Meeting was called to order at 6:00 p.m.

Members Present:  Lance Westcamp, Becky Hutson, Patrick Pickett, Bruce Boyer, Brent Fridley

Staff Present:  Kevin Shannon, Law Director
Stephen Moore, Building Official
Steve Farst, City Engineer
Teresa Veit, Building Clerk

ATTENDANCE ROLL CALL:
Lance Westcamp  present
Becky Hutson  present
Patrick Pickett  present
Bruce Boyer  present
Brent Fridley  present

Approval of the meeting minutes from the April 3, 2017 meeting.

Minutes were approved as submitted.

Declaration of bias or conflict of interest:  None

Lance Westcamp asked the Building Clerk to read the request #2017-03.

Building Clerk read the request #2017-03 - A request by Vanessa Riley for a Use Variance at 4833 Hendron Road, Parcel # 185-001095.

Lance Westcamp asked Stephen Moore to read the staff report.
Stephen Moore read the staff report.

The applicant is requesting approval to allow her and her daughter to live at her business located at 4833 Hendron Road. The property is zoned Rural. The principal use of land in the Rural zoning district is agricultural and farm dwellings, although other uses, such as rural residences, religious, and educational facilities may be permitted when they meet development standards as required. The use as residential living quarters is considered an accessory use and allowed only as an integral part of a permitted use and is restricted to the second story and above. This accessory use is not a permitted or conditional use in the Rural zoning district per section 1153.03(e). Also Ms. Riley would be living on the first floor since this is a single story building. The Franklin County Public Health has issued an order to Ms. Riley for violations related to the septic system for the building. The existing system was not designed for and is not large enough to handle the additional usage and is overflowing at this time. Ms. Riley will also need to bring the building into compliance with the Ohio Building Code for the mixed uses of residential and mercantile.

Staff has no objection to the granting of the Use Variance, however staff recommends the following conditions be placed on the approval:

1. The owner shall bring the septic system into compliance with the Franklin County Public Health Department regulations.

2. The owner shall bring the building into compliance with the Ohio Building Code within sixty (60) days of zoning approval.

Enclosed in the packet is a copy of the letter from the Public Health Department which speaks to the septic system. This is the pay pond. It has a building there where you buy the bait. Through the circumstances that you have read from Ms. Riley is why she has moved into that building. It is not a permitted or conditional use and since we restrict living to the 2nd story and above, you have to say it is ok for her to live on the 1st floor of the structure. It is a one (1) story building and she can’t comply with that section either. There is plenty of parking there for customers, herself, and her daughter if she drives. If she can bring the building into compliance with the septic issue and the building code, he doesn’t have any problem with someone living there.
Lance Westcamp asked if there were any questions?

There were no questions.

Lance Westcamp invited Vanessa Riley to the podium.

Vanessa Riley, 4833 Hendron Road, Groveport, OH 43125

Vanessa Riley stated that she didn’t have anything to add.

Lance Westcamp asked Stephen Moore if this Board and then Council passes it, you would be the one to follow up on the things that they need to do?

Stephen Moore responded yes, that is correct.

Lance Westcamp confirmed with Vanessa Riley that she didn’t have a problem with that?

Vanessa Riley responded no, not at all.

Patrick Pickett asked if she has started to look into the changes that need to be made to comply with the building code as well as with the septic upgrades?

Vanessa Riley responded yes.

Patrick Pickett asked if that is something she can accomplish within sixty (60) days?

Vanessa Riley responded that it will probably take longer than that. She has had the soil tested and she is doing the design now.

Patrick Pickett asked as far as the building code issues how long do you think compliance is going to take?

Vanessa Riley responded that she doesn’t know what is not right with the building. She will have to figure that out.
Patrick Pickett asked as far as the septic goes you don’t believe that it can be done within sixty (60) days?

Vanessa Riley responded possibly. She doesn’t know. She will have to check into it. She has been doing steps with it to follow through to get it done. On the building code how does she know what she needs to do with that? Is there a checklist on that?

Stephen Moore responded like they have discussed previously, she will need to hire an architect or engineer to do an evaluation of the building. They will tell you the things that you need to do to make that portion compliant.

Vanessa Riley responded ok.

Motion made by Patrick Pickett to approve request #2017-03 with the conditions that the owner shall bring the septic system into compliance with the Franklin County Public Health Department regulations and that the building shall be brought into compliance with the Ohio Building Code within sixty (60) days of zoning approval, seconded by Becky Hutson.

ROLL CALL:
Becky Hutson yes
Patrick Pickett yes
Bruce Boyer yes
Brent Fridley yes
Lance Westcamp yes

Motion passes.

