

# City of Groveport

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[www.groveport.org](http://www.groveport.org)



## Meeting Minutes

**Monday, August 26, 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 6:34 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**

**A motion was made by Council Member Cleary, seconded by Council Member Hilbert, to excuse Council Member Dildine from tonight's meeting. The motion carried by the following vote:**

**Excused:** 1 - Dildine

**Yes:** 5 - Cleary, Grashel, Hilbert, Hutson and Lockett

**V. Approval of Minutes**

Approved as submitted.

[#206-2019](#)

City Council Minutes 8.12.19

**Attachments:** [City Council Minutes 8.12.19.pdf](#)

**VI. Business of Guests****a. Dr. Michele Reynolds**

*Dr. Michele Reynolds, 7130 Rosemount Way, Canal Winchester, introduced herself to the Mayor, Council and staff. Dr. Reynolds is running for Madison Township Trustee. She and her husband are pastors of a church in Columbus and she is the mother of two sons. Dr. Reynolds has a passion to serve and to make the world around her a better place. She has talked to elected officials in Groveport and Canal*

*Winchester, residents living in the Township and attended City Council meetings which has given her feedback on what improvements are needed in Madison Township. She has experience in public service having worked for the City, County and State levels of government, currently working for Governor Mike DeWine as the Faith Based and Community Initiatives Director and oversees its 13.5 million dollar budget. She has owned her own real estate and housing business for 18 years managing a 3.5 million dollar budget and has four college degrees. Her heart lies in public service to her community. Her objective is to listen and work with Groveport City officials to better Madison Township. She wants to make the Township more transparent, cut costs without cutting corners, look for grant opportunities so the City and Township can work on infrastructure improvements together and if possible, buy supplies in bulk, like salt and asphalt for our roads, to save money. If there are more services needed, she needs to hear it from Groveport. She thanked the Mayor and Council for their time.*

## **VII. Ordinances and Resolutions**

### **A. 3rd Readings**

#### [ORD. 19-020](#)

AN ORDINANCE APPROVING THE FINAL DEVELOPMENT PLAN FOR 2400 ROHR ROAD, DERIK LEARY, APPLICANT, (PARCEL NUMBER 154-000002)

**Sponsors:** Grashel

**Attachments:** [ORD. 19-020 Exhibit A.pdf](#)  
[ORD. 19-020 Exhibit B.pdf](#)

*Law Director Shannon requested Council to consider making a motion to amend Section 1 to read:*

**Section 1:** That the final development plan for 2400 Rohr Road, (Parcel Number 154-000002) a copy of which is attached hereto and made a part hereof by reference, is hereby approved provided that all of the following conditions set forth by the Planning & Zoning Commission are satisfied:

1. That prior to development of Lot 3 a modification to the development plan showing building elevations, building size and location, sign locations, exhibits, and other information required to verify compliance with zoning regulations, shall be submitted for approval by Planning Commission and Council.
2. Additional screening / buffering to be installed around the residential properties on Aloha Drive.
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 extension, sanitary sewer main extension and off-site roadway system

improvements.

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. The new public sanitary sewer main needed to serve the development shall be extended into and through the site contemporaneously with the site development of the three lots in the project. The design of said sewer (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). Easements shall be established with site development via Plat or separate instrument. The Developer is responsible for the cost and completion of the sanitary sewer main extension.

6. The new public water main needed to serve the development shall be constructed prior to start of construction of site building improvements. The new water main shall be completed up to a point adjacent to Lot 3, prior to start of construction of the first development affecting the three lots. 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. The Developer is responsible for the cost and completion of the water main extension.

7. The proposed access drive from Alum Creek Drive into the development site and the northbound right-turn lane to this drive entrance on Alum Creek Drive (Franklin County jurisdiction) shall be constructed before the activation of water service for the first building constructed on any lot, but no later than the construction of the aforementioned Alum Creek Drive / Rohr Road intersection improvement project. The Developer is required to meet all conditions and requirements imposed by the Franklin County Engineer related to securing permits for connecting the site access driveway and turn lane on Alum Creek Drive.

8. The Lot 2 Site access drive to Global Court (Village of Obetz jurisdiction) shall be constructed before activation of water service for the building improvement on Lot 2. The Developer is required to meet all conditions and requirements imposed by the Village of Obetz related to securing permits for connecting the site access driveway to Global Court.

