



CITY OF  
**PICKERINGTON**

**SERVICE COMMITTEE  
CITY HALL, 100 LOCKVILLE ROAD  
WEDNESDAY, NOVEMBER 17, 2021**

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

1. ROLL CALL
2. APPROVAL OF MINUTES OF OCTOBER 20, 2021, REGULAR MEETING
3. COMMUNITY COMMENTS
4. DEVELOPMENT DEPARTMENT
  - A. Planning Director's Report
    1. Building Department Report
    2. Planning and Zoning Representative Report (Mr. Wisniewski)
    3. Action Items:
      - a. Review and request for a motion to approve a draft ordinance approving the final plat for Graystone Section 2 located at the northeast corner of Refugee Road and Milnor Road
      - b. Review and request for a motion to approve a draft ordinance approving the final plat for Longview Highlands Phase 6, Part 1A located south of the railroad and north of Longview Highlands Phase 5
5. SERVICE DEPARTMENT
  - A. Service Director's Report
    1. Streets

2. Wastewater

3. Water

6. ENGINEERING DEPARTMENT

A. City Engineer's Report

7. CHAIRMAN

8. OTHER BUSINESS

A. Discussion regarding 8185 Pickerington Road property

9. ADJOURNMENT

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**SUBJECT:**

APPROVAL OF MINUTES OF OCTOBER 20, 2021, REGULAR MEETING

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**Attachments**

Service Minutes 2021-10-20



CITY OF  
**PICKERINGTON**

**SERVICE COMMITTEE  
CITY HALL, 100 LOCKVILLE ROAD  
WEDNESDAY, OCTOBER 20, 2021**

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

1. ROLL CALL

Mrs. Rohaly called the meeting to order at 7:30 P.M.

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

Others Mayor Gray; Tony Barletta; Tom Romine; Crystal Hicks; Nick Derksen; Greg

Present: Butcher; Clem Chukwu; Don Rector; Valerie Klingman; Bill Lozier; Heather Moore; and others

2. APPROVAL OF MINUTES OF AUGUST 18, 2021, REGULAR MEETING

**Moved by Mrs. Sanders to approve, seconded by Mr. Wisniewski**

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

**3 - 0 Passed**

3. COMMUNITY COMMENTS

There were no community comments.

4. DEVELOPMENT DEPARTMENT

A. Planning Director's Report

Mr. Chukwu stated he had provided a written report and would answer any questions. Mr. Wisniewski inquired about the status of the survey for the building expansion. Mr. Butcher stated that the architect has met with the department heads and staff to identify their needs/wants and is now in the process of compiling their draft report and recommendations. He continued that he hopes to have it in final form by the end of the year or at least in draft form for budget discussions. Mr. Wisniewski stated he would like to have budget discussions regarding the report.

1. Building Department Report

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

Mr. Wisniewski stated that there were three items on the agenda at the October Planning & Zoning Commission meeting a conditional use permit for a storage building for Peace United Methodist Church, a conditional use permit for Blue Hippo car wash, and a preliminary plat for Sycamore Creek Tract B.

Mr. Wisniewski stated that the request from Peace United Methodist Church was to place five shipping containers on their property to be used as storage containers for medical equipment. He continued that the request did not meet our zoning code and after discussion it was decided by the Commission to table the item to allow the applicant to work with staff to get the request to meet our zoning code. Mr. Wisniewski stated we are using something similar at the police department as a storage locker. Mr. Butcher stated that was used two years ago to inventory and process evidence, it is no longer being used, and will check to see if it has been moved.

Mr. Wisniewski stated that Blue Hippo would like to build on the vacant land next to Tide Dry Cleaners in an area that has a ninety degree turn and the item was tabled by the Commission to allow staff to work with South Central Power to discuss cutting into the fence area to get the road better aligned.

Mr. Wisniewski stated that the Commission reviewed and approved the preliminary plat for Sycamore Creek Tract B that was previously rezoned from commercial to residential and will consist of 18 single family homes.

3. Action Items: None

5. SERVICE DEPARTMENT

A. Service Director's Report

Mr. Rector highlighted his written report as follows: leaf removal started this week, trucks have been converted, working on sidewalk repairs, curb work, and stormwater issues as well as sealing the Diley Road bike path.

