

Regular Council

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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 Anthony Bruno. The Pledge of Allegiance was then recited and led by former council member Barb Bruno.

Present at roll call were Mary Duncan, Todd Borowski, Rod Frey, 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
Joe Valvano – Police Chief

Citizens Present:

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

Approval of Minutes

Mr. Frey moved to approve the minutes of the September 22, 2025 Regular Council meeting. Mr. Bruno seconded the motion, which passed by a unanimous voice vote.

Citizens Comments

Wendy Gray, 730 Village Pkwy, discussed plans for this year's "Christmas to Remember" event in Downtown Waterville scheduled for December 7 from 5:30 p.m. to 7:30 p.m. Ms. Gray reviewed an estimated budget of \$10,500 for supplies and payments for vendors.

Mr. Rozic made a motion to approve a budget of up to \$10,500 for the 2025 Christmas to Remember event. Mr. Wagner seconded the motion, which passed by a unanimous voice vote.

Barb Bruno, 137 S. River Rd., gave an update on the activities of the "Save the Bridge" organization which seeks to delay the demolition of the Interurban Bridge by the Ohio Department of Transportation. She asked for a donation of \$1,000 for the group which is now a 501(C)3 non-profit organization.

Mr. Bruno made a motion to approve a donation up to \$1,000 for the "Save the Bridge" organization. Mr. Frey seconded the motion, which passed by a unanimous voice vote.

Terri Massucci, 1101 Waterville-Monclova Rd., discussed the Fall Festival at the Waterville United Methodist Church. Ms. Massucci stated that it was a great event and would like to see the City help make it an annual event.

Staff Reports

Administrator: Jon Gochenour

- Stated the City's Leaf Collection officially begins on October 20 and runs through December 5.
- The Waterville Area Chamber of Commerce annual "Boo to Do" event is scheduled for Oct 23 from 5 to 7 p.m. in Downtown Waterville.

Kati Tharp: Law Director

- No Report

Finance Director: Tiffany Bachman

- No Report

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Treasurer: Steve Schult

- No Report

Communications from Council Members/Committees

Mrs. Duncan

- No Report

Mr. Borowski

- No Report

Mr. Frey

- No Report

Mr. Wagner

- No Report

Mr. Rozic

- Attended the “Fall Festival” at Waterville United Methodist Church.

Mr. Bruno

- Stated that the “Blair Pond” sign looks great and was glad the dedication was held at the annual “Fishing Derby” program.

Mayor Pedro

- Stated the recent Roche de Boeuf Festival was a great success.
- Veteran’s Day is coming up. Honor a veteran with a Hometown Hero Banner.
- Stated that the planning of the 2026 City Budget is currently underway.
- Waterville United Methodist’s “Fall Festival” was a great event.
- Thanked the Waterville Community Foundation for the donation to purchase a public safety drone. The Foundation also donated to the Toledo Free Press to help launch an edition of the Anthony Wayne Free Press.
- In January 2026, there will be 2 vacant seats on Council for interested residents seeking possible appointments.

NEW BUSINESS:

- A. RESOLUTION 31-25 A RESOLUTION APPROVING A REVISED PRELIMINARY PLAT FOR COLUMBIAN VILLAGE AT WATERVILLE LANDINGS PLATS 2-6 AND FARNSWORTH VILLAGE AT WATERVILLE LANDINGS PLATS 7-10

Greg Feller, of Feller Finch and Associates, agent for Midland Agency of Northwest Ohio, Inc., has submitted a revised preliminary plat for a residential subdivision known as "Columbian Village at Waterville Landing Plats 2-6 and Farnsworth Village at Waterville Landing Plats 7-10". The 173 lot, single family residential development is located north off Pray Boulevard and west off Colin Drive west of Waterville Monclova Road. In comparison to the original preliminary plat, the new plat removes the two cul de sacs roadways in Columbian Village Plat 4 and enlarges the detention basin eliminating any lots having to back up to U.S. 24. The new plat also contains smaller lot sizes. In the prior preliminary plat, the smallest lot width was 65 feet. In the modified preliminary plat, the minimum lot width proposed is 58 feet with a 7,540 square foot building lot. In the Waterville Zoning Ordinance, the minimum lot width in (R-2) Residential Districts is 50 feet with 7,500 square foot building lots. Of the 173 planned lots, 30 lots are 58-foot wide and are planned next to the adjacent Waterville Place Apartments which seems to provide a transition between the apartments and the larger lots to the east. Copies of the proposed revised preliminary plat labeled "A" and the currently approved preliminary plat labeled "B" were provided for comparative purposes. At their October 6, 2025 public meeting, it was the recommendation of the

