



CITY OF
PICKERINGTON

**SERVICE COMMITTEE
CITY HALL, 100 LOCKVILLE ROAD
WEDNESDAY, SEPTEMBER 17, 2025**

**REGULAR MEETING AGENDA
7:00 P.M.**

1. ROLL CALL
2. APPROVAL OF MINUTES OF AUGUST 20, 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 a final plat for the Retreat at Hickory Lakes Section 1 Part A located west of Ault Road and south of Blacklick-Eastern Road
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

A. Sidewalk addition prioritization

11. OTHER BUSINESS

12. ADJOURNMENT

SUBJECT:

APPROVAL OF MINUTES OF AUGUST 20, 2025, REGULAR MEETING

Attachments

Draft Service Minutes 2025-08-20

DRAFT



CITY OF
PICKERINGTON

**SERVICE COMMITTEE
CITY HALL, 100 LOCKVILLE ROAD
WEDNESDAY, AUGUST 20, 2025**

**REGULAR MEETING MINUTES
7:00 P.M.**

1. ROLL CALL

Mr. Wisniewski called the meeting to order at 7:00 P.M.

Present: Mr. Wisniewski; Mrs. Rohaly; Mr. McCracken; Mrs. Sanders

Others Kevin Kemper; Nick Derksen; Greg Butcher; Clem Chukwu; Heather Moore;

Present: Rachel Scofield

2. APPROVAL OF MINUTES OF JUNE 18, 2025, REGULAR MEETING

Moved by Mr. McCracken to approve, seconded by Mrs. Rohaly

Yes: Mrs. Rohaly, Mr. McCracken, Mr. Wisniewski

Abstain: Mrs. Sanders

3 - 0 Passed

3. COMMUNITY COMMENTS

There were no community comments.

4. DEVELOPMENT DEPARTMENT

A. Planning Director's Report

Mr. Chukwu stated he would answer any questions regarding his written report. Mr. McCracken noted that single-family home permits are picking up. Mr. Wisniewski inquired about the Conditional Use Permit for a wireless telecommunications facility that was tabled by the Planning and Zoning Commission in July. Mr. Chukwu stated the item was tabled in July because we thought that they needed to give us right-of-way, but upon further investigation we found that we already had the right-of-way, so it was removed from the table in August and approved. Mr. Wisniewski advised Mr. Chukwu that he could pass off his monthly report to Mr. Butcher if he did not want to attend the Service Committee meetings.

1. Building Department Report

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

Mr. McCracken stated he was not able to attend the Planning and Zoning Commission meeting in August and would defer to Mr. Chukwu for any report. Mr. Wisniewski clarified that a Certificate of Appropriateness for Architecture and Site Lighting for Duchess and a Comprehensive Sign Plan for Valvoline were both approved at the August Planning and Zoning Commission meeting.

Mr. Chukwu reported that he is looking to make some changes to increase the square footage of commercial development signage with the code amendment. Mr. Wisniewski stated that he is of the opinion that we should allow electronic signs for gas. Mr. Chukwu stated that we do allow electronic signs for gas stations, which is also another proposed code amendment, but we do not allow electronic signs for other establishments.

Mr. Wisniewski noted that the property that housed the former business incubator is for sale, but he also heard that the owner was trying to bring a sushi restaurant to that location. Mr. Chukwu stated he received an application for change of use/new tenant for a sushi restaurant and a hair salon.

3. Action Items:

There were no action items.

5. SERVICE DEPARTMENT

A. Service Director's Report

Mr. Butcher stated he would answer any questions regarding Mr. Rector's written report. Mr. Wisniewski noted that there was a large storm event in July that resulted in temporary road closures due to high water and fish that needed to be relocated back to ponds.

Mr. Wisniewski inquired about speed complaints in subdivisions. Mr. Butcher stated that citations and warnings are up considerably, and we have been running traffic details within the last couple of weeks. He continued that the police department is back to full staff after several officers were out for various reasons. Mr. McCracken inquired if the citations and warnings have increased in subdivisions or if those are along Diley Road and Hill Road. Mr. Butcher stated that citations and warnings are everywhere, and we have worked in some subdivisions, including Wellington Park.

