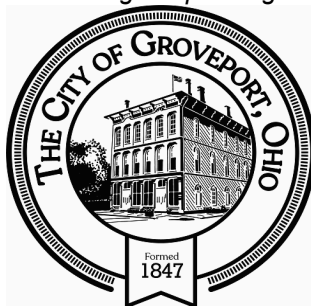


City of Groveport

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



Meeting Minutes

Monday, March 8, 2021

6:15 PM

2400 Rohr Rd - Mod Dev Plan

Council Chambers

Public Hearing

1. Call To Order

by Mayor Lance Westcamp at 6:15 p.m.

Staff Present: BJ King - Administrator, Jason Carr - Director of Finance, Casey Adams - Police Sergeant, Jeff Green - Assistant Administrator / Development Director, Stephen Moore - Chief Building Official, Steve Farst - City Engineer, Ruthanne Sargus Ross - Clerk of Council

Guests Present: The Guest Book is on file with the Clerk of Council.

2. Roll Call

Council Member Grashel participated in the meeting via Zoom.

Council Member Hilbert joined the meeting at 6:22 p.m. via Zoom.

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

3. Approval of Minutes - February 8, 2021

The February 8, 2021 Minutes stand approved as submitted.

[#63-2021](#)

Public Hearing Minutes 2-8-2021

Attachments: [Public Hearing Minutes 2-8-2021.pdf](#)

4. Notice

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

[#64-2021](#)

Notice of Public Hearing

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

5. Certification

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

[#65-2021](#)

Certification of Public Hearing

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

6. Zoning Ordinance for 3rd Reading:

[Ord. 2021-005](#)

AN ORDINANCE AUTHORIZING A MODIFICATION TO THE
DEVELOPMENT PLAN FOR 2400 ROHR ROAD, PARCEL NUMBER

154-000002

Sponsors: Dildine**Attachments:** [Ord. 2021-005 Exhibit A.pdf](#)**Stephen Moore - Chief Building Official**

The applicant is requesting a modification to condition 7 of Section 1 of Ordinance 19-020 which approved the development plan for this property. This condition is related to the access off of Alum Creek Drive. The Zoning Department has no issue with approving the modification but defers this matter to the Engineering Department to discuss the access issues

Steve Farst - City Engineer

The developer of the overall Bluestone Development being a three lot subdivision, is BSTP Midwest, LLC. Their development site arrangement was established under the Development Plan approved under Ordinance 19-020. In that ordinance, Section 1.7 required that a proposed access driveway from Alum Creek Drive into the development site AND a proposed northbound right-turn lane to this drive entrance on Alum Creek Drive were to be constructed before the activation of water service for the first building constructed on any lot. Pizzuti Companies, recently purchased lot 2 in the development site, which does not depend on the access drive or turn lane for access to their site. Lot 2 will have a driveway onto Global Court. The applicant requests modification to the approving ordinance, specifically section 1.7, so they may be provided water service prior to construction of the access drive and turn lane to be installed. BSTP Midwest, LLC, owner of lots 1 and 3, which WILL depend on the access drive and northbound right turn lane into these lots, has provided a letter supporting the modification request and consents to a modified condition that tethers the requirement to development on Lot 1 and Lot 3. The Pizzuti Companies won't use the access drives as primary entrances.

Engineering Staff have no objection to granting approval of the request. The following modified condition 1.7, is recommended: 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 on the first building constructed on either Lot 1 or Lot 3. 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 construction of the turn lane on Alum Creek Drive. The primary access drive will be a curb cut off of Global Court, which is in Obetz. Once finished all the lots will have an interconnecting network of private drives which will help defuse the impact traffic might have coming to or leaving from the site.

Nathaniel Kelly - 2448 Aloha Drive

Mr. Kelly wanted to know where the access drive on Global Court will be located. He is concerned about the safety of the children he has running around his house with construction equipment and traffic coming and going. Mr. Farst does not recall what the precise distance is from the center line of Alum Creek Drive, for example. He offered to show Mr. Kelly and found out the information if he would like to call into the office and make an appointment.

The drive position was established by Obetz when Global Court was built in anticipation that the lot would have contiguity or connection to that roadway. On the plat there is shown a pathway, more or less, right-of-way that allows this lot to have access to Global Court. To Mr. Farst's knowledge, Obetz allows only one curb cut, not two, on Global Court. In regard to the change of location of the warehouses, Mr. Kelly expressed concerns about the water run-off and the privacy of his property. Mr. Moore interjected that the buildings have not changed location from the original drawings. There was nothing requiring that the developer had to build a hill but there are requirements to thicken the buffer with more plants and trees to create a heavier buffer between the houses on Aloha Drive and all of that development. Mr. Farst commented that the developer is required to collect site drainage and direct it to a retention pond. Mayor Westcamp asked if Mr. Kelly received notice of the Planning & Zoning meeting. Mr. Kelly attended a meeting a year and half, or so, ago. The drive entrance, Mr. Farst believes, is to be at the east end of the linear retention pond. The right-of-way for Global Court was arranged with a kind of a neck form where the driveway entrance will be. The construction of the retention pond is to start this spring and they hope to build the warehouses this year. There should be no access to the development from Aloha Drive. Aloha Drive is a Township roadway and construction entrances have to come off a public street but they wouldn't want them to come off of Aloha Drive at all.

Clerk of Council Ross read by title Ordinance No. 2021-005.

[#61-2021](#)

Ord. 2021-005 Staff Reports

Attachments: [Ord. 2021-005 Staff Reports.pdf](#)

7. Close of Public Hearing

Council Member Cleary made a motion, seconded by Council Member Dildine to close the Public Hearing at 6:30 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.