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Planning Commission, by a vote of 3-0 with two members absent, to Council to approve the proposed preliminary plat subject to the following conditions: the completion of a traffic impact study with the submittal of the final plat for Farnsworth Village Plat 7 to determine if a right turn lane is required off of Waterville Monclova Road onto Colin Drive and that Farnsworth Ditch must be thoroughly cleaned and grubbed between Pray Boulevard and Dutch Road to ensure proper drainage prior to initial development. Mr. Feller stated that the property owner has agreed to these conditions of approval. The City Engineer has also reviewed the revised preliminary plat and found it to conform with City regulations.

Council members asked several questions regarding the revised preliminary plat and whether the planned smaller lots sizes were appropriate for this area of the City.

Mrs. Duncan moved to adopt Resolution 31-25. Mr. Frey seconded the motion, which passed by 4-3 voice vote with Mr. Bruno, Mr. Wagner and Mr. Rozic voting no.

Executive Session

Mr. Rozic made a motion to move into Executive Session for Consideration of a Matter per ORC 121.22(G)(2), the Purchase or Sale of Property for Public Purposes at 8:26 p.m. Mr. Borowski seconded the motion.

Roll Call: Mayor Pedro – yes, Mr. Frey – 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. Rozic made a motion to come out of Executive Session and resume the regular Council meeting at 8:44 p.m. Mrs. Duncan seconded the motion which carried by a unanimous voice vote.

OLD BUSINESS:

- A. ORDINANCE 08-25 AN ORDINANCE AMENDING CHAPTER 1171 OF THE PLANNING AND ZONING CODE BY ADOPTING AND APPROVING THE CITY OF WATERVILLE 2025 COMPREHENSIVE PLAN

Third Reading, Public Hearing and Legislative Action

This Ordinance formally adopts and approves the proposed 2025 City of Waterville Comprehensive Plan. Started in February 2024 by a Comprehensive Plan Steering Committee consisting of 15 City residents, the plan updates the City's 2012 Comprehensive Plan. Approval of the 2025 Comprehensive Plan was recommended by the Steering Committee at their final meeting on May 20, 2025. The Waterville Planning Commission also reviewed and recommended approval of the revised plan at their July 7, 2025 public meeting. Mr. Glenn Grisdale, of Reveille Consultants, the City's consultant, during the plan update process, provided an overview of the new 2025 Comprehensive Plan at the September 8, 2025 meeting.

Mr. Frey made a motion to move for the passage of Ordinance 08-25. Mr. Rozic seconded the motion.

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

- B. ORDINANCE 10-25 AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR A COMMERCIAL USE GREATER THAN 75,000 SQUARE FEET FOR A PROPERTY LOCATED IN THE 800 BLOCK OF PRAY BOULEVARD

Second Reading

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The applicant, Brian Smallwood, of Woolpert, Inc., agent for Meijer Stores, has submitted an application for a conditional use permit and site plan review for the construction of a 159,935 square foot retail store and a 3,660 square foot gas station/convenience store on a vacant 25.36 - acre lot located at the southwest corner of Waterville Swanton Road and Pray Boulevard. The main retail store will have frontage on Pray Boulevard and contain 526 parking spaces while the gas station will be oriented toward Waterville Swanton Road. The Meijer site will also contain two (2) "out lots" for future commercial development located to the north and south of the planned main retail store. The project, as proposed, will also involve the removal of the existing private roadway, the filling in of the current pond and the construction of two (2) new stormwater detention facilities on the property. A site plan for this project was provided to Council for review. 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 development project which was also included for review by Council. Moreover, since the parcel is located inside the City's commercial overlay district, the site plan includes elevation drawings of the main retail store, the gas station/convenience store facility and the exterior signage planned for both buildings.

