CITY OF PICKERINGTON

SERVICE COMMITTEE
CITY HALL, 100 LOCKVILLE ROAD
WEDNESDAY, JANUARY 22, 2025

REGULAR MEETING AGENDA
7:00 P.M.

1. ROLL CALL

2. APPROVAL OF MINUTES OF DECEMBER 18, 2024, REGULAR MEETING

3. COMMUNITY COMMENTS

4. DEVELOPMENT DEPARTMENT

   A. Planning Director's Report

      1. Building Department Report

      2. Planning and Zoning Representative Report (Mr. McCracken)

      3. Action Items:

         a. Review and request for a motion to approve a draft ordinance approving the rezoning of parcel #041-02484-40 and 041-02484-22 at the intersection of Windmiller Drive and Diley Road **(TABLED 12/18/2024)**

5. SERVICE DEPARTMENT

   A. Service Director's Report

6. ENGINEERING DEPARTMENT

   A. City Engineer's Report

7. ECONOMIC DEVELOPMENT

8. BUSINESS RETENTION

9. LAND USE PLANNING

10. CHAIRMAN

11. OTHER BUSINESS

12. ADJOURNMENT

SUBJECT:

APPROVAL OF MINUTES OF DECEMBER 18, 2024, REGULAR MEETING

Attachments

Draft Service Minutes 2024-12-18

D R A F T

CITY OF PICKERINGTON

SERVICE COMMITTEE
CITY HALL, 100 LOCKVILLE ROAD
WEDNESDAY, DECEMBER 18, 2024

REGULAR MEETING MINUTES
7:30 P.M.

1. ROLL CALL

Mr. Wisniewski called the meeting to order at 7:30 P.M.

Present:	Mr. Wisniewski; Mrs. Sanders; Mr. McCracken; Mr. Derksen
Others Present:	Mayor Gray; Crystal Hicks; Kevin Kemper; Greg Butcher; Clem Chukwu; Don Rector; Heather Moore; Patricia Vacca; and others

2. APPROVAL OF MINUTES OF NOVEMBER 20, 2024, REGULAR MEETING

Moved by Mr. Derksen **to approve, seconded by** Mrs. Sanders

Yes: Mrs. Sanders, Mr. Derksen, Mr. Wisniewski
Abstain: Mr. McCracken
3 - 0 Passed

3. COMMUNITY COMMENTS

A. Patricia Vacca, 9230 Saratoga Terrace.

Ms. Vacca stated that she is concerned about the Meijer that is going to be built at the corner of Pickerington Road and Refugee Road on a plot of 25 acres that was annexed into the City of Pickerington in 2015. She continued that the property was sold in 2022 to an LLC Company which is also on a tax lien list in Delaware and has a few lawsuits in Texas. She questioned what stage in the process we were in and inquired if there was a contract with Meijer and what the zoning requirements would be. Mr. Wisniewski stated that we are at the beginning of this process and the request on the agenda this evening is strictly to rezone a portion of the property from C2 to C3. He continued that the reason for the rezoning is that our Planning Director worked with the potential developer and asked that they move the proposed store further back from Refugee Road. He stated that if the store was going to be located closer to Refugee Road there would be no need for the rezoning because that portion is already zoned C3. Mr. Wisniewski stated that he is not aware of any plans that have been submitted to the City and once the property is rezoned it will be up to the developer and the proposed Meijer to work through the various steps in the process. Ms. Vacca inquired if the rezoning would be put

to a ballot. Mr. Wisniewski stated that rezoning is not a ballot issue. Ms. Vacca stated that the annexation paperwork said that the property was to be annexed into a C3 or a C3 zoning requirement that could be changed at any time. Mr. Wisniewski stated that the designation for the parcel on the north end of this acreage is C3 and the portion that we are talking about tonight is a smaller portion. Ms. Vacca questioned if it was 25 acres. Mayor Gray stated that the property is one parcel with two different zoning categories on it. He continued that roughly ten acres in the back is zoned C2 and roughly 15 acres in the front is zoned C3. Ms. Vacca questioned if it was broken into two different parcels. Mr. Wisniewski stated it is one parcel which was part of the pre-annexation agreement when the property was annexed into the City nine years ago. He continued that the C3 and C2 designations both allow commercial development. Ms. Vacca questioned why there was a need for the emergency annexation. Mr. Wisniewski stated that the annexation occurred nine years ago, which was not during his time on Council.

4. DEVELOPMENT DEPARTMENT

A. Planning Director's Report

Mr. Chukwu stated he had provided a written report and would answer any questions.

1. Building Department Report

2. Planning and Zoning Representative Report (Mr. McCracken)

Mr. McCracken stated that at the December 10, 2024, Planning & Zoning Commission meeting, the Commission approved the rezoning of parcel #041-11884-00 from C2 to C3, approved the rezoning of parcels 041-02484-40 and 041-02484-22 from R4 to C3, and approved a final plat extension for Sycamore Creek Section 12. He continued that the Conditional Use Permit for Combustion Brewery remained tabled.

3. Action Items:

a. Review and request for a motion to approve a draft ordinance approving the rezoning of the southern portion of parcel #041-11884-00 at the southeast corner of Refugee Road and Pickerington Road

Mr. Chuwku stated that staff would like the potential use for this property to sit further south on the property and, in order to accommodate that, a portion of the property needs to be rezoned from C2 to C3.