Stephen Moore stated that this now will be forwarded to Council. You will get notified when Council will have the public hearing and 3rd reading. You will need to be at that also. This Board recommends approval but Council has to pass it as an Ordinance.
Lance Westcamp asked the Building Clerk to read the request #2017-04.

Building Clerk read the request #2017-04 - A request by Van Trust Real Estate for a Modification to the Development Plan at 2850 Rohr Road, Parcel # 185-001445, #185-001444, #185-001433.

Lance Westcamp asked Stephen Moore to read the staff report.

Stephen Moore read the report.

The applicant is requesting a modification to the existing development plan approved in Ordinance 2015-055. Modifications shown are to the site layout which includes changing the orientation of the buildings from north/south to east/west, change to the building square footage, site layout, site utilities, and number of parking spaces to be provided. The design standards have also been revised to address the conditions 1-4 of the original ordinance.

Staff has no objections to the approval of the development plan as it relates to zoning requirements.

The Planning Commission should also consider engineering comments and conditions before making its decision on this case.

Lance Westcamp asked if there were any questions?

There were no questions.

Lance Westcamp asked Steve Farst to read the staff report.

Steve Farst read his recommendations.
Engineering staff have no objection to approval of this Modification to Development Plan and suggests if approved, the following conditions be made a part of that approval:

1) The Traffic Impact Study Update will be addressed by the developer in a manner acceptable to the City Administration, before the subject site is platted. Moreover, recommendations for traffic improvements identified in review the TIS update that are accepted by the City, will be implemented with the development of this site, in a manner acceptable to the City Administration.

2) The center lane of Rohr Road shall be restriped in a manner acceptable to the City Engineer, at site drive entrances off Rohr Road. Details to be reviewed and approved with site development plans.

3) Site access from all public roads (including the western driveway entrance to the site from Rohr Road) shall be compliant with the City’s Access Management standards.

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. If offsite drainage improvement is required, such system shall have easements and/or rights-of-use assigned to the City for said purpose. Design of drainage facilities and stormwater management features shall comply with City of Groveport Stormwater Management Policy (Chapter 935) and with the “Toy Road-Rohr Road Watershed” ditch design standards, whichever is greater.

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). Easements ambiguity shall be resolved with site developed in a manner to ensure City has appropriate rights to access, operate and maintain public sewers.

6) Site Development Agreement will be entered into between the Developer and City of Groveport.
7) Any future proposed guard-house and/or gates on site shall be subject to approval of the City of Groveport’s Chief Building Official and City Engineer.

Lance Westcamp asked if there were any questions?

There were no questions.

Lance Westcamp invited Ryan Lidke to the podium.

Ryan Lidke, 775 Yard Street; Ste 300, Columbus, OH 43212

Ryan Lidke stated that this is a re-modification to the site layout. Taking the two (2) building look and changing the layout east to west, two (2) different building types with square footage roughly 250,000 and 750,000 buildings. They have done extensive research with the logistic folks that they work with. They have also conducted a couple of other projects in the area with this size of buildings square footprint and have been very successful with the logistic folks. They like the availability to have a different dynamic with a smaller and larger building. They have worked with Stephen and Steve throughout and will continue to work with them through the recommendations.

Lance Westcamp asked the City had the recommendations on the original correct?

Stephen Moore responded yes, they were on the original. The four (4) that he had they have addressed so those don’t need to be on this one.

Steve Farst responded his are very similar but he updated them to add the development agreement piece because that is essential with regard in capturing site related development activities, commitments, and update the traffic study.

Patrick Pickett asked Ryan if he was familiar with the engineering requirements or conditions that would be placed as read by Mr. Farst?

Ryan Lidke responded yes.
Patrick Pickett asked do you have any concerns or troubles with any of those?

Ryan Lidke responded they are in the process of working on the traffic study. They have had some dialogue back and forth. They will need to continue with that.

Patrick Pickett asked other than that as far as the requirements go, do you have any concerns with any of them?

Ryan Lidke responded no.

Patrick Pickett responded great. Thanks.

Motion made by Patrick Pickett to approve request #2017-04 conditioned upon satisfaction of the seven (7) requirements set forth in the engineer staff report dated April 26, 2017, seconded by Becky Hutson.

ROLL CALL:
Patrick Pickett       yes
Bruce Boyer          yes
Brent Fridley        yes
Lance Westcamp       yes
Becky Hutson         yes

Motion passes.
Other Business: none

Lance Westcamp asked for a motion to adjourn.

Motion to adjourn was made by Becky Hutson, seconded by Brent Fridley, all in favor stated AYE, None Opposed.

Motion passed.

Meeting adjourned at 6:15 p.m.

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Lance Westcamp, Chairperson