A traffic study was done to evaluate the potential traffic impact of the entire Meijer development, which also includes the development of the gas station/convenience store and out lots as retail or fast food uses, on the adjacent roadway network. The study examined the west and east on/off ramps at U.S. 24, a new right in/right out entrance off of Waterville Swanton Road aligned with a similar Kroger drive to the north as well as three (3) planned Meijer driveway entrances off of Pray Boulevard. The peak hour a.m. and p.m. traffic periods studied were four (4) hours each: 6 a.m. to 10 a.m. and 3 p.m. to 7 p.m. The site is expected to generate approximately 1,894 vehicle trips over this peak eight (8) hour period which is considerably less than the recently proposed "QuikTrip" truck stop development on the west side of U.S. 24. To accommodate the new Meijer project, the study recommends the installation of a new 600-foot eastbound, right turn lane into a planned right in/right out driveway on the south side of Waterville Swanton Road and a new 480-foot long westbound, right turn lane on the north side of Waterville Swanton Road onto northbound U.S. 24. A diagram of these planned traffic improvements is included with the site plan. Due to the need to receive approval for the design of the right turn lane onto U.S. 24 from the Ohio Department of Transportation (ODOT), the completion of the construction of this turn lane may occur after the retail building and gas station are built. The study also recommends the modification of the existing traffic signal at Waterville Swanton Road and Pray Boulevard to include a protected "green arrow" for left turns for north and southbound traffic. The traffic analysis does not recommend a new traffic signal at the unsignalized east on/off ramp of U.S. 24. Unlike the QuikTrip project, most of the northbound traffic generated by Meijer at this ramp will be turning right to go to Meijer rather than turning left. Although the delay time for the northbound left turns at this ramp location will have a "Level of Service" rating of E after the construction of the Meijer store in 2028 (Page 21), the lower traffic volume for northbound left turns does not meet the necessary warrants to justify a signal at this location. However, the City staff has submitted the traffic study to ODOT and requested their comments regarding the traffic consultant's recommendation not to install a traffic signal at the U.S. 24 on/off ramp location. The applicant has complied with all of the comments of the City Engineer which were included for your reference. Moreover, Meijer has also agreed to incorporate the comments provided by the Fire Department into their final development plan which are also enclosed in Council meeting packets.

At their September 3, 2025 public meeting, it was the recommendation of the Planning Commission to approve the requested conditional use permit and proposed site plan for the construction of a 159,935 square foot Meijer retail store and a 3,660 square foot gas station/convenience store facility located at the southwest corner of Waterville Swanton Road and Pray Boulevard contingent on the completion of all traffic

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improvements recommended in the traffic impact study, including the westbound right turn lane onto U.S. 24 within 24 months after the approval of an occupancy permit for the main retail store, the use of concrete in all driveway approaches, the installation of a "right in/right out" driveway off of Pray Boulevard for the gas station/convenience store and the submittal of detailed construction, engineering and utility plans for the final review and approval by the City Engineer. The staff further recommends that final approval is also contingent on the receipt and review of any comments received from ODOT regarding the recommendation not to install a traffic signal at the east on/offramp of U.S. 24 contained in the traffic impact study.

Other Business

Mr. Wagner expressed concerns as to why an item he requested to be placed on tonight's Council agenda was not included on the agenda. As provided in Section 121.02(b)(1) of the Waterville Codified Ordinances, Mayor Pedro advised Mr. Wagner as to why the issue was not going to be placed on the agenda prior to tonight's meeting and that he was welcome to bring the issue up for discussion. Mr. Wagner was advised that his request to repeal portions of the zoning code had to be referred to the Planning Commission first, their recommendation would then be transferred back to Council for final consideration after three readings and a final public hearing. Mr. Wagner then made a motion to pass a resolution placing a twelve (12) month moratorium on the construction of data centers in the City of Waterville. Council discussed whether it was appropriate or legal to pass a moratorium on a land use that doesn't currently exist anywhere in the City. Moreover, there were further questions as to whether the City Charter was being followed regarding the introduction of potential legislation. It was the consensus of Council to continue this discussion for a future Council meeting to allow the Law Director time to research the legal questions regarding this issue.

Adjournment

There being no further business to come before Council, Mr. Bruno made a motion to close the meeting at 9:37 p.m. Mr. Frey seconded the motion, which passed by a unanimous voice vote.

Jon D. Gochenour, Clerk of Council

Timothy G. Pedro, Mayor