CITY OF PICKERINGTON

PLANNING & ZONING COMMISSION
CITY HALL, 100 LOCKVILLE ROAD
TUESDAY, DECEMBER 9, 2025

FINAL AGENDA

REGULAR MEETING
7:30 P.M.

1. ROLL CALL

2. APPROVAL OF MINUTES OF NOVEMBER 11, 2025, REGULAR MEETING

3. SWEARING IN OF APPLICANTS

4. COMMUNITY COMMENTS

5. SCHEDULED MATTERS

   A. Review and request for a motion to approve a Nonresidential Design Standards Certificate of Appropriateness for Landscape and Lighting for a Fire Station, located at 13407 Yarmouth Road

   B. A public hearing and review and request for a motion to consider a Final Plat for Sycamore Villa Phase 2 located south of Busey Road and west of Pickerington Road

   C. A public hearing and review and request for a motion to consider a Final Plat for Sycamore Springs Phase 2 located south of Busey Road and west of Pickerington Road

   D. Review and request for a motion to consider a Conditional Use Permit to operate a daycare center at 2100 Yarmouth Drive

6. REPORTS

   A. Planning & Zoning Director

1. BZA Report

2. FCRPC

7. OTHER BUSINESS

8. ADJOURNMENT

SUBJECT:

APPROVAL OF MINUTES OF NOVEMBER 11, 2025, REGULAR MEETING

Attachments

Draft P&Z Minutes 11-11-25

D R A F T

CITY OF PICKERINGTON

PLANNING AND ZONING COMMISSION
CITY HALL, 100 LOCKVILLE ROAD
TUESDAY, NOVEMBER 11, 2025

REGULAR MEETING MINUTES
7:30 P.M.

1. ROLL CALL

Mr. Blake called the Planning and Zoning Commission meeting to order at 7:30 P.M.

Present:	Mr. McCracken; Mr. Blake; Mr. Hayes; Mr. Bushman; Mr. Hughes; Mrs. Marshall
Others Present:	Greg Butcher; Jesse Shamp; Trevor Swanson; Debbie Kopinsky; Tom Demko; Amy Nagy; Doug Scholl; Kevin Lutz; Bob Droese

2. APPROVAL OF MINUTES OF OCTOBER 14, 2025, REGULAR MEETING

Moved by Mr. Hughes **to approve**, **seconded by** Mr. McCracken

Yes: Mrs. Marshall, Mr. Hughes, Mr. Bushman, Mr. Hayes, Mr. McCracken, Mr. Blake

6 - 0 Passed

3. SWEARING IN OF APPLICANTS

Tom Demko, Amy Nagy, Doug Scholl, Kevin Lutz, Bob Droese, and Trevor Swanson were sworn in.

4. COMMUNITY COMMENTS

There were no community comments.

5. SCHEDULED MATTERS

A. Review and request for a motion to amend Nonresidential Design Standards Certificate of Appropriateness for Site Plan, Architecture, Landscape, and Site Lighting for Pickerington Methodist Hospital addition to the ED building located at 1010 Refugee Road

Mr. Butcher reviewed the location map and staff report with the Planning and Zoning Commission. He stated that the addition is to the Southeast of the existing Emergency Department and Hospital. He clarified that Trevor Swanson with TRIAD Architects is here tonight to discuss the elevations. He continued that the addition will be removing quite a bit of parking, so there are parking and landscaping considerations to deal with. He added that, of note, is that the addition is trending towards the existing detention pond that is near the road and representatives from engineering, architecture, and the hospital are here tonight and could answer any questions.

Mr. Butcher stated that the Zoning Code would support Planning and Zoning Commission consideration for the Certificate of Appropriateness for Site Plan, Architecture, Landscaping, and Site Lighting for an addition to the ED building that complies with the minimum zoning code requirements and the following conditions:

1. **That the applicant shall address all concerns of the City's Architectural Consultant.**
2. **That the applicant shall address all concerns of the Violet Township Fire Department.**

Mr. Butcher stated that there are a couple of waivers to talk about. He continued that the following waiver and condition for the nonresidential design standards would be required, as supported by TRIAD Architects, utilizing two-thirds vote of the Planning and Zoning Commission:

1. **That steel panels shall not be used as a mechanical screen on the roof unless waived by two-thirds vote of the Commission.**
2. **That the windows shall be 18 inches from grade on the east and south elevation directly adjacent to the sliding entry doors unless waived by two-thirds vote of the Planning and Zoning Commission. He clarified that the City's code requires an 18 inch differential and the waiver would be to slide the windows down to grade or near grade.**

Mr. Swanson stated that the two waivers are items that were allowed on the previous addition and the existing building:

1. Rooftop mounted equipment, and the use of metal screening to screen from view.
2. The two areas to allow glass to touch grade are for the sliding doors, as it is architecturally infeasible to have sliding doors with a water table and has been allowed for all the medical buildings in the City, including on Pickerington Methodist Hospital campus.