9. Prior to Site development on any lot, the Developer shall dedicate to public roadway use and at no cost to the City of Groveport and Franklin County Commissioners, a 10-foot wide right-of-way and a 15-foot wide highway easement along the Alum Creek Drive parcel frontage and the entirety of the former canal lands along the Rohr Road parcel frontage, in a manner acceptable to the Franklin County Engineer and City of Groveport.

10. Any future proposed guard-houses and / or gates on the site shall be subject to prior approval of the City of Groveport's Chief Building Official and City Engineer.

**A motion was made by Council Member Grashel, seconded by Council Member Hilbert, to amend. The motion carried by the following vote:**

**Excused:** 1 - Dildine

**Yes:** 5 - Cleary, Grashel, Hilbert, Hutson and Lockett

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

**Excused:** 1 - Dildine

**Yes:** 5 - Cleary, Grashel, Hilbert, Hutson and Lockett

[#182-2019](#)

ORD. 19-020 Staff Report

**Attachments:** [ORD. 19-020 Staff Report.pdf](#)

ORD. 19-034

AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR TO PREPARE AND SUBMIT AN APPLICATION TO PARTICIPATE IN THE OHIO PUBLIC WORKS COMMISSION STATE CAPITAL IMPROVEMENT AND/OR LOCAL TRANSPORTATION IMPROVEMENT PROGRAM(S) AND TO EXECUTE CONTRACTS IN CONJUNCTION WITH THE WEST BIXBY ROAD PAVEMENT REHABILITATION (PHASE II) PROJECT

**Sponsors:** Lockett

*Administrator Marsha Hall stated this was discussed at the Committee of the Whole meeting for the second phase of the West Bixby Road improvements. The City Engineer, Finance Director and Ms. Hall met today and finalized the amounts of a loan and grant to be requested. To be competitive, the City needs to ask for a long-term, no interest loan which will give the City the ability to finance this project without any interest. There are some grant funds in the total amount, but primarily, 75% will be a loan request.*

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

**Excused:** 1 - Dildine

**Yes:** 5 - Cleary, Grashel, Hilbert, Hutson and Lockett

ORD. 19-036

AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR TO PREPARE AND SUBMIT AN APPLICATION TO PARTICIPATE IN THE OHIO PUBLIC WORKS COMMISSION STATE CAPITAL IMPROVEMENT AND/OR LOCAL TRANSPORTATION IMPROVEMENT PROGRAM(S) AND TO EXECUTE CONTRACTS IN CONJUNCTION WITH THE SOUTH HAMILTON ROAD / HIGGINS BOULEVARD / DIRECTORS BOULEVARD INTERSECTION IMPROVEMENT (PHASE II) PROJECT

**Sponsors:** Dildine

*Administrator Marsha Hall stated this was another application the City will be submitting to the OPWC for funding. She added, as a reminder, that any local match or loan repayment will be made by the developer.*

**A motion was made by Council Member Hutson, seconded by Council Member Grashel, to adopt. The motion carried by the following vote:**

**Excused:** 1 - Dildine

**Yes:** 5 - Cleary, Grashel, Hilbert, Hutson and Lockett

**B. 2nd Readings**

None

**C. 1st Readings****[ORD. 19-038](#)**

AN ORDINANCE APPROVING THE FINAL PLAT FOR 2400 ROHR ROAD, DERIK LEARY, APPLICANT, (PARCEL NUMBER 154-000002)

**Sponsors:** Hilbert

**Attachments:** [ORD. 19-038 Exhibit A.pdf](#)

[ORD. 19-038 Exhibit B.pdf](#)

**This Ordinance was referred to the Planning & Zoning Commission.**

**[ORD. 19-039](#)**

AN ORDINANCE APPROVING THE FINAL PLAT FOR 4450 SOUTH HAMILTON ROAD AND 4490 SOUTH HAMILTON ROAD, EMH&T, APPLICANT, (PARCEL NUMBERS 185-001293 AND 185-001294)

**Sponsors:** Lockett

**Attachments:** [ORD. 19-039 Exhibit A.pdf](#)

[ORD. 19-039 Exhibit B.pdf](#)