Mr. Wisniewski inquired if the sanitary sewer behind Combustion/Good development was part of a Capital Improvement Plan (CIP) project or if this was something that just showed up. Mr. Rector stated that when the Good building was tying into the sewer we discovered that the sewer was collapsed and determined that it needed to be fixed right away. Mr. Butcher clarified that a decision was made to replace the sanitary sewer prior to the drive approach being installed which spans the length of the sanitary sewer. Mr. Wisniewski inquired if we did the smoke tests with the cameras to determine where we need to apply our CIP funds towards repairs of the older systems. Mr. Rector stated that he has a Stilson study, which is a detailed analysis, that he has been reviewing and some projects in the CIP are out of that study. He continued that he will be investing some time to rank the items and their priority levels and will continue to use that plan going forward as it is used to some extent now within our CIP.

Mr. Wisniewski stated he has noticed a large amount of leaves in the road, which causes issues and inquired how many people utilize the leaf pick up service. Mr. Butcher stated that the service is expected, appreciated and very well utilized and that can be seen from the huge piles of leaves that are collected. Mr. Rector stated that we have three leaf crews that will work five days a week for the first three weeks to get the leaves picked up. Mr. Wisniewski clarified that a street cleaner is used at the end of fall to get rid of the remaining leaves as long as there is no snow. Mr. Rector stated that the street sweeper has been out this summer sweeping one or two subdivisions a week.

Mr. Wisniewski inquired if there was a priority list of sidewalks that need to be replaced for Council to review for budget consideration. Mr. Butcher stated that we have a line item for sidewalks and we will be able to identify the sidewalks for replacement after the Service Department's budget meeting. Mr. Wisniewski asked staff to outline the criteria to apply for a safe routes to school grant. Mr. Butcher stated that it is typically kindergarten through eighth grade, there has to be a direct connection to a school, a travel plan needs to be included, it has to have an education component to it, and it is capped at \$400,000. Mr. Wisniewski clarified that the cost for the sidewalk project on Columbus Street is about \$350,000 for 1.2 miles of sidewalk. Mr. Butcher stated that we have not bid the project yet, but that is a fair cost for that length of sidewalk. He continued that we did use an outside engineering firm for the plan design with our Engineer reviewing those plans. Mr. Wisniewski questioned if we would be successful if we applied for a safe routes to school grant to install sidewalks from Lockville Road at Hereford Drive to the City limits in order to connect all the neighborhoods to Pickerington Central High School. Mr. Butcher stated he does not know if the right-of-way in that section of Lockville Road is very wide and would need to look into it.

Mr. Wisniewski stated that there was some commentary on social media regarding sidewalks on Refugee Road, but the majority of Refugee Road is not in the City limits. He clarified that there is a development from Ebright to Springcreek Drive and stated that if we had a crosswalk at Springcreek Drive we would have sidewalks from Milnor all the way to Pickerington North High School outside of the two entities that are south of Sycamore Creek Church, which are in the Township. He continued that if the school connected the sidewalk in front of Pickerington North from Achievement Way to their entrance across from Kroger we would have sidewalks all the way from Milnor to Pickerington Road. Mr. Wisniewski stated he would like to see if we can work with the school district and the Township to take care of their portions of the sidewalk. Mr. Butcher stated that the Fairfield County Engineers office is actively looking at a phased approach from Pizza Hut on the west to Pickerington Road on the east and possibly beyond to Tollgate. He continued that the road is county maintained with county right-of-way, so the Fairfield County Engineers office is taking the lead.

Mr. Wisniewski stated he has noticed an issue with vehicles failing to stop at crosswalks to allow pedestrians to cross particularly in the area of Hill Road and Stonebridge Drive. He continued that it would probably be a minimal cost to install illuminated signs with solar panels and wording for people to stop at the crosswalk in the area of the schools. Mr. Barletta stated if staff could get a cost estimate it would be a great item to add to the budget.

1. Streets

2. Wastewater

3. Water

6. ENGINEERING DEPARTMENT

A. City Engineer's Report

Mrs. Klingman stated she had provided a written report and would answer any questions. Mr. Wisniewski inquired about the Shoppes at Ebright. Mrs. Klingman stated it consists of two buildings between Ebright and Springcreek on the north side of Refugee Road and we are currently in the second review of the plans, which are close to completion. Mr. Wisniewski inquired if there will be an access road. Mrs. Klingman stated the access road will run behind the buildings and connect the Springcreek Road extension with Ebright.

Mrs. Sanders inquired about the OhioHealth project. Mrs. Klingman stated they are moving forward, they have had a pre-construction meeting for their first enabling package which includes their site work, underground work, and utility work. Mrs. Sanders inquired if there was a timeline for construction. Mrs. Klingman stated we are still reviewing the plans for the actual buildings and site, but there could be some work starting as early as next week.