Moved by Mrs. Sanders **to approve and forward to Council, seconded by** Mr. Wisniewski

Yes: Mr. Derksen, Mr. Wisniewski, Mrs. Sanders, Mr. McCracken
4 - 0 Passed

Mr. Wisniewski set a public hearing on this item for 7:15 P.M. on January 7, 2025.

b. Review and request for a motion to approve a draft ordinance approving the rezoning of parcel #041-02484-40 and 041-02484-22 at the intersection of Windmiller Drive and Diley Road

Mr. Wisniewski stated that he is concerned about the access point on the parcel that is located behind Drug Mart. Mr. Chukwu stated that he does not think that they are going to do anything with that property other than park their trucks on the property. Mayor Gray inquired if there was any discussion about a non-conforming pre-existing use at the Planning and Zoning Commission meeting, because if they were to sell the property after we rezone it, then they could put something with a high use there. He continued that his thought is that if we change the zoning and then the use changes, we need to have the ability to limit access to right in/right out.

Mr. McCracken clarified that the additional condition that was added by the Planning & Zoning Commission was included in the legislation for Service Committee. Mrs. Sanders clarified that a tenant still resides in the house.

Mr. Kemper stated he has a concern that we will be setting a precedent if somebody else wants to park a commercial truck at a residential property. Mr. McCracken stated that the reason he is asking for the rezoning is so that he will be in compliance with the code. Mr. Wisniewski stated that he is fine with the property by Rule 3, but is concerned about the curb cuts for the other property and is of the opinion that this should be tabled pending further clarification from the Law Director. Mr. McCracken clarified that the Service Committee could add a conditional use regarding the right in/right out. Mr. Wisniewski inquired how the Service Committee felt about tabling to get further clarification from the Law Director. Mayor Gray stated he does not think it will impact the business right now because it was a non-conforming use to begin with, so we should be able to take the time to inquire with the Law Director. Mr. McCracken stated that we need to be reasonable and allow him to continue to park his trucks if this item is going to be tabled.

Moved by Mr. Wisniewski **to table, seconded by** Mr. Derksen

Yes: Mr. McCracken, Mrs. Sanders, Mr. Wisniewski, Mr. Derksen
4 - 0 Passed

5. SERVICE DEPARTMENT

A. Service Director's Report

Mr. Rector highlighted items from his report as follows: the Hill/Meadows sidewalk is all staked out and, due to all the rain, they will likely not return until after the new year; activity has started at the future Johnson's location; and leaf season has wrapped up.

Mr. Wisniewski inquired if there was more specific information about what was happening at the Johnson's location. Mr. Butcher stated that they are in the demolition and cleaning out phase. He continued that they have removed a wood garage and an interior wall. Mr. Rector stated that the water and sewer lines will be replaced before they start construction on the inside.

Mr. Wisniewski inquired about the parking lot across the street from Johnson's. Mr. Rector stated that several trees have been removed, and we are waiting for a couple of contractors to give estimates on putting the basin in this winter in order to pave in the spring.

Mr. Wisniewski stated he recently read an article on how you could get 20 to 30 percent more parking on the street with angled parking verses parallel parking and inquired if that was

something that we could do on Hill Road. Mr. Rector stated he didn't see a way for that to be done on Hill Road, but there might be a section on Church Street where that could be done. He continued that he does have a couple of spots that he has discussed with Greg, so something might materialize down the road.

Mr. Kemper complimented the downtown lights. Mr. Wisniewski thanked Mr. Rector and his staff for the beautification of the downtown and the lights.

6. ENGINEERING DEPARTMENT

A. City Engineer's Report

Mr. Butcher stated he would answer any questions regarding Mr. Weber's written report.

Mr. Butcher stated that ODOT has a special solicitation for grant funding, and we will be submitting for additional grant funding for the East Street Improvements project. He continued that they also have a special solicitation for some feasibility analysis for pedestrian access associated with the Far East Freeway Project, and we will be submitting for that as well.

Mr. Wisniewski stated that he had a conversation about the cost of sidewalks with Mr. Butcher and he learned that one mile of sidewalk costs roughly $900,000. Mr. McCracken clarified that we budgeted approximately $200,000 for sidewalks in 2025. Mr. Wisniewski clarified that the safe routes to school project is currently in the design phase and should be constructed in 2025 or 2026.

Mr. Wisniewski noted that Scooters Coffee is nearing completion and should be opening in the near future and the new Junior High School is set for completion and opening in 2026.

7. ECONOMIC DEVELOPMENT

There was no discussion.

8. BUSINESS RETENTION

There was no discussion.

9. LAND USE PLANNING

There was no discussion.

10. CHAIRMAN

Mr. Wisniewski wished everyone a Merry Christmas and stated he looked forward to working together in 2025.

11. OTHER BUSINESS

No other business was brought forward.

12. ADJOURNMENT

Moved by Mr. McCracken **to adjourn**, **seconded by** Mrs. Sanders

Yes: Mr. Wisniewski, Mr. McCracken, Mr. Derksen, Mrs. Sanders

4 - 0 Passed

The Service Committee adjourned at 8:00 P.M., December 18, 2024.

RESPECTFULLY SUBMITTED:

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Heather Moore, City Clerk