**This Ordinance was referred to the Planning & Zoning Commission.**

**[ORD. 19-040](#)**

AN ORDINANCE AUTHORIZING THE ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH THE FRANKLIN COUNTY ENGINEER'S OFFICE AND MADISON TOWNSHIP TRUSTEES AND TO FURTHER EXECUTE ALL NECESSARY DOCUMENTS FOR THE TOY ROAD, SWISHER ROAD, SALTZGABER ROAD IMPROVEMENTS PROJECT AND THE DECLARATION OF AN EMERGENCY

**Sponsors:** Cleary

*Administrator Marsha Hall spoke on both Ordinance 19-040 and Ordinance 19-041 which are both applications to be submitted to OPWC. The City will not be the applicant on either application but will be supporting both. Administration is asking to go into an agreement with Madison Township and Franklin County. Franklin County will be the applicant on one application and Madison Township will be the applicant on the other. ORD. 19-040 pertains to the improvements for Toy Road, Saltzgaber Road and Swisher Road as proposed by the*

*Franklin County Engineer's Office in regards to the direction the County wants to take Toy Road in. The project includes a double cul-de-sac to close part of Toy Road as a temporary closing. This application will be for re-paving and construction of Toy Road, Swisher Road and Saltzgaber Road.*

*The second application deals with a full in-depth reconstruction of Saltzgaber Road. This application will include the developer for the Saltzgaber Road re-zoning, final development plan and final plat matters that are currently before the Planning and Zoning Commission. The legislation had come to Council at one time, but the developer wanted to make some modifications to the development plan before Council's final consideration on the matter. It was then referred back to the Planning and Zoning Commission before coming back before Council. Therefore, that application will only be submitted if the re-zoning, development plan and final plat are approved by Council. If those zoning requests are not approved by Council, Ordinance 19-041 will be removed from consideration.*

*As part of both OPWC applications, the City will commit to \$97,795.40 for Toy Road, a very small portion of Saltzgaber Road that is within the City and the area of Toy Road that is the cul-de-sac. Groveport will pay \$10,000 toward the cul-de-sac with Franklin County paying \$107,000. \$10,000 is the cost to re-pave the area of the road if there was not going to be a cul-de-sac. The emergency language has been added because it has taken considerable time putting this together. The Township just committed to support both applications at a special meeting yesterday. OPWC applications are due September the 11th. Ordinance 19-041 will also include any improvements to Groveport Road that will be required by the developer as part of the re-zoning and development plan based on the traffic study results. The developer will be paying a large amount of money because they will be responsible for the Saltzgaber Road total reconstruction and the amount on Groveport Road.*

*Law Director Shannon requested Council to consider making a motion to suspend the rules as to the three readings and the effective date.*

**A motion was made by Council Member Cleary, seconded by Council Member Hilbert, to suspend the rules as to the three readings and the effective date.**

**The motion carried by the following vote:**

**Excused:** 1 - Dildine

**Yes:** 5 - Cleary, Grashel, Hilbert, Hutson and Lockett

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

**Excused:** 1 - Dildine

**Yes:** 5 - Cleary, Grashel, Hilbert, Hutson and Lockett

[ORD. 19-041](#)

AN ORDINANCE AUTHORIZING THE ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH THE FRANKLIN COUNTY ENGINEER'S OFFICE AND MADISON TOWNSHIP TRUSTEES AND TO FURTHER EXECUTE ALL NECESSARY DOCUMENTS FOR THE TOY ROAD, SWISHER ROAD, SALTZGABER ROAD, GROVEPORT ROAD IMPROVEMENTS PROJECT AND THE DECLARATION OF AN EMERGENCY

**Sponsors:** Dildine

*Law Director Shannon requested Council to consider making a motion to suspend the rules as to the three readings and the effective date.*

**A motion was made by Council Member Cleary, seconded by Council Member Hilbert, to suspend the rules as to the three readings and the effective date.  
The motion carried by the following vote:**

**Excused:** 1 - Dildine

**Yes:** 5 - Cleary, Grashel, Hilbert, Hutson and Lockett

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

**Excused:** 1 - Dildine

**Yes:** 5 - Cleary, Grashel, Hilbert, Hutson and Lockett

[ORD. 19-042](#)

AN ORDINANCE AUTHORIZING THE ADMINISTRATOR TO ENTER INTO A LICENSING AGREEMENT WITH JEFF FINEGAN AT 341 MAIN ST AND THE DECLARATION OF AN EMERGENCY