Mr. Wisniewski inquired about the traffic study. Mrs. Klingman stated the traffic impact study and our policy and procedures have been updated and placed on our website.

Mr. Lozier stated he had provided a written report and would answer any questions. Mr. Wisniewski inquired about the contact with the Kanawha River Railroad. Mr. Lozier stated he contacted the Kanawha River Railroad regarding the poor condition of the railroad crossing at Hill Road, it should be fixed in the near future, and will require a 24 hour closing.

Mr. Lozier stated that we received \$5,000,000 in funding for the design of the I-70/Taylor Road interchange project. He continued that he has also made requests that ODOT further examine the flow of traffic on the local road system as part of the study and consider aesthetic treatments for bridges, interchange infields, bridge abutment walls, bridge beam fascia and the retaining walls proposed on the north side of I-70 and Taylor Road. Mrs. Sanders inquired if there was a timeline available for this project. Mr. Lozier stated that they are going to advertise for consultants in May 2022 but does not have any other timeline information. Mr. Romine inquired if ODOT provided a traffic count for 204. Mr. Lozier stated that is part of what will need to be done and there is a count in the interchange modification study, but it is probably outdated, so a new study will provide a recount.

Mr. Wisniewski inquired about the status of the Pickerington Road interchange at Route 33. Mr. Lozier stated that during the TRAC hearing the Pickerington Road interchange was funded for complete design and right-of-way.

7. CHAIRMAN

Mrs. Rohaly stated she had nothing to bring forward.

8. OTHER BUSINESS

Mr. Wisniewski stated that the Planning & Zoning Commission has been discussing code enforcement and that it is being handled reactively versus proactively. He continued that the Commission members all agree that we need to move to a more proactive approach to take care of items that visibly need to be improved whether it is residential or commercial. He stated he would like to request a motion to change code enforcement from a reactive approach to a proactive approach. Mayor Gray stated that a motion would not be appropriate in this circumstance and if Council wanted to make a change it would need to be done by legislation. He continued that the code does not give the Planning & Zoning Commission enforcement powers and has been told by staff that any complaint or concern that is brought to the City's attention is worked immediately. Mr. Wisniewski stated the concern is about both residential and commercial and does not think that a majority of the residents know what the process is and how to address it. Mayor Gray stated that his office receives numerous code violation calls that they refer to the appropriate department for handling. Mr. Wisniewski stated he is referring to some of the commercial properties that are violating the code that people might not necessarily know about. He continued that an example of a commercial code violation is the trash can behind Firestone that is not enclosed and the average citizen might not know that is a code violation. Mayor Gray stated he is not sure what the restrictions were in place when that facility was built or what was agreed to in their plans since the code has changed over the years. Mr.

Wisniewski stated that they have one trash can that is enclosed and they added a second trash can that is located outside of the enclosure, which is an issue that should be proactively worked. Mayor Gray inquired if the intent is to have code enforcement look for violations. Mr. Wisniewski stated that if there are egregious instances than we should work to clean up the city. Mayor Gray stated he does not have a problem cleaning up the city if it is egregious. He continued that staff is good about working with people who do not have the financial means or have other issues, but the objective is to achieve compliance. Mr. Wisniewski stated there is still a lot of confusion by staff about our code because when he called in the past to report mold on the back of a neighbor's house he was told that staff would not be able to enter either backyard and nothing could be done. Mayor Gray stated that when it comes to the employees and what they are permitted and not permitted to do that would go through the City Manager's office. Mr. Butcher stated that our philosophy has been that voluntary compliance is better than non-compliance and we try to work with people and their situations. He continued that we work every concern, no matter who makes it, and if it means checking out a backyard by getting into an abutting yard with permission then we will do it. Mr. Butcher stated that we are going to keep working at this to get better and he would like to know about any egregious violations. He continued that there are some violations that he has looked at with staff and is working, but complaints are the principal driver of our enforcement. Mr. Wisniewski stated there is a property on Preston Trails Drive that has been seized by the government that has vehicles with flat tires in the driveway. Mr. Butcher requested the address and stated he would be happy to look into it. Mayor Gray stated that sometimes situations make their way to court, but there is a process and it takes time. He continued that we recently had a code violation involving an animal that went to court in Lancaster and it took several months to get resolved.

A. Discussion regarding 8185 Pickerington Road property

There was no update.

9. ADJOURNMENT

**Moved by Mrs. Sanders to adjourn, seconded by Mr. Wisniewski**

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

**3 - 0 Passed**

The Service Committee adjourned at 8:24 P.M., October 20, 2021.

RESPECTFULLY SUBMITTED:

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Heather Moore, City Clerk