

City of Groveport

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Groveport, OH 43125
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Meeting Minutes

Monday, April 22, 2019

6:15 PM

Groveport Zoning Code

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 6:17 p.m.

Staff Present: 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 Dildine arrived at 6:29 p.m.

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

3. Approval of Minutes - March 25, 2019

Approved as submitted.

[#084-2019](#)

Public Hearing Minutes 03.25.2019

Attachments: [Public Hearing Minutes 03.25.2019.pdf](#)

4. Notice

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

[#085-2019](#)

Notice of Public Hearing

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

5. Certification

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

[#086-2019](#)

Certification of Public Hearing

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

6. Zoning Ordinance for 3rd Reading:

[ORD. 19-011](#)

AN ORDINANCE ACCEPTING THE CITY'S NEW ZONING CODE

Sponsors: Lockett

Attachments: [ORD. 19-011 Exhibit A.pdf](#)

Chief Building Official, Stephen Moore, commented it has been about five years since the City has updated its Zoning Code. Staff looked into granted variances and into making the process a little more business friendly with the downtown development in hopes to keep progress moving forward. The medical marijuana matter needed to be added to the City's code. Mr. Moore went over some of the major changes in the new zoning code:

➤ **Chapter 1132 - Certificate of Zoning Compliance**

- Added 1132.02(c) Zoning Verification (*Dealing with a new tenant in a building who has to come into Building and Zoning to verify that the use fits into that zoning category. Tenants of an existing building pay a \$50 fee instead of the \$250 fee. What a zoning verification is and what it is for was added to the zoning code. Staff looked into conditional uses that are businesses that actually fit into the downtown area and why they are zoned with a conditional use.*)

➤ **Chapter 1170 - Medical Marijuana Facilities**

- *New Chapter added*
- *Added 1170.01 Purpose*
- *Added 1170.02 Where Permitted*
- *Added 1170.03 Other Provisions*

➤ **Chapter 1171 - Accessory Uses and Structures**

- Added 1171.04 Exemptions (allows construction of 50 sf small structures without a building permit) with a limit of four (4) such structures.

➤ **Chapter 1174 - Fences**

- Added 1174.02 (h) - Reconstruction of existing, non-conforming fences (allows the Chief Building Official to approve existing, non-conforming alterations as long as the fence keeps the same features; i.e. the same height, type, etc.) Some restrictions apply when fence exists in a right-of-way.

➤ **Chapter 1177 - Off-Street Parking and Loading**

- Added **1177.08(c)** Temporary Portable Storage Units (language added for how long pods can be on the premises, placement on the paved area of a driveway, kept for 30 days or less no need for a zoning certificate, etc.)

➤ **Chapter 1178 - Sign Regulations**

- Adjustment to "1178.06 (a) Historic District" location (boundaries defined as Center Street to Hanstein Ditch)

➤ **Chapter 1191 - Procedures and Requirements for Subdivision Approval**

- Restructured **1191.09 Final Plat** (language was added to match Franklin County's specs on final plats)

- Deleted **1191.15 Payment of Tap Fees at Final Residential Plat Approval** (the City required builders to pay 20% of water and sewer taps fees upfront) Fees are paid in full when they apply for a building permit before construction can start on the house.

Clerk of Council Ross read by title Ordinance No. 19-011.

[#067-2019](#)

2019 Summary - Zoning Code Changes

Attachments: [ORD. 19-011 2019 Summary - Zoning Code Changes.pdf](#)

7. **Close of Public Hearing**

A motion was made by Council Member Hutson, seconded by Council Member Lockett, to close the public hearing at 6:33 p.m. Motion carried by the following vote:

Yes: 6 - Cleary, Dildine, Grashel, 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.