CITY OF PICKERINGTON

PLANNING & ZONING COMMISSION
CITY HALL, 100 LOCKVILLE ROAD
TUESDAY, FEBRUARY 10, 2026

FINAL AGENDA

REGULAR MEETING
7:30 P.M.

1. ROLL CALL

2. APPROVAL OF MINUTES OF JANUARY 13, 2026, REGULAR MEETING

3. SWEARING IN OF APPLICANTS

4. COMMUNITY COMMENTS

5. SCHEDULED MATTERS

   A. Review and request for a motion to consider a Conditional Use Permit for Automotive Service Regulations for Gerber Collision located at 10601 Freedom Way

   B. Review and request for a motion to consider Nonresidential Design Standards Certificate of Appropriateness for Site Plan, Architectural, Landscaping and Lighting for Gerber Collision Facility located at 10601 Freedom Way

   C. Review and request for a motion to consider Nonresidential Design Standards Certificate of Appropriateness for Site Plan, Architectural, Landscaping and Lighting for Hampton Inn & Suites located on the west side of Winderly Lane south of Hampton Inn by Hilton

6. REPORTS

   A. Planning & Zoning Director

1. BZA Report

2. FCRPC

7. OTHER BUSINESS

8. ADJOURNMENT

SUBJECT:

APPROVAL OF MINUTES OF JANUARY 13, 2026, REGULAR MEETING

Attachments

Draft P&Z Minutes 1-13-26

D R A F T

CITY OF PICKERINGTON

PLANNING AND ZONING COMMISSION
CITY HALL, 100 LOCKVILLE ROAD
TUESDAY, JANUARY 13, 2026

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:	Mrs. Rohaly; Mr. Blake; Mr. Hayes; Mr. Bushman; Mr. Hughes
Absent:	Mrs. Marshall
Others Present:	Clem Chukwu; Jesse Shamp; Debbie Kopinsky; Shana Scruggs-Jackson

2. APPROVAL OF MINUTES OF DECEMBER 9, 2025, REGULAR MEETING

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

Yes:	Mr. Hughes, Mr. Bushman, Mr. Hayes, Mrs. Rohaly
Other:	Mr. Blake (ABSTAIN)

4 - 0 Passed

3. SWEARING IN OF APPLICANTS

Shana Scruggs-Jackson was sworn in.

4. COMMUNITY COMMENTS

There were no community comments.

5. SCHEDULED MATTERS

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

Mr. Chukwu reviewed the staff report and location map with the Planning and Zoning Commission. He stated that the applicant is proposing a 1,400 square foot daycare center to be located in the existing Power Shack Gym building. He continued that the reason this item is before the Commission tonight is that this site is zoned PC4 and requires a Conditional Use Application process. He added that the applicant is required to provide an outdoor play area and to show a pick-up and drop-off area. He stated that he had gone back and forth with the applicant and the applicant had provided everything he asked. He continued that, based on the total number of kids, a 2400 square foot outdoor area is proposed and is consistent with the code requirement. He added that the applicant is intending the hours of operation to be 6:30 A.M. to 6:00 P.M., Monday through Friday.

Mr. Chukwu stated that the Pickerington Zoning Code supports the Planning and Zoning Commission for a Conditional Use Permit (CUP) for daycare center that complies with the minimum zoning code requirements and the following conditions:

1. **That the applicant shall provide an outdoor play area consistent with the zoning code.**
2. **That the applicant shall enclose the outdoor play area with a fence consistent with the zoning code requirement.**