Mr. Blake asked the applicant or the representative of the applicant to please step forward. Doug Scholl stepped forward. Mr. Blake asked Mr. Scholl if he had any questions, comments, or concerns with the staff recommendations or the two waivers. Mr. Scholl stated that they are good with all of it. Mr. McCracken stated that he wanted to confirm that Mr. Scholl is good with the fire department recommendations. Mr. Scholl stated yes and thinks it makes sense. He continued that they can work with the fire department on the type of bollards and get it designed. Mr. Hughes asked if there is a plan for the impact on the parking in the future. Mr. Scholl stated that there are a significant number of parking spaces added in the plan and have worked with EMH&T to do drone photography. He continued that depending on where they are with contingencies and budgets, the first next need is a little more parking even north of the hospital building. He clarified that they are landlocked in the front but know that there are days when it is pretty full out there. Mr. McCracken clarified that 290 parking spaces are being added and they are only required to add 104 spaces. He stated that the entrance when you come across Windmiller Drive to the extension of Windmiller Drive, going through the parking lot of the shopping center is not really well-marked. He continued that people have a hard time figuring out who has the right-of-way. He added that if you are coming out of the shopping center, a lot of times, people feel they have the right-of-way when really the right-of-way would be coming out of the hospital because that is part of Windmiller Drive. He asked if there is a way to mark that. Amy Nagy stated that when the tower expansion was done, the hospital did some markings and worked with Mr. Butcher's team to make some

modifications to the signal there. She continued that, unfortunately, anything on the shopping center plaza is private property, so everything that could be done on the OhioHealth site was done to create a left turn lane and through right lane which had not previously been there. She added that she thinks that has helped from a staff perspective because the onsite team had some complaints. She stated that some striping was done with the most recent expansion. Mr. McCracken asked if the entrance by the light is the shopping center's property or OhioHealth's property. Ms. Nagy stated that it bisects the property line. Mr. Scholl stated that the two lanes out and the lane in are the hospital's property, but it abuts the shopping center and there is no edge to the parking lot or curbed lane. Ms. Nagy stated that the shopping center's curb entrance cannot be narrowed up because then the trucks cannot get to the loading dock at the shopping center. Mr. Blake stated that the waivers can be done individually. Mr. Shamp confirmed. He continued that the first waiver can be worded as **move to waive the condition that steel panels shall not be used**, and a yes waives it.

Moved by Mr. McCracken **to allow for the steel panels to be waived for the mechanical screening on the roof**, **seconded by** Mrs. Marshall

Yes: Mr. McCracken, Mr. Hughes, Mr. Blake, Mr. Bushman, Mrs. Marshall, Mr. Hayes

6 - 0 Passed

Moved by Mr. McCracken **to approve a waiver of the window from 18 inches from grade on the east and south elevations**, **seconded by** Mrs. Marshall

Yes: Mr. Blake, Mr. Bushman, Mr. Hayes, Mr. Hughes, Mr. McCracken, Mrs. Marshall

6 - 0 Passed

Moved by Mrs. Marshall **to approve with staff conditions**, **seconded by** Mr. Hayes

Yes: Mrs. Marshall, Mr. Hayes, Mr. McCracken, Mr. Blake, Mr. Bushman, Mr. Hughes

6 - 0 Passed

6. REPORTS

A. Planning & Zoning Director

1. BZA Report

There was nothing to report.

2. FCRPC

There was nothing to report.

7. OTHER BUSINESS

Mr. Blake stated that the DORA sign color is fantastic and he cannot wait for the Local Cantina. Mr. Butcher stated that it will open in February or March 2026.

Mr. Butcher stated that OhioHealth is the biggest employer in the City, having passed the School District last year.

Mr. Butcher stated that the Pickerington Event Center is upstairs in the old Heitmeyer building and there will be a sushi restaurant downstairs.

Mr. Hughes stated that there is a parking lot across the street from Johnson's and asked if it is possible to add a walkway with the flashing lights. Mr. Butcher clarified that it is a called a rapid rectangular beacon and the problem with a crosswalk there is that it conflicts with the turn lane striping and can be problematic. He continued that he does not have a good solution other than walking to the corner which is 30 to 40 feet.

Mr. Hughes stated that Combustion Brewery has not put the handicap parking signs back up since Octoberfest.

Mrs. Marshall asked if a stop sign could be put up at the Windmiller Drive area by the shopping plaza that was discussed earlier. She clarified that there is no striping at the intersection. Mr. Butcher stated that it would be a challenge to put a stop sign. He continued that there is quite a bit of traffic that goes behind the shopping center.

8. ADJOURNMENT

Moved by Mr. Blake **to adjourn**, **seconded by** Mr. McCracken

Yes: Mr. McCracken, Mr. Blake, Mr. Hayes, Mr. Bushman, Mr. Hughes, Mrs. Marshall

6 - 0 Passed

The Planning and Zoning Commission meeting adjourned at 7:58 P.M.

RESPECTFULLY SUBMITTED:

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Debbie Kopinsky, Deputy City Clerk