Mr. Wisniewski noted that Local Cantina will likely open in early 2026.

6. ENGINEERING DEPARTMENT

A. City Engineer's Report

Mr. Butcher stated he would answer any questions regarding Mr. Weber's written report. Mr. Wisniewski stated he does not recall the plan/plat review for the Retreat at Hickory Lakes and inquired if it was approved in the Township or if it was approved awhile ago. Mr. Butcher stated that the Estates at Lake Forest was approved in the Township and annexed into the City of Pickerington. He continued that the development text and plan for the Retreat at Hickory

Lakes was approved in the Township and annexed into the City, but the plat will go through the Planning and Zoning Commission and Council. Mr. Chukwu stated that phase 1A of the Retreat at Hickory Lakes will be considered at the September Planning and Zoning Commission meeting. Mr. Kemper inquired if there were any updates on the gas well. Mr. Butcher stated that he is not sure if it would be on the plat, but the developer is working on the abandonment of the well.

Mr. Wisniewski noted that the PYAA/PASA parking lot is complete and looks great.

Mr. McCracken asked if there was an update on the overpass at Taylor Road. Mr. Butcher stated it is a five-year project starting in 2027 with the Taylor Road interchange first, the Hill Road improvements second, and work on I-70 that will be last.

7. ECONOMIC DEVELOPMENT

- A. Review and request for a motion to approve a draft resolution approving the application filed with the city creating a designated outdoor refreshment area in Olde Pickerington Village and enacting relevant regulations

Mr. Butcher stated that he submitted an application to City Council for a designated outdoor refreshment area (DORA) within the Olde Village portion of the City of Pickerington which has specific requirements that must be adhered to. He continued that as part of the process and requirements, a map has been provided that the committee can discuss this evening.

Mr. Wisniewski stated that he does not support including Tiger Stadium in the DORA and realizes that the school district would have to agree to it should there be a concert or other event, but does not think that it sets a good precedent to allow alcohol on school property, especially when this is our first DORA. He continued that after discussion he is going to make a motion to amend this to remove that and draw the new map to exclude Tiger Stadium. Mr. Derksen questioned the logic in including the Tiger Stadium. Mr. Butcher stated that there was no specific event in mind, but the rationale was that we were brainstorming about potential events and thought it might be a good idea for people to take alcohol to a potential event at Tiger Stadium, recognizing that the school district would have to grant permission. Mr. Derksen asked if we could make it conditional where if the school district asks to serve alcohol at an event that we could pass legislation granting it for that specific time period. Mr. Wisniewski stated he thinks it is just a bad idea to grant it on school property without having input of the community and school board and, since this is our first DORA, it would be easy to add it back in after further consideration and discussion. Mr. Derksen clarified that this matter has not been discussed with the superintendent and is therefore in agreement with taking it out for now until the superintendent weighs in, but is not opposed to the idea of it. Mr. McCracken asked if we would still be able to come back to do an event at the football stadium if it was not included in the DORA. Mr. Butcher stated that there would be an opportunity to have a site/day-specific alcohol permit. Mr. McCracken stated that he would be in favor of not including it in the DORA. Mrs. Sanders stated she would also support not including the Tiger Stadium in the DORA. Mr. Kemper stated it seems reasonable.

Mr. Kemper stated that he is not necessarily against this but questions if the boundaries up to Heritage Elementary are necessary. He continued that he understands the Farmer's Market but just wonders if the railroad tracks are more of an appropriate boundary since there are no stores in that corner. Mr. McCracken stated he wonders why we aren't including more of that area that is walkable, not necessarily for people who will be walking downtown, but people who live there who will walk downtown and walk home carrying the designated cup. Mr. Wisniewski stated he looks at it in a similar way in that someone that lives on Borland Street or in the vicinity might want to walk to Combustion and then walk home with their drink. He continued

that he has also read online that people think that having a DORA means that we are going to have drunks walking the streets of Pickerington, but this does not change anything about our public intoxication laws. He continued that people will have to have the designated cups, they have to remain in the area, and they cannot be publicly intoxicated. Mr. Wisniewski stated he has not heard of any issues in other cities that already have an established DORA. Mrs. Rohaly stated that we have the flexibility that if we see something we do not like, we can condense the area or make it larger.

