

City of Groveport

655 Blacklick St.
Groveport, OH 43125
614.830.2052
www.groveport.org



Meeting Minutes

Monday, August 26, 2019

6:15 PM

2400 Rohr Road

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, 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.

2. Roll Call

Absent: 1 - Dildine

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

3. Approval of Minutes - July 22, 2019

The minutes for July 22, 2019 at 6:10 p.m. were approved as submitted.

The minutes for July 22, 2019 at 6:15 p.m. were approved as submitted.

[#203-2019](#)

Public Hearing Minutes 07.22.2019 @ 6:10 p.m.

Public Hearing Minutes 07.22.2019 @ 6:15 p.m.

Attachments: [Public Hearing Minutes 07.22.2019 - 0 Hamilton Rd.pdf](#)
[Public Hearing Minutes 07.22.2019 - 341 Main St.pdf](#)

4. Notice

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

[#204-2019](#)

Notice of Public Hearing

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

5. Certification

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

[#205-2019](#)

Certification of Public Hearing

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

6. Zoning Ordinance for 3rd Reading:**[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](#)

Chief Building Official Stephen Moore:

The applicant is proposing to develop approximately 32.7 +/- acres at the NE corner of Rohr Road and Alum Creek Drive. The property is currently zoned Planned Industrial Park (PIP). The zoning approval for this area as PIP, which was approved in 1995, did not have a development plan submitted at the time of approval and now requires a development plan to be submitted. The development plan shows three parcels to be created with this development. Lot 1 is approximately 10.37 acres and is shown to be where the fuel center / QSR will be constructed. Lot 2 is approximately 20.42 acres and is shown to be where the two warehouses will be constructed. Lot 3 is approximately 1.43 acres and is shown as an out lot with no specific building or use being proposed at this time. Building setbacks as proposed do not comply with required setbacks along Alum Creek Drive and Rohr Road. The required setback along Alum Creek Drive and Rohr Road is 80 feet and the plan is proposing 50 feet along both roadways. Also, the parking setbacks along Alum Creek, Rohr Road, and Global Court do not meet the required setbacks. Parking setbacks are required to be 60 percent of the required building setback, the plan shows the parking setbacks to be 15 feet.

Signage proposed for the fuel center / QSR exceeds the signage permitted in the sign regulations as to number of signs, square footage of signs, and height of signs. The PIP landscape buffers as shown comply with Chapter 1162 requirements. No building elevations, sign exhibits, or other information to verify full compliance have been provided for Lot 3.

Zoning staff has no objections to approval of the development plan with the following conditions:

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 the Planning Commission and Council.
2. Require additional screening / buffering to be installed around the

residential properties on Aloha Drive.

City Engineer Steve Farst:

The site is bordered by and has frontage along:

Rohr Road to the south -jurisdiction of the City of Groveport.

Alum Creek Drive -jurisdiction of the Franklin County Engineer.

Global Court -jurisdiction of the Village of Obetz.

Site access is proposed from four access drive connections to adjacent public streets:

Rohr Road: one full-access drive and one right-in-only access drive.

Alum Creek Drive: one right-in/right-out access drive.

Global Court: one full-access drive to be located within an existing right-of-way platted area in the Village of Obetz.

The applicant has coordinated with all three above-mentioned local agencies and has agreed to, and thus illustrates on the plan along the western boundary, dedication to public use additional road right-of-way (10-feet) and highway easement (15-ft) along Alum Creek Drive, and along the southern boundary dedication to public use alongside Rohr Road being the former canal land limits. These dedications will accommodate planned roadway improvements along these two arterial roads. It is noted that the Franklin County Engineer and City of Groveport are undertaking a major roadway improvement at the intersection of Alum Creek Drive and Rohr Road, which is under design and anticipated to be constructed in 2020.

Provision for Utilities services: Reasonable feasibility is demonstrated regarding water, sanitary sewer and storm sewer utility facilities and drainage control/stormwater management.

Water: A water main extension is proposed to serve this development from a connection to an existing 12-inch diameter water main located along Rohr Road.

Sanitary Sewer: A sanitary sewer main extension is proposed to serve this development from a connection to an existing 15-inch diameter Groveport sewer main located south of Rohr Road that was sized to accommodate the subject acreage.

Storm drainage: The Development Plan illustrates a storm drainage collection system for the development that would lead to a large wet-detention basin that will outlet into the storm collection system under and along Alum Creek Drive, in the jurisdiction of the Franklin County Drainage Engineer (FCDE).

Site access and internal circulation and Traffic Impact:

Site access & internal traffic circulation: As stated above, a total of

four (4) access drive connections to adjacent public streets are proposed. The Development plan illustrates that all three lots will have access to these drive connections via internal drives. Circulation is found reasonable.

Traffic Impact: The developer's traffic engineering consultant prepared a Traffic Impact Study (TIS), which was undertaken in a cooperative manner under a study scope approved by the Groveport City Engineer, Franklin County Engineer and the Village of Obetz. The review of the TIS is complete. It is concluded that there are off-site roadway system improvement needs driven by the traffic impact from the site development,

Alum Creek Drive (Franklin County jurisdiction): A northbound right-turn lane is warranted on Alum Creek Drive directing traffic into the proposed site right-in/right out access from/to this roadway

Recommendation: Developer shall be responsible to ensure design and construction are undertaken contemporaneously with site development, but no later than the construction of the aforementioned Alum Creek Drive/Rohr Road intersection improvement project and in a manner approved by the Franklin County Engineer.

Rohr Road (Groveport jurisdiction): An eastbound left-turn lane is warranted on Rohr Road directing traffic into the proposed site's full-access southeast driveway.

Recommendation: The Franklin County Engineer has indicated that the ongoing design and construction of the Franklin County Engineer/Groveport aforementioned Alum Creek Drive/Rohr Road intersection improvement project can integrate this turn lane improvement into their project. The County has expressed their willingness to incorporate this improvement in the plan on the condition the Developer agrees to donate the above-referenced right-of-way and highway easement dedications.

Engineering Staff has no objection to granting approval of the Final Development Plan, but do suggest, if approved, the conditions outlined in Mr. Farst's staff report be made a part of that approval. Law Director Shannon will go over all the conditions at the third reading of this Ordinance.

Clerk of Council Ross read by title Ordinance No. 19-020.

[#182-2019](#)

ORD. 19-020 Staff Report

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

7. Close of Public Hearing

A motion was made by Council Member Hutson, seconded by Council Member Grashel, to close the Public Hearing at 6:30 p.m. Motion carried by the following vote:

Yes: 5 - Cleary, 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.