CITY OF PICKERINGTON

SERVICE COMMITTEE
CITY HALL, 100 LOCKVILLE ROAD
WEDNESDAY, MAY 21, 2025

REGULAR MEETING AGENDA
7:00 P.M.

1. ROLL CALL

2. APPROVAL OF MINUTES OF APRIL 16, 2025, 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 APRIL 16, 2025, REGULAR MEETING

Attachments

Draft Service Minutes 2025-04-16

D R A F T

CITY OF PICKERINGTON

SERVICE COMMITTEE
CITY HALL, 100 LOCKVILLE ROAD
WEDNESDAY, APRIL 16, 2025

REGULAR MEETING MINUTES
7:00 P.M.

1. ROLL CALL

Mr. Wisniewski called the meeting to order at 7:01 P.M.

Present:	Mr. Wisniewski; Mrs. Rohaly; Mayor Gray
Absent:	Mr. McCracken; Mrs. Sanders
Others Present:	Nick Derksen; Greg Butcher; Clem Chukwu; Don Rector; Heather Moore

2. APPROVAL OF MINUTES OF JANUARY 22, 2025, REGULAR MEETING

Moved by Mrs. Rohaly **to approve**, **seconded by** Mr. Wisniewski

Yes: Mrs. Rohaly, Mr. Wisniewski
2 - 0 Passed

3. COMMUNITY COMMENTS

There were no community comments.

4. DEVELOPMENT DEPARTMENT

A. Planning Director's Report

Mr. Chukwu stated he had provided a written report and would answer any questions. Mr. Wisniewski inquired about the tabled item for Combustion that is on the Planning and Zoning Commission agenda. Mr. Chukwu stated that staff wanted them to remove the benches from their parking area and enclose the section with a fence, which has been done. Mayor Gray inquired if anything new was going into the shopping center where Smoothie King is located. Mr. Chukwu stated he was not aware of anything. Mr. Wisniewski thanked staff for their work on the Meijer project.

1. Building Department Report

Mrs. Rohaly noted that our permits have caught up. Mr. Chukwu stated that the summer months are usually busier.

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

There was no report.

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)**

Mr. Wisniewski inquired if anything was going to be done with this rezoning request or if it was going to fall off the agenda after six months. Mr. Butcher stated that the only information that he has is that there was an initiative by the property owner of cutting down trees and rezoning his property for future speculative use. He continued that service committee had a conversation about access and access control and no further action has been taken.

b. Review and request for a motion to approve a draft ordinance approving the final plat for Sycamore Springs Phase 1, located south of Busey Road and west of Pickerington Road

Mr. Chukwu stated that Sycamore Springs Phase 1 will be located on the 8185 Pickerington Road property and phase 1 consists of 76 single-family homes.

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

Yes: Mrs. Rohaly, Mr. Wisniewski
2 - 0 Passed

c. Review and request for a motion to approve a draft ordinance approving the final plat for Sycamore Villa Phase 1, located south of Busey Road and west of Pickerington Road

Mr. Chukwu stated that Sycamore Villas Phase 1 are the condominium units to be located on the 8185 Pickerington Road property and this will consist of 43 units.

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

Yes: Mr. Wisniewski, Mrs. Rohaly
2 - 0 Passed

5. SERVICE DEPARTMENT

A. Service Director's Report

Mr. Rector highlighted items from his report as follows: the city received a $31,670 grant from Ohio EPA to buy a new brine application machine and 32 inoperable lights were found with the light up Pickerington project.

Mr. Wisniewski inquired about the parking lot installation across the street from Johnson's.

Mr. Rector stated that the electric is in, the parking lot lighting posts are in, and the dig-out crew will be arriving in the near future to pull out the old and put the base in. Mr. Wisniewski inquired if the parking lot would be resurfaced. Mr. Rector stated that we are going to do a complete overlay of the existing asphalt and the lighting will match the current downtown lighting with some deflectors. Mr. Wisniewski asked how many parking spaces were being estimated. Mr. Rector stated that there will be about 40 or so parking spaces altogether. Mr. Wisniewski asked if there was an opening date for Johnson's. Mayor Gray stated that he believes they are scheduled to open on May 22nd.

Mr. Butcher thanked Mr. Chukwu for his work related to Meijer and Mr. Rector for his pursuit of grants and projects like light up Pickerington. Mr. Wisniewski and Mrs. Rohaly shared Mr. Butcher's sentiments.

6. ENGINEERING DEPARTMENT

A. City Engineer's Report

Mr. Butcher stated he would answer any questions regarding Mr. Weber's written report. Mr. Wisniewski inquired about the plan review for Valvoline. Mr. Butcher stated it is a review process for a new facility to be located east of United Dairy Farmers on Blacklick Eastern Road. Mrs. Rohaly noted that we do not have an opening date for the new Starbucks. Mr. Wisniewski inquired about the property near Rule 3. Mr. Butcher stated that there is a conflict between the builder and owner.

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 stated he had nothing to bring forward.

11. OTHER BUSINESS

No other business was brought forward.

12. ADJOURNMENT

Moved by Mrs. Rohaly **to adjourn**, **seconded by** Mr. Wisniewski

Yes: Mrs. Rohaly, Mr. Wisniewski

2 - 0 Passed

Service Committee adjourned at 7:14 P.M., April 16, 2025.

RESPECTFULLY SUBMITTED:

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Heather Moore, City Clerk