



CITY OF
PICKERINGTON

**SERVICE COMMITTEE
CITY HALL, 100 LOCKVILLE ROAD
WEDNESDAY, OCTOBER 22, 2025**

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

1. ROLL CALL
2. APPROVAL OF MINUTES OF SEPTEMBER 17, 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 Sycamore Creek Section 13 located on the southwest corner of Fairfield Drive and Hill Road South
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 SEPTEMBER 17, 2025, REGULAR MEETING

Attachments

Draft Service Minutes 9-17-25

DRAFT



CITY OF
PICKERINGTON

**SERVICE COMMITTEE
CITY HALL, 100 LOCKVILLE ROAD
WEDNESDAY, SEPTEMBER 17, 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, Mrs. Sanders,
Mr. McCracken (arrived at 7:03 P.M.)

Others Mayor Gray, Kevin Kemper, Nick Derksen, Greg Butcher, Clem Chukwu,
Present: Don Rector, Heather Moore, and others

2. APPROVAL OF MINUTES OF AUGUST 20, 2025, REGULAR MEETING

Moved by Mrs. Sanders to approve, seconded by Mrs. Rohaly

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

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. Kemper inquired if The Learning Experience, GKG Roofing, and the strip mall with Flyers Pizza are going to be required to install sidewalks in front of their properties. Mr. Chukwu stated that we have an agreement with GKG Roofing that once we determine what is going to happen with State Route 256, they will relocate their sign and install the sidewalk. He continued that The Learning Experience is required to put a sidewalk along Commerce Drive and State Route 256. Mr. Butcher stated that when the strip mall development on Refugee Road started, there was an existing sidewalk already there and then some activity with Fairfield County Utilities took the sidewalk out. He continued that the Fairfield County Engineer's

Office is looking at a combination of multi-use paths and sidewalks along Refugee Road. Mr. Kemper inquired if there was any information on when that project would start. Mr. Butcher stated that they have funding for the project, it is in the design phase, but he does not have a timeframe for the project. He continued that the sidewalk will go from the city limits near Pizza Hut to Tollgate.

1. Building Department Report
2. Planning and Zoning Representative Report (Mr. McCracken)

Mr. McCracken stated at the September 9th Planning & Zoning Commission a final plat for the Retreat at Hickory Lakes Section 1 Part A was approved and a Conditional Use Permit for a Residential District Storage Building at 31 East Borland Street was approved.

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

Mr. Chukwu stated that roughly 151.9 acres was annexed from the Township into the City in 2025. He continued that the annexation agreement also included a rezoning of the entire site to Planned District (PD) with an approved final development plan. Mr. Chukwu stated that the Retreat at Hickory Lakes Section 1 Part A consists of roughly 44 acres and will have 54 single-family homes with a density of two units per acre and roughly 28 acres for open space and a reserve area. Mr. Wisniewski clarified that the open area will be around the ponds and there will be walking paths. Mrs. Sanders clarified that eventually there will be a total of 182 single-family lots.

Mr. Butcher introduced Mr. Karl Billisits with Harmony Development and stated he could answer any questions. Mr. Wisniewski asked if we were running a religious facility under the Development Text Section 4 titled Religious Affiliated Organization//City Subarea. Mayor Gray stated that we are not running a religious facility, they have the option to donate it, and we have some input into what they do, but it will not belong to the City. Mr. Wisniewski asked about the Flower Hills subdivision. Mr. Chukwu stated that the entire annexation has three properties: the Retreat at Hickory Lakes, The Flower Hills subdivision, and the already developed Estates at Lake Forest, which is the American Homes 4 Rent property. Mayor Gray stated that the Flower Hills portion is owned by the Anderson family, and they wanted to annex into the City but are not yet ready to sell their property. Mr. Billisits stated that the family is still growing flowers and other items on their property, and they have a plan for when they retire.

Mr. Kemper asked if there was an update or plan for the old gas well on the Hickory Lakes portion of the property. Mr. Billisits stated that the old gas well is going to be removed near the second part of phase 1 once they get some of the roads built.

Mr. Wisniewski stated that he does not see where they are coming in at the 2 units per acre. Mr. Butcher stated it's just under 2 units per acre.

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

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

4 - 0 Passed

5. SERVICE DEPARTMENT

A. Service Director's Report

Mr. Rector stated that we applied for the H2Ohio grant back in February 2024, and we did not get funded on the first round, but we did get funded on the second round for \$32,000 in March 2025, which was used to purchase a new brine machine. Mr. Butcher stated that this new brine truck will maximize operations, provide safety for the traveling public and help with snow removal as it burns off that initial dusting of snow. He continued that this grant award is a big deal and is a credit to Mr. Rector.

Mr. Wisniewski asked how many DORA signs were installed. Mr. Rector stated that 18 signs have been installed and there are a few that need additional parts.

Mrs. Sanders noted that she has seen crews out spraying for mosquitoes. Mr. Rector stated that there have been a lot more sprays this year than in previous years. He continued that our agreement is with Franklin County, and they set the traps, do the analysis, and spray in zones based on West Nile hits. Mr. Wisniewski stated he has seen on the news recently that the kissing bug has made its way to Ohio, and it carries various diseases, but does not know if there is a good way to get rid of them. Mr. Rector stated he hasn't received any advisories on efforts to remediate the kissing bug.

Mr. Rector stated that the bugs on the fruit trees have panned out and most of those trees are in bad shape and dying, so a lot of trees have been taken down this year. Mr. Wisniewski asked if people are requesting replacement street trees. Mr. Rector stated that 80 to 90 percent of people do not want street trees replaced after removal.