**Sponsors:** Grashel

*Administrator Marsha Hall commented there was a public hearing on July 22, 2019 for a use variance for Jeff Finegan at 341 Main Street. Staff had discussed that the right-of-way line runs along the perimeter of the house. Anything in front of the house would be considered to be in the City's right-of-way which is where Mr. Finegan wants his sign to be placed. Action was taken to approve the zoning request at the following regular City Council meeting. There seemed to be a little misunderstanding on Mr. Finegan's part as to what he still needed to do. Staff is asking for a licensing agreement to allow him to place his sign in the City's right-of-way because Mr. Finegan is ready to move into the house.*



*Law Director Shannon requested Council to consider making a motion to suspend the rules as to the three readings and the effective date.*

**A motion was made by Council Member Grashel, seconded by Council Member Lockett, to suspend the rules as to the three readings and the effective date.**

**The motion carried by the following vote:**

**Excused:** 1 - Dildine

**Yes:** 5 - Cleary, Grashel, Hilbert, Hutson and Lockett

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

**Excused:** 1 - Dildine

**Yes:** 5 - Cleary, Grashel, Hilbert, Hutson and Lockett

[#208-2019](#)

341 Main St

**Attachments:** [ORD. 19-042 341 Main St.pdf](#)

[ORD. 19-043](#)

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:** Hilbert

**Attachments:** [ORD. 19-043 Exhibit A.pdf](#)

*Law Director Shannon had prepared an Ordinance, at the request of Council Member Hilbert, amending what the City currently has on the books, for Mrs. Hilbert to refer to the Committee of the Whole for further discussion. The only change made is to "Exhibit A", which now reads "No commercial vehicle shall be parked in residential districts on any street or alley within the City limits" as opposed to the wording before giving the correct limitation of a commercial vehicle could not be parked on private property. Mr. Shannon understands that this may not be the final wording. The emergency language was added so Council could take action when they are ready to vote on the matter.*

**This Ordinance was referred to the Committee of the Whole.**

*Law Director Shannon requested Council to consider making a motion to suspend the enforcement of the current statute of the Codified*

*Ordinance, Section 351.17 giving Chief Portier direction to advise his officers.*

**A motion was made by Council Member Hilbert, seconded by Council Member Lockett, to suspend the enforcement of the current statute of the Codified Ordinance Section 351.17. The motion carried by the following vote:**

**Excused:** 1 - Dildine

**Yes:** 5 - Cleary, Grashel, Hilbert, Hutson and Lockett

[RES. 19-002](#)

A RESOLUTION ADOPTING THE FIVE YEAR CAPITAL IMPROVEMENT FUND PLAN

**Sponsors:** Hutson

**This Resolution was referred to the Committee of the Whole.**

**VIII. Reports**

**A. Mayor - Lance Westcamp**

*Mayor Lance Westcamp reported that the other night the community choir put on a show at the golf course. There were four individuals from the community who did a fantastic job but what made this show so special was that it showcased the City's golf course again. Scott Heimlich and his group do an excellent job. That group always gives back to this community just like this Council does. Council has been invited to the Motts Military Museum 9/11 Ceremony.*

**B. Administrator - Marsha Hall**

*Nothing further to report.*

[#207-2019](#)

Adm Report to Council - Aug 26

**Attachments:** [Adm Report to Council - Aug 26.pdf](#)

**C. Chief of Police - Ralph Portier**

*Nothing to report.*

**D. Director of Finance - Jason Carr**

*Nothing to report.*

**E. Director of Law - Kevin Shannon**

*Nothing further to report.*

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

*Mr. Green reminded everyone of First Tuesday on September 3rd and "Groveport Night Out" event on September 19th. Council Member Hutson commented on the interview Jeff Green had on Channel 6 News. Mayor Westcamp noted a comment from one of the ladies in the interview who stated that once someone finds Groveport, they tend to stay and raise their families here.*

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

*Nothing to report.*

**H. Clerk of Council - Ruthanne Sargus Ross**

*Nothing to report.*

**I. Standing Committees**

*None.*

**IX. Other Business**

*None.*

**X. Adjournment**

Council Member Hutson made a motion, seconded by Council Member Grashel to adjourn at 7:12 p.m. All in favor stated AYE, None Opposed. Motion passed.

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Lance Westcamp, Mayor

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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.