

Regular Council

June 9

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The regular meeting of the Waterville Council was called to order by Mayor Tim Pedro at 7:30 p.m. in the Council Chambers of the Waterville Municipal Building.

The prayer was offered by Mr. Borowski. The Pledge of Allegiance was then recited and led by Mr. Rozic and resident James Conrad.

Present at roll call were Mary Duncan, Todd Borowski, Tim Pedro, Wayne Wagner, John Rozic and Anthony Bruno.

Also present this evening was Jon Gochenour, Municipal Administrator; Kati Tharp, Law Director; Steve Schult, Treasurer and Jeni Malaczewski, Recording Secretary.

Staff Present:

Tiffany Bachman – Finance Director

Citizens Present:

Please see Citizens' Sign-In Sheet, Exhibit A, Page 1 for a list of people present.

Presentation

A. Waterville Fire Association and Carl Conrad Memorial Scholarships

Members of the Waterville Fire Association presented the Fire Association Scholarships to Miles F. Krygielski and Sophia Snyder. The Fire Association also presented the Carl Conrad Memorial Scholarship to Jocelynn Hass.

B. Waterville Rotary Club

Jeff Baden and Brenda Mossing of the Waterville Rotary Club were in attendance to provide an update on their activities in the Waterville Community this year, including the “Blues, Brews and Brats” event on July 26, 2025 in Downtown Waterville.

Approval of Minutes

Mr. Bruno moved to approve the minutes of the May 12, 2025 Regular Council meeting. Mr. Rozic seconded the motion, which passed by a unanimous voice vote.

Citizens Comments

Scott Jahns, 1207 Applegate St., discussed the multiple store fronts on Third Street that are being used as storage. Mr. Jahns asked if Council can come up legislation that prevents these store fronts from being used as storage units.

Terri Massucci, 1101 Waterville-Monclova Rd., discussed the upcoming community event “Hide the General” which will take place from June 29 – July 6.

Michelle Smith of the Waterville Chamber of Commerce, 122 Farnsworth Rd., discussed the upcoming “Rock the Block” event on June 21, 2025 in Downtown Waterville.

Karen Eboch, 475 S River Rd., asked about the process to fill vacancies on Council.

Staff Reports

Administrator: Jon Gochenour

- Mentioned that the update of the 2012 Comprehensive Plan is nearly complete and will be on the agenda of the Planning Commission on July 7. It will then be forward to Council for final approval.
- The City has been working with the Port Authority on the development of an industrial park off Neapolis-Waterville Rd. The Port Authority recently received a grant for \$1,182,760 for this development.
- Stated the City received a \$8,863 grant for a crosswalk beacon at Village Pkwy.

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- The Anthony Wayne Area Arts Commission's first "Eats and Beats" event will be held on Tuesday, June 10, 2025 at Conrad Park from 5:30 to 8 p.m.

Law Director: Kati Tharp

- No Report.

Finance Director:

- Mr. Gochenour reviewed details of the First Quarter 2025 Budget and Financial Report highlighting fund balances, investments and income tax revenues. A detailed outline of the report was included in Council's meeting packet.
- Reviewed details of the April 2025 Financial Report highlighting fund balances, investments and income tax revenues.

Treasurer: Steve Schult

- Reviewed details from the April 2025 Month End Treasurer's Report.

Communications from Council Members/Committees

A list of appointments proposed by the Mayor for Council's consideration and approval was included in the Council packet. Mr. Bruno moved to approve the appointment of the following individual:

Historic District Commission: Josh Wagy (unexpired term of Robert Black, expires 12-31-2026);

Mrs. Duncan seconded the motion, which passed by a unanimous voice vote.

Mrs. Duncan

- No Report

Mr. Borowski

- Asked about the overgrown properties in the city. Mr. Gochenour stated that the City will abate nuisances and charge the property owner, if necessary, after sending a letter asking that the conditions be addressed by the property owner.

Mr. Wagner

- No Report

Mr. Rozic

- Mentioned that he attended a recent meeting of the Finance Committee where the 2025 First Quarter Budget and Financial Report was reviewed and recommended to Council for approval.

Mr. Bruno

- Discussed using plaques to acknowledge organizations that donate their time to care for the City's public spaces.

Mayor Pedro

- Mentioned that the Roche de Boeuf Bridge Committee has held several meetings to find alternatives to removing the bridge.
- The Inclusive Park Committee will have an informational booth on June 10 at the "Eats and Beats" event in Conrad Park.

NEW BUSINESS:

- A. REFERRAL TO PLANNING COMMISSION TEXT AMENDMENTS TO THE PLANNING AND ZONING CODE REGARDING ADVANCED TECHNOLOGY CENTERS

In light of the interest and recent construction in the local area of advanced technology or data centers, it is recommended that text amendments be referred to the Planning Commission to regulate the potential development of these new types of land uses. The next meeting of the Planning Commission is scheduled for July 7, 2025.

Mrs. Duncan made a motion to refer the text amendments to the Planning Commission for their review and recommendation. Mr. Borowski seconded the motion, which passed by unanimous voice vote.