Mr. McCracken inquired if anyone received any concerns from anyone in the area other than what has been posted on social media. Mr. Wisniewski stated he has not received anything.

Mr. Wisniewski clarified that a public hearing on the DORA has been scheduled for September 2, 2025 at 7:15 P.M.

Moved by Mr. Wisniewski to amend the boundaries and the map to remove Tiger Stadium, seconded by Mrs. Sanders

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

Moved by Mr. McCracken to forward the amended draft resolution to Council, seconded by Mrs. Sanders

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

8. BUSINESS RETENTION

There was no discussion.

9. LAND USE PLANNING

There was no discussion.

10. CHAIRMAN

Mr. Wisniewski asked Mr. Butcher to talk a little bit about the trash contract with Rumpke. Mr. Butcher stated that the City's agreement with Rumpke will expire at the end of the year, and we will be negotiating prior to the expiration of the agreement. Mr. McCracken clarified that we will be taking other proposals as well. Mr. Wisniewski stated that he has read some social media complaints about problems that people have experienced with Rumpke and asked how people could resolve some of those issues. Mr. Butcher stated that calls, complaints, concerns, and emails can be sent to his office, and he has liaisons with Rumpke to address those concerns, but overall believes Rumpke has provided a good service for the residents. He continued that sometimes trash is not picked up because a bill has not been paid, or the trash was not put out on time, but the trucks are equipped with cameras and the stops are time-stamped. Mr. Wisniewski stated that he thought some people would be in attendance for the meeting tonight as he posted on social media about the Service Committee meeting date and time.

Mr. Wisniewski asked if there was an updated road level of service or if that was just done when traffic studies are completed for construction. Mr. Butcher stated level of service is a pretty formal engineering process that is usually site-specific to new developments and that is part of our code to have that traffic impact study which evaluates level of service. He

continued that we know where pinch points are and those types of things, but no, we do not have a rolling level of service evaluation. Mr. Butcher stated that we still have the signal replacement project in the next couple of years, that ODOT is still working on funding for, and that should help the 256 corridor. Mr. McCracken stated that it seems that the main issue with traffic is always on State Route 256. Mr. Wisniewski stated that State Route 256 is the biggest but Diley Road is getting busy too.

Mr. Wisniewski asked Mr. Butcher to talk a little about the recent safety grant application that was completed. Mr. Butcher stated that we recently applied for a safety grant for the Milnor/Meadows/Center intersection, and we have a presentation at ODOT Central Office on September 11th.

Mr. Wisniewski asked Mr. Butcher to highlight his new accreditation. Mr. Butcher stated that ODOT has a process where they will relinquish project management to the local public agency, which will allow us to get projects done quicker under our control. He continued that he took the course and has been certified as a local public agency local administrator. Mr. Wisniewski thanked Mr. Butcher for the hard work that he put into getting that accreditation.

11. OTHER BUSINESS

Mr. Wisniewski stated that during the budget review he will advocate for a larger increase in police officers as we have not had a significant increase for some time. He continued that he is aware that we have historically increased the police department by one officer every other year, but feels that we cannot continue the level of service that we want to provide with the annexations that have been done over the last few years. Mr. McCracken stated that it might be a good idea to ask the Chief of Police to do an analysis and come up with a recommendation.

12. ADJOURNMENT

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

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

4 - 0 Passed

The Service Committee adjourned at 7:37 P.M., August 20, 2025.

RESPECTFULLY SUBMITTED:

Heather Moore, City Clerk