



City of Groveport

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Groveport, OH 43125
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Meeting Minutes Public Hearing

Mayor Lance Westcamp

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

Monday, August 14, 2017

6:15 PM

Council Chambers

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,
Stephen Moore - Chief Building Official

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

2. Roll Call

Council Member Beidler arrived at 6:25 p.m.

Absent: 1 - Dildine

Present: 5 - Beidler, Cleary, Hilbert, Hutson, and Lockett

3. Approval of Minutes - June 26, 2017

Approved as submitted.

Public Hearing Minutes for ORD.17-024

[#474-2017](#) Public Hearing Minutes 6-26-2017 ORD. 17-024

Attachments: [Public Hearing Minutes 6-26-2017 ORD.17-024.pdf](#)

Public Hearing Minutes for RES.17-002

[#494-2017](#) Public Hearing Minutes 6-26-2017 RES.17-002

Attachments: [Public Hearing Minutes 6-26-2017 RES.17-002.pdf](#)

4. Notice

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

[#487-2017](#)

Notice of Public Hearing

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

5. **Certification**

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

[#488-2017](#)

Certification of Public Hearing

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

6. **Zoning Ordinance for 3rd Reading:**

[ORD. 17-026](#)

AN ORDINANCE GRANTING A VARIANCE AS TO THE PERMITTED USES IN THE ESTABLISHED ZONING DISTRICT FOR THE PROPERTY LOCATED AT 4855 HENDRON ROAD, PARCEL NO. 185-001359, CURRENTLY ZONED COMMUNITY SERVICE (CS), DIANA WARD, APPLICANT, AND THE DECLARATION OF AN EMERGENCY

Sponsors: Lockett

Attachments: [4855 Hendron Rd - Use Variance attachment.pdf](#)

Chief Building Official Stephen Moore stated the applicant, Diana Ward, is requesting a use variance to allow for a mini storage building. She currently has three buildings. The Planning & Zoning Commission recommended approval with three (3) conditions.

1. This approval is granted based on obtaining other area variances required for the project from the Groveport Board of Zoning Appeals.
2. Site development associated with this new building must conform with City of Groveport development and engineering standards.
3. In the event the site development for this project is to involve installation of water and sewer service to this building, and as this address is not in close proximity to public water and public sanitary sewer, the establishment of water and sewer service shall also meet the requirements of the County Board of Health and Ohio EPA, particularly if a well is to be used for water service and a site sewage treatment system is proposed.

The first condition was a zoning issue that Ms. Ward has already been before the Board of Zoning Appeals and has received the variances. Therefore, this condition has been satisfied. The other two (2) conditions are engineering matters.

Bradley Baas, 4868 Hendron Road, expressed concerns about the

timing of this application because of the flow of traffic coming through at the end of Hendron Road. The current Hendron Road project is scheduled to be completed in early October and this will only add to the traffic congestion on Hendron Road. The work being done on SR 317 is utility work that is not a part of the Hendron Road Reconstruction Project. Mr. Baas commented with all the development and school bus routes starting he is concerned about being able to get out of his driveway.

Diana Ward thanked Council for the opportunity to address them on this matter. She wanted to be here tonight to answer any questions Council may have concerning the additional storage building. Ms. Ward does not see any impact on traffic because of this development. The new building will be at the rear of the property and not visible from the front of the property. With the future storage units there will be a total of 48 units. They are running pretty much at 100% capacity and try to keep their rates reasonable for this community. Ms. Ward would like to start construction as soon as the project gains approval. The project is running late because of the canceled public hearing of a few weeks ago. She hopes to see the project completed by late December, early January 2018 weather permitting.

Clerk of Council Ross read by title Ordinance No. 17-026.

[#459-2017](#)

ORD. 17-026 Staff Reports

Attachments: [ORD. 17-026 Staff Reports.pdf](#)

7. Close of Public Hearing

Council Member Hilbert made a motion, seconded by Council Member Cleary to close the Public Hearing at 6:27 p.m. Motion carried by the following vote:

Yes: 5 - Beidler, Cleary, 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.