

City of Groveport

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Meeting Minutes

Monday, June 24, 2019

6:30 PM

Council Chambers

City Council

Mayor Lance Westcamp

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

I. Call to Order

by Mayor Westcamp at 6:30 p.m.

Staff Present: Marsha Hall - Administrator, Kevin Shannon - Law Director, Jason Carr - Director of Finance, Ralph Portier - Chief of Police, Jeff Green - Asst. Admin. / Development Dir., Stephen Moore - Chief Building Official, Steve Farst - City Engineer

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

Chief Portier led the Pledge of Allegiance.

IV. Roll Call

Present: 6 - Shawn M. Cleary, Edward Dildine, Chad T. Grashel, Jean Ann Hilbert, Becky Hutson, and Scott Lockett

V. Approval of Minutes - June 10, 2019

Approved as submitted.

[#140-2019](#) City Council Minutes 6.10.19

Attachments: [City Council Minutes 6.10.19.pdf](#)

VI. Business of Guests

None.

VII. Ordinances and Resolutions**A. 3rd Readings**

[ORD. 19-019](#)

AN ORDINANCE APPROVING THE FINAL DEVELOPMENT PLAN FOR 4500 S HAMILTON ROAD, THE PIZZUTI COMPANIES, APPLICANT, (PARCEL NUMBERS 185-001293 AND 185-001294)

Sponsors: Dildine

Attachments: [ORD. 19-019 Exhibit A.pdf](#)
 [ORD. 19-019 Exhibit B.pdf](#)

Law Director Shannon requested Council to consider making a motion to amend to include the following conditions:

1. A Type “A” buffer shall be installed along the north property line.
2. The FEMA information shown on the site plan be revised to reflect the property is partially located in the regulatory floodplain.
3. A Development Agreement be established and entered into between the City and Developer before site development begins, to memorialize requirements of the Developer for the water main improvement and off-site roadway system improvements (including traffic signal).
4. Site development design shall conform to the City of Groveport stormwater management policies and regulations, including requirement for directing site managed storm drainage into an adequate drainage outlet that has positive flow.
5. New site sanitary sewers shall be extended into the site contemporaneously with the construction of site improvements. The design of said sewers (i.e., size, depth, pipe and manhole material, specifications and alignment) shall be per the requirements of the City of Groveport and City of Columbus (per service agreement with Columbus).
6. The new replacement public water main shall be constructed prior to start of construction of site building improvements. The design of the water main (i.e., size, depth, specifications and alignment) shall be per the requirements of the City of Groveport and City of Columbus (per service agreement with Columbus). Easements shall be established with site development via Plat or separate instrument.
7. Any future proposed guard-house and / or gates on site shall be subject to prior approval of the City of Groveport’s Chief Building Official and City Engineer.

Clerk of Council Ross read by title Ordinance No.19-019. A motion was made by Council Member Dildine, seconded by Council Member Hilbert, to amend. The motion carried by the following vote:

Abstain: 1 - Cleary

Yes: 5 - Dildine, Grashel, Hilbert, Hutson and Lockett

Council Member Hilbert asked if the 20 mph school zone in front of the high school was considered in the traffic study. City Engineer, Steve Farst, doesn’t know that a 20 mph school zone would be a significant issue. The City is moving ahead with the school zone. With the design of the improvement at this intersection in front of this site and the timing of the traffic signal, Mr. Farst has no concerns with the 20 mph speed limit. Council Member Dildine commented that the new traffic signal equipment will hopefully improve the traffic flow. He thanked Pizzuti for taking the time to go through the process of the traffic study and explaining the study to Council. Also, for Pizzuti slowing down to take

the time to address all of Council's concerns, it was really appreciated. Council Member Lockett noted that there has been talk on social media about the public wanting restaurants and retail in the areas, not more warehouses. Unfortunately those in the discussion did not have access to the study that found this project fits right in with what is already going on in the area. He understands residents not wanting more warehouses, especially at the entrance to Groveport, but Mr. Lockett hopes the proposed mound, landscaping and all the steps to buffer the site from South Hamilton Road will soften the blow of another warehouse a little.

