



CITY OF
PICKERINGTON

**PLANNING & ZONING COMMISSION
CITY HALL, 100 LOCKVILLE ROAD
TUESDAY, SEPTEMBER 8, 2026**

FINAL AGENDA

**REGULAR MEETING
7:30 P.M.**

1. ROLL CALL
2. APPROVAL OF MINUTES OF JUNE 9, 2026, REGULAR MEETING
3. SWEARING IN OF APPLICANTS
4. COMMUNITY COMMENTS
5. SCHEDULED MATTERS
 - A. A public hearing and review and request for a motion to consider a Final Plat for The Retreat at Hickory Lakes Section 1 Part B located south of Retreat at Hickory Lakes Section 1 Part A
 - B. A public hearing and review and request for a motion to consider a Final Plat for The Retreat at Hickory Lakes Section 2 Part A located south of Retreat at Hickory Lakes Section 1 Part A
 - C. A public hearing and review and request for a motion to consider a Final Plat for The Retreat at Hickory Lakes Section 2 Part B located south of Retreat at Hickory Lakes Section 2 Part A
 - D. Review and request for motion to consider Nonresidential Design Standards Certificate of Appropriateness for Site Plan, Architectural, Landscaping and Lighting for Pickerington Public Library located at Refugee Road
 - E. Review and request for a motion to consider a Comprehensive Sign Plan for wall and ground signage for Jaggers 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 JUNE 9, 2026, REGULAR MEETING

Attachments

Draft P&Z Minutes 6-9-26

DRAFT



CITY OF
PICKERINGTON

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

**REGULAR MEETING MINUTES
7:30 P.M.**

1. ROLL CALL

Mr. Hughes called the Planning and Zoning Commission meeting to order at 7:30 P.M.

Present: Mr. McCracken; Mr. Hayes; Mr. Bushman; Mr. Hughes; Mrs. Marshall

Absent: Mr. Blake

Others Clem Chukwu, Jesse Shamp, Debbie Kopinsky, Trevor Swanson, Collin Brinkman,
Present: Jillian Konarski

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

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

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

5 - 0 Passed

3. SWEARING IN OF APPLICANTS

Collin Brinkman, Jillian Konarski and Trevor Swanson were sworn in.

4. COMMUNITY COMMENTS

There were no 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

Mr. Chukwu reviewed the location map and staff report with the Planning and Zoning Commission. He stated that the applicant is requesting to install one wall sign and one ground sign, both facing Freedom Way. He further stated that the wall sign will be installed on the front facade of the building and meets the Pickerington Zoning Code, which says that the sign needs to be channel letters that are individually mounted to the wall of the building. He clarified that the code says that for C3 or C4 zoning, the maximum size of a wall sign is 16 square feet, so that triggers the Comprehensive Sign Plan. He stated that the proposed sign is 3.5 feet tall by 25.8 feet wide, which is approximately 90.3 square feet. He continued that the Commission has approved signs that are more than 16 square feet for a single tenant or in a strip center in the past. He went on to say that the proposed ground sign meets the intent of the zoning code, which says that the ground sign shall have a brick or stone base with columns extending a minimum seventy-five percent up each side of the sign.

Mr. Chukwu stated that the Pickerington Zoning Code supports Planning and Zoning consideration of the Comprehensive Sign Plan for wall and ground signage for Gerber Collision & Glass with the following conditions:

- 1. That the wall sign shall not extend outward more than fourteen inches from the building face.**
- 2. That the wall and ground signs shall have a matte finish.**

Mr. McCracken asked the applicant if he has any issues with the two conditions. Collin Brinkman with DaNite Sign stated that they are the local installer and the conditions work for them. He continued that the channel letters are five inches deep, well below the fourteen-inch requirement. He clarified that they are not the fabricators of the sign but is sure that the fabricator does not have an issue with the matte finish and will confirm with them.