B. ORDINANCE 05-25 A ZONING CHANGE FROM AGRICULTURAL (A-1) TO MIXED USE BUSINESS DISTRICT (C-4) AND A CONDITIONAL USE PERMIT APPLICATION FOR A PURPOSED SEMI TRUCK FUELING TERMINAL/PARKING FACILITY AND CONVENIENCE STORE LOCATED AT 9055 WATERVILLE SWANTON ROAD

First Reading Scheduled for June 9, 2025; Second Reading Scheduled for June 23, 2025; Third Reading, Public Hearing and Legislative Action scheduled for July 28, 2025

Mr. Robert Sweet, of McBride Dale Clarion, consultant, has submitted requests for a zoning change from Agricultural (A-1) to Mixed Use Business District (C-4) and a conditional use permit for the construction of a convenience store and fuel service facility for automobiles and commercial semi-trucks exceeding 7,000 pounds in net weight for a parcel located at 9055 Waterville Swanton Road located on the south side of the road just west and adjacent to the signalized, westbound on/off ramp of U.S. 24. The "QuikTrip" Corporation of Tulsa, Oklahoma, has a contract to purchase the property and plans to construct a 7,318 square foot convenience store with two large fueling canopies to accommodate both automobiles and large semi-trucks. Although not indicated by the consultant in his application, the planned development appears to resemble other QuikTrip "Travel Center" sites, such as in Dayton, Ohio, which is a smaller version of a truck stop designed to serve the needs of truck drivers with a truck scale, elevated canopies for diesel fuel pumps and a convenience store/restaurant facility open 24 hours per day, seven days per week. The site will contain 77 parking spaces, 66 for automobiles and 11 for semi-trucks. Since the purposed use will generate more than 100 vehicle trips during peak hour traffic periods, the preparation of a traffic impact study is required for this project. Moreover, since the site is expected to generate over 100 vehicle trips and a conditional use permit is required for the requested (C-4) commercial zoning to permit the construction of a convenience store and a commercial fueling and parking facility for trucks over 7,000 pounds, a site plan was also submitted for this development. Since the project is located inside the City's commercial overlay district, the site plan includes elevation drawings of the building, fueling canopies and planned ground signage.

Mr. Gochenour stated at their June 2, 2025 public meeting, it was the recommendation of the Planning Commission to Council to deny the requested zoning change from Agricultural (A-1) to Mixed Use Business District (C-4) and conditional use permit requests for the construction of a convenience store and fuel service facility/parking area for commercial trucks exceeding 7,000 pounds in net weight for the property located at 9055 Waterville Swanton Road. This recommendation was based on the proposed QuikTrip development not meeting any of the criteria specified in Section 1148.05 supporting the approval of the conditional use permit requests. The zoning change request also directly conflicts with several goals of the City's 2012 Comprehensive Plan including the promotion of orderly community development which enhances traffic safety, maintains roadway capacity and diversifies the City's tax base. The completion of the project will result in the creation of two, large nonconforming parcels with no direct access to Waterville Swanton Road further diminishing the City's future tax base and directly violating the City's zoning code. The incomplete site plan directly conflicts with the traffic impact study which plainly

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demonstrates the project will overwhelm the carrying capacity of Waterville Swanton Road by generating an additional 6,724 vehicles per day resulting in increased traffic congestion, decreased public safety and reduced property values. Rather than propose any plan to adequately address these traffic problems, the applicant's planned traffic signalization of the QuikTrip entrance driveway conflicts with the established traffic access management regulations of the Ohio Department of Transportation and the Lucas County Engineer's Office. The poorly located site is also too small to provide safe or convenient roadway access by the public.

C. RESOLUTION 22-25 A RESOLUTION AUTHORIZING THE MUNICIPAL ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH THE WATERVILLE PLAYSHOP FOR THE LEASE OF THE FORMER FIRE STATION AT 808 MICHIGAN AVENUE

The Waterville Playshop's two-year lease of the former fire station is set to expire in August. The Playshop is interested in renewing their lease for an additional two-year term. The provisions of the new lease would be identical to those in the current lease. The Waterville Playshop would continue to be responsible for paying all utilities used at the building, all repairs under \$10,000 and the City's insurance cost for the building. A copy of the proposed new lease was included with the Resolution.

Mr. Bruno moved to adopt Resolution 22-25. Mr. Rozic seconded the motion, which passed by unanimous voice vote.

Executive Session

Mr. Wagner made a motion to move into Executive Session for Consideration of a Matter per ORC 121.22(G)(1) and ORC 121.22(G)(2), the Appointment of a Public Official and the Purchase or Sale of Property for Public Purposes at 8:58 p.m. Mr. Rozic seconded the motion.

Roll Call: Mayor Pedro – yes, Mr. Bruno – yes, Mrs. Duncan – yes, Mr. Borowski – yes, Mr. Wagner – yes and Mr. Rozic – yes. The motion passed unanimously.

Return to Regular Session

Mr. Borowski made a motion to come out of Executive Session and resume the regular Council meeting at 10:03 p.m. Mr. Wagner seconded the motion which carried by a unanimous voice vote.

Other Business

Mr. Wagner made a motion to appoint Mr. Rod Frey to the unexpired Council term of Anthony Garver with a term ending December 31, 2027. Mrs. Duncan seconded the motion which carried by a unanimous voice vote. Mr. Frey was then administered the Oath of Office by Mayor Pedro. Mr. Frey expressed his thanks for the appointment and looks forward to continuing to serve the people of Waterville in this capacity.

Adjournment

There being no further business to come before Council, Mr. Bruno made a motion to close the meeting at 10:15 p.m. Mr. Borowski seconded the motion which passed by a unanimous voice vote.

Jon D. Gochenour, Clerk of Council

Timothy G. Pedro, Mayor