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

Abstain: 1 - Cleary

Yes: 5 - Dildine, Grashel, Hilbert, Hutson and Lockett

[ORD. 19-022](#)

AN ORDINANCE AMENDING THE ZONING MAP AS TO APPROXIMATELY 37.68 ACRES, MORE OR LESS, OF THE FOLLOWING TRACT OF LAND, LOCATED AT 5770 SALTZGABER ROAD, PARCEL NUMBER 185-002541 OWNED BY, DMH FARMS LLC FROM RURAL (UNZONED) TO PLANNED INDUSTRIAL PARK (PIP)

Sponsors: Lockett

Attachments: [ORD. 19-022 Exhibit A.pdf](#)
[ORD. 19-022 Exhibit B.pdf](#)

Law Director Shannon advised that this applicant requested that Council consider referring this matter back to the Planning & Zoning Commission for its September 3, 2019 meeting. Council cannot consider the matter within 10 days of the recommendation of the Planning & Zoning Commission. Therefore, this Ordinance will have its public hearing and third reading at the second City Council meeting of September 23, 2019. The applicant is submitting revised plans.

Clerk of Council Ross read by title Ordinance No. 19-022. A motion was made by Council Member Lockett, seconded by Council Member Dildine, to refer this Ordinance back to the Planning & Zoning Commission. The motion carried by the following vote:

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

Mr. Shannon advised Council to consider making a second motion to have the public hearing and third reading of this Ordinance on September 23, 2019.

A motion was made by Council Member Lockett, seconded by Council Member

Hilbert, to postpone the public hearing and third reading of this Ordinance to a date certain of September 23, 2019. The motion carried by the following vote:

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

[#116-2019](#)

ORD. 19-022 Staff Reports

Attachments: [ORD. 19-022 Staff Reports.pdf](#)

[#141-2019](#)

ORD. 19-022 and 023 letter from applicant

Attachments: [ORD. 19-022 and 023 letter from applicant.pdf](#)

[ORD. 19-023](#)

AN ORDINANCE APPROVING THE FINAL PLAT FOR 5770 SALTZGABER ROAD, PAUL HEMMER COMPANIES, APPLICANT (PARCEL NUMBER 185-002541)

Sponsors: Cleary

Attachments: [ORD. 19-023 Exhibit A.pdf](#)

Law Director Shannon requested that Council consider referring this matter back to the Planning & Zoning Commission for its September 3, 2019 meeting. Council cannot consider the matter within 10 days of the recommendation of the Planning & Zoning Commission. Therefore, this Ordinance will have its public hearing and third reading at the second City Council meeting of September 23, 2019. The applicant is submitting revised plans.

Clerk of Council Ross read by title Ordinance No. 19-023. A motion was made by Council Member Cleary, seconded by Council Member Hilbert, to refer back to the Planning & Zoning Commission for its September 3, 2019 meeting. The motion carried by the following vote:

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

A motion was made by Council Member Cleary, seconded by Council Member Hilbert, to postpone to a date certain. The motion carried by the following vote:

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

[#117-2019](#)

ORD. 19-023 Staff Reports

Attachments: [ORD. 19-023 Staff Reports.pdf](#)

[RES. 19-001](#)

A RESOLUTION ADOPTING THE TAX BUDGET FOR THE CALENDAR YEAR 2020

Sponsors: Hutson

Attachments: [2020 Tax Budget Groveport_Final.pdf](#)

Clerk of Council Ross read by title Resolution No.19-001. A motion was made by Council Member Hutson, seconded by Council Member Cleary, to adopt. The motion carried by the following vote:

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

B. 2nd Readings

None

C. 1st Readings

[ORD. 19-024](#)

AN ORDINANCE GRANTING A VARIANCE AS TO THE PERMITTED USES IN THE ESTABLISHED ZONING DISTRICT FOR THE PROPERTY LOCATED AT 341 MAIN STREET, PARCEL NO. 185-000204, CURRENTLY ZONED URBAN RESIDENTIAL (R-6), JEFFREY FINEGAN, APPLICANT

Sponsors: Dildine

Attachments: [ORD. 19-024 Exhibit A.pdf](#)

Clerk of Council Ross read by title Ordinance No.19-024. This Ordinance was referred to the Planning & Zoning Commission.

