CITY OF PICKERINGTON

PLANNING & ZONING COMMISSION
CITY HALL, 100 LOCKVILLE ROAD
TUESDAY, JUNE 9, 2026

FINAL AGENDA

REGULAR MEETING
7:30 P.M.

1. ROLL CALL

2. APPROVAL OF MINUTES OF APRIL 14, 2026, REGULAR MEETING

3. SWEARING IN OF APPLICANTS

4. COMMUNITY COMMENTS

5. SCHEDULED MATTERS

   A. Review and request for a motion to consider a Comprehensive Sign Plan for wall and ground signage for Gerber Collision & Glass located at 10601 Freedom Way

   B. Review and request for a motion to consider a Nonresidential Design Standards Certificate of Appropriateness for Site Plan, Architectural, Landscaping and Lighting for Jagger Restaurant located at 873 Refugee Road

6. REPORTS

   A. Planning & Zoning Director

      1. BZA Report

      2. FCRPC

7. OTHER BUSINESS

8. ADJOURNMENT

SUBJECT:

APPROVAL OF MINUTES OF APRIL 14, 2026, REGULAR MEETING

Attachments

Draft P&Z Minutes 4-14-26

D R A F T

CITY OF PICKERINGTON

PLANNING AND ZONING COMMISSION
CITY HALL, 100 LOCKVILLE ROAD
TUESDAY, APRIL 14, 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:	Mr. McCracken; Mr. Blake; Mr. Hayes; Mr. Bushman; Mr. Hughes; Mrs. Marshall
Others Present:	Clem Chukwu; Debbie Kopinsky; Joe Batchelor; Trevor Swanson; Zach Beilharz; Tim Rohde; Aniah Crockett

2. APPROVAL OF MINUTES OF FEBRUARY 10, 2026, REGULAR MEETING

Moved by Mrs. Marshall **to approve**, **seconded by** Mr. Hayes

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

4 - 0 Passed

3. SWEARING IN OF APPLICANTS

Trevor Swanson, Tim Rohde, and Zach Beilharz were sworn in.

4. COMMUNITY COMMENTS

There were no community comments.

5. SCHEDULED MATTERS

A. A public hearing and review and request for a motion to amend a Final Plat for Pickerington Square (Giant Eagle) for an outparcel lot split.

Mr. Blake opened the public hearing at 7:31 P.M. There were no comments. Mr. Blake closed the public hearing at 7:31 P.M. Mr. Chukwu reviewed the staff report and location map with the Planning and Zoning Commission. He stated that the developer is proposing to split roughly one acre of land from the Giant Eagle property for a potential restaurant. He clarified that the code clearly states that in order to split a platted parcel, it has to go through this process. He continued that once this is considered by the Commission, the next step will be Service and then City Council.

Mr. Chukwu stated that the Zoning Code would support the Planning and Zoning Commission's consideration of the final plat for a lot split for Pickerington Square that complies with the minimum zoning code requirements and the following conditions:

1. **That a dedicated plat and legal description shall be prepared for City to accept.**
2. **That a metes and bounds legal description of the split parcel shall be prepared and submitted for review.**

Mr. Blake asked if there is a proposed tenant for this parcel. Mr. Chukwu stated yes.

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

Yes: Mr. McCracken, Mr. Hughes, Mr. Blake, Mr. Bushman, Mrs. Marshall, Mr. Hayes

6 - 0 Passed

B. Review and request for a motion to consider Nonresidential Design Standards Certificate of Appropriateness for Site Plan, Architecture, Landscaping and Lighting for Midwest Shooting Center located at 1892 Winderly Lane.

Mr. Chukwu reviewed the staff report and location map with the Planning and Zoning Commission. He clarified that this is the last parcel on Winderly Lane. He stated that the applicant is proposing to construct a 13,000 square foot building. He continued that 67 parking spaces are being proposed and this meets the code requirement. He added that the access point is going to be from the cul-de-sac. He stated that the entrance to the building will be to the south and there is parking to the west and south. He continued that the loading area will be to the east and there is an existing hotel to the east. He asked Trevor Swanson to speak about the architectural renderings. Mr. Swanson stated that he is with TRIAD Architects, and they acted as the third party reviewer for this project. He continued that this project meets the City's nonresidential architectural standards but will require one conditional approval for the use of steel sheet siding to screen the mechanical equipment on the roof. He added that the City's code states that any rooftop-mounted equipment should not be visible from the neighboring parcels or from public view, so in order for them to screen their equipment, they are proposing to use metal screening. He clarified that this is something the City has allowed in the past and is appropriate and thinks it meets the intent of the standards. He continued that the alternatives would be putting the equipment on the ground, in the building, or raising the parapets higher. He added that he personally discourages parapets going higher because you get taller buildings and would be sight prohibiting, and the applicant decided that they would rather have the equipment on their roof. He stated that he believes that approving the conditional use for this material is appropriate. He thanked the applicant because they made some really big strides to dress up the building, notably the screening of the loading area as well as the parking from public view from Interstate 70 and the hotel. He clarified that opaque trees are being used to block areas from public view, and they are dressing up the elevation that faces Interstate 70 and the public entrance to the south. He continued that the elevations and the screen elevations do meet the City's standards with no waivers. Mr. Chukwu stated that he has gone back and forth with the applicant for months and thanked them because they have come a long way. He continued that he is excited that, in the end, we are going to see a beautiful building that meets the City's nonresidential standards. He

added that the landscaping and the dumpster enclosure meet the intent of the zoning code. He continued that the applicant is proposing 12 light fixtures, five of which are light pole fixtures and seven are wall pack light fixtures. He clarified that the light pole fixtures do not meet the intent of the zoning code, but the code also states that if there are similar fixtures at an adjacent property, then they can mirror them and this is what they are doing. He added that he is not concerned about this because this has been allowed for other developments. He continued that the photometric table does meet the requirements for C4 Commercial District.

