development Plan Modification and suggests if granted, the following conditions be established and made part of an ordinance for this case:

1. Approval for the guard house position as shown on the Modified Development Plan is conditional, as follows:
 - a. If at any time site traffic circulation deteriorates due to excessive queuing of vehicles controlled by the guard house and/or security gates such that the vehicle queuing line extends into the Rohr Road right-of-way, and if the City Administrator declares in writing to the owner and tenant that site traffic conditions represent a public safety hazard, controlled access to the security fenced area shall be discontinued within 24-hours of receiving said notice. In this circumstance, the City will notify the owner and/or their tenant, who will then have 30-days to present and implement an alternative plan for City approval that eliminates the unsafe condition.
2. Any future site modification involving the guard house(s), security gates, or similar structures that may affect site traffic circulation is subject to engineering review and approval by the City of Groveport Engineering Department.

The conditions will be added to the Ordinance by amendment when Council reconvenes at their regular meeting. Mayor Westcamp had asked at the Planning & Zoning Commission meeting about trucks backing out onto Rohr Road. He was assured that the drivers are driving the company's own trucks and know where they are going.

Clerk of Council Ross read by title Ordinance No. 17-008.

[#348-2017](#)

ORD. 17- 008 Staff Reports

Attachments: [ORD. 17- 008 Staff Report.pdf](#)
[ORD. 17- 008 Engineering Staff Report.pdf](#)

7. Close of Public Hearing

Council Member Cleary made a motion, seconded by Council Member Hilbert to close the Public Hearing at 6:25 p.m. Motion carried by the following vote:

Yes: 6 - Beidler, Cleary, Dildine, Hilbert, Hutson and Lockett

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.