Mr. Chukwu clarified that these conditions are met. He continued that the applicant is proposing a six-foot privacy fence that will enclose the outdoor play area. Mr. Blake opened the floor for the applicant, Shana Scruggs-Jackson. Mr. Blake asked Ms. Scruggs-Jackson if she has any questions or comments about Mr. Chukwu's staff report. Ms. Scruggs-Jackson stated no. Mr. Blake stated that he assumes the location is to the right of the Power Shack. Mr. Chukwu clarified that the daycare will be inside the Power Shack building. Mr. Blake stated that his concern is how traffic is going to be directed in and out of the daycare. Mr. Chukwu stated that the entrance is from a private drive off of Yarmouth Road. Mr. Blake stated that he is worried about the kids being dropped off because there are two uses in the building. He continued that his concern is getting the kids from the drop-off area to the door safely. Mr. Chukwu clarified that when people pull in from the private drive, the drop-off will be in the front of the building. Mr. Blake stated that the children will have to leave the front of the building to get to the play area and when there are other people in and out of the parking lot, he is worried about getting the kids from point A to point B. Mr. Chukwu stated that, based on the existing use, he does not foresee any traffic problems. He clarified that Power Shack is a fitness center that is limited to a morning and evening rush and the parking spaces provided are underutilized. Mr. Blake stated that he just wants to be sure that everyone understands that other cars could be coming to this business and that the play area is far away from the entrance to the building. He asked if it is 100 feet; is it 300 feet? He continued that there is no scale in the drawing. Mr. Chukwu clarified that the distance is less than 50 feet. Mr. Hayes asked if there are going to be twenty-four children total at the day-care. Ms. Scruggs-Jackson stated yes. Mrs. Rohaly stated that she is trying to picture where the gym is versus where the daycare is going to be and asked if it is separate. Mr. Chuwu clarified that the daycare is in a separate room. Mr. Hayes stated that there will be 24 kids all at once, not staggered. Ms. Scruggs-Jackson stated yes.

Moved by Mr. Hughes **to approve with staff conditions**, **seconded by** Mr. Bushman

Yes: Mrs. Rohaly, Mr. Hughes, Mr. Blake, Mr. Bushman, Mr. Hayes

5 - 0 Passed

6. REPORTS

A. Planning & Zoning Director

1. BZA Report

Mr. Chukwu stated that he may have an item in February.

2. FCRPC

Mr. Chukwu stated that he submitted a copy of the report to the Commission.

7. OTHER BUSINESS

Mr. Hayes asked if there was any discussion about what is going on at the Keller Farms location. Mr. Shamp stated that he did not know anything. Mr. Blake asked Mr. Chukwu to provide an update at the next meeting.

Mr. Hughes stated that Tuffy Muffler looks like a junkyard.

Mr. Chukwu clarified that a letter was sent to Jim Reitano regarding the realtor sign for the brick building next to Enterprise. He continued that he does not know why Mr. Reitano has not taken the sign down.

Regarding the daycare submittal, Mr. Blake reiterated that he wants to see consistency in the application.

Mr. Chukwu provided an update on the Windmiller property improvements and compliance with City codes.

A. ORGANIZATIONAL MEETING

1. Motion to elect Chairman, Vice Chairman, and Secretary

Moved by Mr. Hughes **to appoint Mr. Blake as Chairman**, **seconded by** Mr. Hayes

Yes: Mr. Bushman, Mr. Hayes, Mr. Hughes, Mrs. Rohaly
Other: Mr. Blake (ABSTAIN)
4 - 0 Passed

Moved by Mr. Blake **to appoint Mr. Hughes as Vice Chairman**, **seconded by** Mr. Bushman

Yes: Mr. Hayes, Mrs. Rohaly, Mr. Blake, Mr. Bushman, Mr. Hughes
5 - 0 Passed

Mr. Shamp stated that if there is a replacement for the secretary at some point, that is fine. Mrs. Rohaly clarified that Mr. McCracken is returning in three months. Mr. Blake asked if it is best for a Council member to be the Secretary. Mr. Shamp stated that it is not a requirement.

Moved by Mr. Hughes **to appoint Mrs. Rohaly as Secretary**, **seconded by** Mr. Bushman

Yes: Mr. Hughes, Mrs. Rohaly, Mr. Bushman, Mr. Hayes, Mr. Blake

5 - 0 Passed

2. Motion to set regularly scheduled meetings for 2026

Moved by Mr. Blake **to keep the meeting time and date exactly as it is today, the second Tuesday of the month at 7:30 P.M.**, **seconded by** Mr. Hughes

Yes: Mrs. Rohaly, Mr. Blake, Mr. Hayes, Mr. Bushman, Mr. Hughes

5 - 0 Passed

8. ADJOURNMENT

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

Yes: Mrs. Rohaly, Mr. Blake, Mr. Hayes, Mr. Bushman, Mr. Hughes

5 - 0 Passed

The Planning and Zoning Commission meeting adjourned at 8:00 P.M.

RESPECTFULLY SUBMITTED:

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Debbie Kopinsky, Deputy City Clerk