Mr. Wisniewski clarified that metrics are kept on the speed trailer. Mr. McCracken asked if there was any way to tell whether speeds come down when the trailer is out. Mr. Rector stated that it can be put into stealth mode and hidden where it will not display anything, but it will read the speed data. Mr. Wisniewski asked if he is seeing the speeds that residents are complaining about. He stated that the general 85th percentile speed in about every City of Pickerington neighborhood is about 24.2 miles per hour.

Mr. Kemper asked if there was anything that could be done about the increased traffic as a result of the State Route 204 and Milnor Road closure by the Township. Mr. Rector stated that there are no other routes and their signage is legitimate. Mrs. Sanders asked how long the roads would be closed. Mr. Butcher stated that it is roughly a 60-day project and State Route detours are required by law to detour on State Routes from a signage perspective.

Mr. Wisniewski asked for a status update with Local Cantina. Mr. Rector stated that progress is being made on the Local Cantina building and things will really start happening when the house next to the building is torn down. Mr. Wisniewski asked if there were plans to save the stained-glass windows. Mayor Gray stated that the stained-glass windows are in our back room and some of the pieces will be repurposed in the Local Cantina building and some of the pieces will be given to the children of the ladies who made them. Mr. Wisniewski asked when the Antique house would be torn down. Mr. Butcher stated he does not have a firm date but possibly this month.

Mr. Wisniewski asked if anything has happened with the property behind Fizz. Mr. Rector stated we have a couple of quotes to review for a fall project.

6. ENGINEERING DEPARTMENT

A. City Engineer's Report

Mr. Rector stated that the Milnor Road house has been torn down. Mr. Wisniewski asked Mr. Butcher to provide an update on the grant that was submitted for the Milnor intersection. Mr. Butcher stated that we completed a safety application for a round-a-bout or several "T" intersections, and we had a presentation with ODOT Central Office last week, which was well received. He continued that we applied for \$2,300,000, and we already have a separate grant for \$500,000, so we are waiting to hear something hopefully in a couple of months. Mayor Gray asked what the match is on the grant. Mr. Butcher stated that most of our match is already covered with the design and purchase of the house. Mr. Wisniewski asked if the parameters for a safety grant are strictly for roadways. Mr. Butcher stated that there may be some active transportation components, but it is mainly roadways.

Mr. Kemper asked Mr. Butcher to elaborate on the Parks Capital Projects coordination and development item in the City Engineer's report. Mr. Butcher stated that we have two Parks Capital projects, the covered bridge improvements and the Sycamore Pond Improvements. He continued that the covered bridge is a 2025 project with a \$350,000 grant, and we currently have a contract with an engineering firm to prepare bid specifications. He continued that there was a recent assessment, not a load evaluation, of the covered bridge looking for distressed members, decayed members, and a look at flooring, siding and roofing. Mr. Butcher stated that we contracted with a company for the Sycamore Pond Improvements Project to look at how best we can improve the water quality of the pond. He continued that this project will continue into next year. Mr. Kemper clarified that we do not need to conduct a load survey for the covered bridge.

7. ECONOMIC DEVELOPMENT

There was no discussion.

8. BUSINESS RETENTION

There was no discussion.

9. LAND USE PLANNING

There was no discussion.

10. CHAIRMAN

A. Sidewalk addition prioritization

Mr. Wisniewski stated he came up with a spreadsheet of some of the bigger areas where we have gaps in the sidewalk and thought that the committee could have a discussion and prioritize some items for the Capital Improvement Plan (CIP) during the budget.

Mr. Wisniewski highlighted the two sidewalk projects for 2026 as Lockville Road from Ra-Mar and Pickerington Hills to Olde Pickerington and North East Street.

Mr. Wisniewski highlighted some potential sidewalk projects for future consideration:

1. McLeod Parc to Meadows Boulevard, which is roughly a mile and would connect Melrose, Cherry Hill east entrance, Courtright, and PYAA/PASA to Olde Pickerington.
2. North Center Street to Stemen Road is roughly 0.8 miles and is potentially part of a safety grant to provide a connection between the Olde Village and the Spring Grove subdivision.
3. Hill Road from the City Limits at Busey Road to Opportunity Way is roughly 1.25 miles. Mr. Butcher stated that the southern portion of Hill Road, especially down by Busey Road, is within the jurisdiction of the County Engineer's Office.
4. West Columbus Street to Long Road is roughly 0.6 miles and is potentially Safe Routes to School grant eligible as it would connect Pine Ridge to Pickerington Elementary.
5. Long Road to Diley Road is roughly 1.5 miles and is potentially Safe Routes to School grant eligible.
6. East Columbus Street at the city limits to North East Street is roughly 1.5 miles, which may not be a high priority as there is already a bike lane.
7. Milnor Road/Refugee Road to North Center Street is roughly 1.25 miles. Mr. Butcher stated this is a County Road and would fall on the County Engineer's Office for sidewalks.

Mr. Wisniewski stated he just wanted to bring these ideas forth for discussion and the committee can review and discuss further at the next meeting. Mr. Kemper stated he thinks there are some opportunities along State Route 256/Hill Road on the west side where there are some sections of sidewalk, and then it is broken up. He continued that a good number of residents would be served by that project. Mr. Wisniewski clarified that the application cycle for Safe Routes to School is annually, and the dollar amount is \$1,000,000.

11. OTHER BUSINESS

No other business was brought forward.

12. ADJOURNMENT

RESPECTFULLY SUBMITTED:

Heather Moore, City Clerk