

City of Groveport

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



Meeting Minutes

Monday, January 28, 2019

6:15 PM

RE: Founders Bend Subdivision

Council Chambers

Public Hearing

Mayor Lance Westcamp

Council Members - Jean Ann Hilbert, Ed Dildine, Shawn Cleary, Becky Hutson, Scott Lockett & Chad T. Grashel

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

Absent: 2 - Dildine, and Grashel

Present: 4 - Cleary, Hilbert, Hutson, and Lockett

3. Approval of Minutes - October 22, 2018

Approved as submitted.

[#020-2019](#) Public Hearing Minutes 10.22.2018

Attachments: [Public Hearing Minutes 10.22.2018.pdf](#)

4. Notice

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

[#021-2019](#) Notice of Public Hearing

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

5. Certification

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

[#022-2019](#) Certification of Public Hearing

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

6. Zoning Ordinance for 3rd Reading:

[ORD. 18-074](#)

AN ORDINANCE REVISING THE FINAL PLAT OF THE FOUNDERS BEND, SECTION 2 SUBDIVISION

Sponsors: Hilbert

Attachments: [ORD. 18-074 revise plat-Founders Bend Sect 2, Exhibit A.pdf](#)
 [ORD. 18-074 revise plat-Founders Bend Sect 2, Exhibit B.pdf](#)

Chief Building Official, Stephen Moore, read the following from the staff report: The applicant is proposing to purchase a parcel of land from the neighbor directly to the east of his property. The applicant's property is located in the Founders Bend subdivision. The property to be split from the property to the east is not located in the Founders Bend subdivision. Both existing parcels are zoned Suburban Residential (R4), the parcel to be split-off does not comply with the requirements for the R-4 zoning district. The new parcel has to be combined with the applicants' current lot to be compliant with the zoning regulations. To combine these parcels our code requires the plat to be amended to include the change to the applicants existing lot located in Founders Bend subdivision. Staff has no objections to the approval of the amendment to the plat as submitted. City Engineer, Steve Farst, was not present. The Engineer's staff report reads that the Engineering staff has no objection to approval of the amendment to the plat as submitted. The owner of the large parcel to the east of this property in Founders Bend has agreed to sell a portion (approximately 45' x 300') to Wendell and Patricia Thacker. The property can't be just split-off because it does not comply with the R-4 zoning requirements. The applicants had to come to the City to combine this portion to their existing lot because there is no road frontage, it wouldn't meet lot width, and other zoning regulations. It will just become part of the Thacker's existing Lot 48 parcel. To do that, City code requires an amendment to the existing Lot 48 located in the Founders Bend subdivision.

Wendi McCaffery, 4850 Founders Way, was present to be assured that the Thackers would not be building anything on that portion of the lot. She wants it to remain a wooded area and wants the Ordinance to state that they cannot build any structures on the newly added portion of Lot 48. Mr. Moore commented that would not be the case with this legislation, as long as the Thackers met zoning requirements, e.g. side yards, setbacks, etc., the lot can be used in compliance with its R-4 (Suburban Residential) zoning. Mrs. McCaffery asked if she would be notified if a new structure was going to be built on Lot 48. Mr. Moore explained she would not be notified if the permit applied for was in compliance with all the zoning requirements for the R-4 zoning district. Contiguous property owners are only notified if the applicant is seeking a use variance or other zoning measure outside of the R-4 zoning district requirements.

Patricia Thacker, 4842 Founders Way, applicant for this zoning request, has permission to walk on the stretch of woods directly behind her house. The shed will be moved back towards the woods but it will

not be located behind Wendi McCaffery's house. The Thackers will become a part of the Founders Bend HOA that allows only one shed under 100 sq. ft. Their existing shed already meets this regulation, it will just be relocated back towards the woods. The Thackers plan to keep the woods free of dead and/or fallen trees and any other potential hazardous matter. The plan is to keep the woods intact for the purpose of Mrs. Thacker to continue to walk and enjoy the woods as her own property rather than it belonging to someone else. All the HOA deed restrictions will apply to any added section of the lot as well.

This Ordinance was read by title

[#004-2019](#)

ORD. 18-074 Staff Reports

Attachments: [ORD. 18-074 Staff Reports.pdf](#)

7. Close of Public Hearing

Council Member Cleary made a motion, seconded by Council Member Hutson to close the Public Hearing at 6:23 p.m. Motion carried by the following vote:

Yes: 4 - Cleary, Hilbert, Hutson and Lockett

Lance Westcamp, Mayor

Ruthanne Sargus Ross, CMC
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.