Moved by Mr. McCracken to approve with staff conditions, seconded by Mrs. Marshall

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

5 - 0 Passed

- 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

Mr. Chukwu reviewed the location map and staff report with the Planning and Zoning Commission. He stated that a couple of months ago, the Commission considered a Final Plat Lot Split in order to split off an area for a potential restaurant that is being considered tonight. He continued that the restaurant building will be approximately 3,000 square feet with a drive-thru window. He went on to say that there will be three access points, two to the east and one to the south. He stated that based on the code requirement, 21 parking spaces are required, and the applicant is proposing 31 which meets the requirement. He further stated that the front, rear, and side setback requirements are met for this development. He continued that the zoning code requires three to five feet of mounding along Hill Road North and, based on the elevation of this site, the applicant will meet this requirement. He pointed out that the landscape plan shows that the applicant is going above and beyond with the landscaping along Hill Road North and the minimum 10 percent required landscaping for the interior landscaping for vehicle use areas, with the applicant providing 16 percent. He further stated that the zoning code requires that more is done at the front entrance for perimeter landscaping and the applicant has provided landscaping at the front entrance as well as to the west and north. He pointed out that the only issue he has is with the site lighting. He continued that the code is specific about the type of fixtures required that the developer needs to incorporate, which is the gooseneck style with a cutoff, and the proposal

does not reflect that. He further commented that the applicant will have to meet the code requirement, or it could be waived by the Commission if they choose to.

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

- 1. That the applicant shall receive a Comprehensive Sign Plan prior to installing any wall or ground sign.**
- 2. That the applicant shall address all comments of the City's Architectural Consultant.**
- 3. That the light post fixtures shall be cutt-off style using gooseneck style arm on decorative poles with a clam shell base consistent with Chapter 1300.09 (c)(5)(A).**

He invited Trevor Swanson, Architectural Consultant, to speak about the architectural aspect of the proposal. Mr. Swanson stated that the proposal meets the City's standards and does not require any waivers. He clarified that they do have enough windows, they are using the proper materials, they are detailing the building to break it down to human scale, and they have a dumpster enclosure that is clad in brick with wood-style doors. Jillian Konarski stated that she works for Geenburg Farrow, and they are Jagers and their parent company's national engineer and architect. She continued that Jagers is a newer model of hamburgers, chicken sandwiches, and milkshakes and the majority of them are currently opening in Kentucky because that is where the headquarters is located. She further commented that there are existing locations in Southern Indiana and are moving out from there. Mr. McCracken asked Ms. Konarski asked if there is a problem with putting in the gooseneck lighting instead of the lighting shown. Ms. Konarski stated no, and that their photometric engineer proposed the prototype lighting and then, based on staff comments, they can update accordingly and roll into their plans to be submitted. She clarified that they are starting the plans following this meeting pending approval. She continued that then they will submit to the City all of their required permits, and then they usually start construction right after they receive permits. She added that she thinks this project is on their early 2027 opening list. She stated that the staff report says that this proposal is just for the COA, but they also applied for the Conditional Use Permit (CUP) for the drive-thru and asked if the CUP is part of this approval. Mr. Chukwu stated yes. Ms. Konarski pointed out that there will be a double drive-thru with two ordering points that merge together at the window and then there is a slight bypass area. She further stated that they worked with staff to make sure that the stacking did not create an issue there because it does come onto the main drive aisle of the shopping center with the traffic light. She clarified that they rotated the whole building so that there was enough space between leaving the window and getting into the flow of traffic to exit the shopping center.

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

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

5 - 0 Passed

6. REPORTS

A. Planning & Zoning Director

1. BZA Report

Mr. Chukwu stated that he has nothing to report.

2. FCRPC

Mr. Chukwu stated that he could answer any question about the report.

7. OTHER BUSINESS

No other business was brought forward.

8. ADJOURNMENT

Moved by Mr. Hughes to adjourn, seconded by Mrs. Marshall
Motion carried.

The Planning and Zoning Commission meeting adjourned at 7:50 P.M.

RESPECTFULLY SUBMITTED:

Debbie Kopinsky, Deputy City Clerk