[ORD. 19-025](#)

AN ORDINANCE AMENDING THE ZONING MAP AS TO APPROXIMATELY 24.03 ACRES, MORE OR LESS, OF THE FOLLOWING TRACT OF LAND, LOCATED WEST OF SOUTH HAMILTON ROAD, PARCEL NUMBER 185-001164 OWNED BY, LOWERY ASSET MANAGEMENT LP FROM SUBURBAN RESIDENTIAL (R-4) TO SELECT COMMERCIAL PLANNED DISTRICT (SCPD)

Sponsors: Grashel

Attachments: [ORD. 19-025 Exhibit A.pdf](#)
 [ORD. 19-025 Exhibit B.pdf](#)

Clerk of Council Ross read by title Ordinance No.19-025. This Ordinance was referred to the Planning & Zoning Commission.

[ORD. 19-026](#)

AN ORDINANCE ACCEPTING AND DEDICATING AS PUBLIC IMPROVEMENTS, BEING A SANITARY SEWER LINE AND A SHOULDER IMPROVEMENT ALONG ROHR ROAD CONSTRUCTED WITH THE RICKENBACKER CENTRAL DEVELOPMENT, AT 2850 ROHR

ROAD AND 6196 GREENPOINTE DRIVE SOUTH, PARCEL NUMBERS 185-002966 and 185-002967

Sponsors: Hilbert

Clerk of Council Ross read by title Ordinance No.19-026. This Ordinance was referred to the Committee of the Whole.

ORD. 19-027

AN ORDINANCE ADOPTING THE OHIO FIRE CODE (2017 EDITION) THEREBY AMENDING PART FIFTEEN - FIRE PREVENTION CODE OF THE CITY OF GROVEPORT CODIFIED ORDINANCES AND REPEALING ORDINANCE NO. 2012-004 (PASSED 1-23-2012) AND ANY OTHER PROVISIONS OF PREVIOUSLY PASSED ORDINANCES, RESOLUTIONS, AND MOTIONS RELATED THERETO AND IN CONTRAVENTION HEREOF, AND THE DECLARATION OF AN EMERGENCY

Sponsors: Hutson

Attachments: [ORD. 19-027 Fire Code update redline.pdf](#)

Clerk of Council Ross read by title Ordinance No.19-027. A motion was made by Council Member Hutson, seconded by Council Member Grashel, to suspend the rules as to the three readings and the effective date. The motion carried by the following vote:

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

Chief Building Official, Stephen Moore, explained the City's Building Code references the new fire code and this Ordinance updates the City's code to the 2017 edition of the Fire Code. The appendices the City is considering for adoption will give the fire department the ability to mark fire lanes, have fire flow requirements for buildings, etc.

A motion was made by Council Member Hutson, seconded by Council Member Lockett, to adopt as emergency legislation. The motion carried by the following vote:

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

#134-2019

ORD. 19-027 Staff Report

Attachments: [ORD. 19-027 Staff Report.pdf](#)

ORD. 19-028

AN ORDINANCE DESIGNATING A SCHOOL ZONE WITHIN THE CITY OF GROVEPORT AT GROVEPORT MADISON HIGH SCHOOL ON STATE ROUTE 317

Sponsors: Lockett

Clerk of Council Ross read by title Ordinance No.19-028. This Ordinance was referred to the Committee of the Whole.

[ORD. 19-029](#)

AN ORDINANCE AMENDING THE CODIFIED ORDINANCES OF GROVEPORT - ***PART THREE - TRAFFIC CODE, TITLE SEVEN, CHAPTER 351, SECTION 351.17, TRUCK PARKING IN RESIDENTIAL AREAS*** AND THE DECLARATION OF AN EMERGENCY

Sponsors: Dildine

Attachments: [ORD. 19-029 Exhibit A.pdf](#)

Law Director Shannon noted the change, along with a few minor formatting matters, made to the referenced chapter titled Overnight Parking of Commercial Trucks was to Overnight Parking of Commercial Vehicles in the attached exhibit, so it will match the definition of commercial vehicles in the definition section. Emergency language was added so Council Member Dildine, as sponsor of the legislation, if he chose, could act on the Ordinance tonight. Mr. Dildine would like to have the matter go through the regular process.