Mr. Chukwu stated that the Zoning Code would support the Planning and Zoning Commission's consideration for a Certificate of Appropriateness for Site Plan, Architecture, Landscaping, and Site Lighting for Midwest Shooting Center that complies with the minimum zoning code requirements and the following conditions:

1. **That the applicant shall provide undulating earth mounding along the entire length of the frontage along Winderly Lane.**
2. **That the applicant shall receive a Comprehensive Sign Plan prior to installing any wall or ground signs.**
3. **That the applicant shall address all comments of the City Engineer.**
4. **That the applicant shall address all comments of the City's Architectural Consultant.**
5. **That the applicant shall address all comments of the Violet Township Fire Department.**
6. **That the applicant shall address all comments of Fairfield County Utilities.**

Mr. Chukwu stated that the architectural consultant recommended a conditional approval:

1. **That the roof mounted mechanical equipment shall be screened by steel sheet siding.**

Tim Rohde, with SFV Services, stated that they are the developer and the owners' representative for this project. Mr. Chukwu clarified the surrounding zoning and land use: North - I-70, South - C4 Highway Commercial - Future Hotel Hampton Inn, East - C4 Highway Commercial - Hotel, West - C4 Highway Commercial - Vacant Land. Mr. Blake asked Mr. Rohde if he had any questions, comments, or concerns with staff's six recommendations. Mr. Rohde stated no. Mr. Blake stated that he assumes that this business is going to have gun sales, a shooting range, and training. He asked what the hours will be for the gun range. Mr. Rohde stated that the hours are 10 AM to 8 PM Tuesday through Thursday, 10 AM to 9 PM Friday and Saturday, 10 AM to 6 PM on Sunday. Mr. Blake stated that he has heard that at some places you can hear outside the firing range and some you cannot. Mr. Rohde stated that he would be happy to explain some of the sound mitigation. He continued that this is almost like a vault inside a building, so there is the shell of the building that is all insulated, then there is a masonry vault all encased in concrete. He clarified that if you are inside the building you will hear it, but it will be soft pops and outside the building the sound would be negligible. Mr. McCracken asked if that design is typical of shooting ranges. Mr. Rohde stated that it is typical of their shooting ranges. He continued that they have actually built these in strip centers before, not just a stand-alone building, so obviously the sound transmission coefficient is incredibly important to them. Mr. Blake asked if Midwest Shooting is nationwide. Mr. Rohde stated that they have seven corporate locations, five franchises, three more corporate locations on the books and five more franchises they are working on. He continued that locations are in Montana, one going in New York, Dallas, Michigan, and Wisconsin. He clarified that the Pickerington location is corporate and is the second prototypical model and is being tested out so they can start rolling them out. Mr. Blake stated that gun ranges are hot items for people to break in and steal from, and looking at the accessibility to the roof on the side, he asked if that is standard. Mr. Rohde stated that it will get caged and locked, and it has to be because of the very strict filtration air quality control needed for the lead in there. He continued that the filters have to be changed, so access to the roof is needed and that is obviously a control point that is secured and monitored. Mr. McCracken asked if the fence will be different than what is shown in the drawing because it almost looks like

somebody could climb that fence relatively easily. Mr. Rohde stated that it is up for debate but will make sure that it is secured. Mr. McCracken stated that his biggest concern is the stairwell to the roof and how well it will be secured. Mr. Rohde stated that on the previous one it was all enclosed, so someone could not get in, but even if someone gets on the roof, they still cannot get into the building. Mr. Blake asked for a motion and a second for a conditional approval that the roof-mounted mechanical equipment shall be screened by steel sheet siding.

Moved by Mr. McCracken **to approve a conditional approval to allow the roof-mounted mechanical equipment to be screened by steel sheet siding**, **seconded by** Mr. Hughes

Yes: Mr. Blake, Mr. Bushman, Mr. Hayes, Mr. Hughes, Mr. McCracken, Mrs. Marshall

6 - 0 Passed

Moved by Mrs. Marshall **to approve the Certificate of Appropriateness with the six staff conditions**, **seconded by** Mr. McCracken

Yes: Mrs. Marshall, Mr. Hayes, Mr. McCracken, Mr. Blake, Mr. Bushman, Mr. Hughes

6 - 0 Passed

6. REPORTS

A. Planning & Zoning Director

1. BZA Report

Mr. Chukwu stated that there will be an item on BZA this month for a front yard building setback variance.

2. FCRPC

Mr. Chukwu stated that he would answer any questions about the report.

7. OTHER BUSINESS

Mr. Blake stated that he understands that the City is addressing the issue with the property on Town Square Drive. Mr. McCracken stated that he, the City Manager, and the Mayor have had numerous conversations about that property and knows that the City Manager and staff are working hard to figure out a strategy to get it taken care of. Mr. Blake stated that he knows for a fact that the property owner changed the topographical grade of that piece of land and that could be an EPA issue.

Mr. Hughes asked Mr. Chukwu about the orange cones by Local Cantina. Mr. Chukwu clarified that he proposed that Local Cantina install bollards, and they are acceptable to the idea. He continued that for the time being, the cones are there to create some kind of awareness for vehicles. Mr. Hughes stated that at the same location, the right turn from Columbus Street to Center Street is a tough turn and saw a truck run over the curb and thinks this will continue to be a problem.

8. ADJOURNMENT

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

Yes: Mr. McCracken, Mr. Blake, Mr. Hayes, Mr. Bushman, Mr. Hughes, Mrs. Marshall

6 - 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