Mayor Westcamp thanked the members of the committee who reviewed the commercial truck parking issue; Mr. Dildine, Mr. Cleary, Captain Kurt Blevins, and Sgt. Casey Adams. Mr. Dildine credited Captain Blevins and Sgt. Adams; they were the ones who researched other municipalities and how they addressed the issue.

Clerk of Council Ross read by title Ordinance No.19-029. This Ordinance was referred to the Committee of the Whole.

VIII. Reports

A. Mayor - Lance Westcamp

Mayor Lance Westcamp reminded Council of the invitation to the Sharp's Landing building dedication on Tuesday, June 25, 2019. The 2020 Census Committee will have its first meeting on Tuesday, June 25th. The 4th of July preparations are in place, the vehicle for Rick Palsgrove, 2019 Grand Marshall, and the Mayor and Council Members' float are ready to go.

B. Administrator - Marsha Hall

Administrator Marsha Hall reminded the Mayor and Council about the parade. It will be the same as last year. Those in the parade can park

on Glendenning and ride the shuttle bus to the Recreation Center or just meet at the Recreation Center.

[#143-2019](#)

Adm Report to Council - June 24

Attachments: [Adm Report to Council - June 24.pdf](#)

C. Chief of Police - Ralph Portier

Chief Portier reported that the department is ready for the 4th of July.

D. Director of Finance - Jason Carr

Finance Director Jason Carr reported that the City's 2018 audit is wrapping up. The auditors should send an email to the Mayor and Council stating the audit has been completed and finalized. There will be a formal meeting with the auditors sometime in July or August. The reason for the amendment increase to the original fee for the audit was that the cost was based on last year's activity, what had to be audited changed this year.

E. Director of Law - Kevin Shannon

Nothing further to report.

F. Asst. Admin. / Development Dir. - Jeff Green

Asst. Admin. / Development Director, Jeff Green, reminded everyone of the next First Tuesday on July 2nd with a theme of Red, White & Kids! There will be a kids parade, kids activities, the farmers market, music and food trucks. There will be police presence for the safety of pedestrians crossing Main Street to the food trucks.

A new company will be coming to one of the new buildings on Rohr Road. Integra Beauty is a distributor of beauty products, makeup, hair products, etc. The company will start with about 60 employees.

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

Council Member Dildine reminded everyone that Phillip's Coney Island food truck will be in town from 11:00 a.m. to 2:00 p.m. Mr. Dildine expressed his apologies for not being available on the 4th of July.

Council Member Hutson was thankful for Sergeant Casey Adams for

being present during the farmers market. That's probably the slowest she has ever seen traffic flow through Main Street.

This weekend, Council Member Cleary had the pleasure of escorting quite a few people around town as part of the ESMO 2019. There will be outdoor field demonstrations at AEP's site on Bixby Road. The huge event will host a breakfast under a tent that holds 600 people from 12 different countries. There will be helicopters setting poles on Thursday. Mr. Cleary will give the welcome to Groveport speech on Tuesday and Thursday. He thanked Administrator, Marsha Hall, for her help with public relations. Mr. Cleary celebrates 40 years with AEP tomorrow.

Council Member Dildine congratulated Department of Transportation Director, Bob Dowler, for being the recipient of the Groveport-Lockbourne Lodge F&AM's Community Builders Award. Bob was awarded in recognition of his outstanding service to the Groveport community.

H. Clerk of Council - Ruthanne Sargus Ross

a. Records Commission Appointment

Clerk of Council, Ruthanne Sargus Ross, stated that Ohio Revised Code 149.39 states who a municipal's Records Commission is comprised of which includes the chief fiscal officer. Therefore, it is being requested that Council consider appointing Jason Carr, the City's new Finance Director, to the Records Commission.

A motion was made by Council Member Hutson, seconded by Council Member Lockett, to appoint Jason Carr to the Records Commission as Chief Fiscal Officer. The motion carried by the following vote:

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

I. Standing Committees

None.

IX. Other Business

None.

X. Adjournment

A motion was made by Council Member Cleary, seconded by Council Member Hutson, to adjourn at 7:12 p.m. The 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.