

Regular Council

October 27

25

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 Mayor Pedro. The Pledge of Allegiance was then recited and led by Mr. Borowski.

Mr. Borowski made a motion to excuse the absence of Mr. Frey. Mrs. Duncan seconded the motion, which passed by a unanimous voice vote.

Mr. Wagner made a motion to excuse the absence of Mr. Bruno. Mr. Rozic seconded the motion, which passed by a unanimous voice vote.

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

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

Staff Present:

Tiffany Bachman – Finance Director
Joe Valvano – Police Chief
Doug Meyer – Fire Chief
Rob Binkley – Public Works Director

Citizens Present:

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

Approval of Minutes

Mrs. Duncan moved to approve the minutes of the October 13, 2025 Regular Council meeting. Mr. Wagner seconded the motion, which passed by a unanimous voice vote.

Citizens Comments

Michelle Smith, of the Waterville Chamber of Commerce, discussed plans to move the scheduled date of the 2026 Roche de Boeuf Festival from September 26 to September 19, 2026 due to the Anthony Wayne High School Homecoming being scheduled on September 26. The new date was necessary due to the large number of student volunteers who work at the festival.

Dave Weber, 4902 Rudgate Blvd., Toledo, Ohio, gave an update on the activities of his organization which seeks to delay the demolition of the Interurban Bridge by the Ohio Department of Transportation.

Chassidy Neib-Sadhwani, of the "Dazzle Dog", 212 Farnsworth Road, announced that her business is sponsoring a food drive to benefit Anthony Wayne area food banks from November 28 – December 19, 2025. 14 local businesses in downtown Waterville and Whitehouse are participating along with Kroger.

Staff Reports

Administrator: Jon Gochenour

- Stated the City staff have been working on the upcoming 2026 City Budget. The Finance Committee has recommended approval of the 2026 Five Year Capital Budget at their October 24, 2025 public meeting. The first presentation of the 2026 Five Year Capital Budget to Council is scheduled for November 10, 2025.

Kati Tharp: Law Director

- No Report

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Finance Director: Tiffany Bachman

- Reviewed details from the September 2025 Month End Finance Report highlighting fund balances and income tax revenues.
- Reviewed details from the FY 2025 Third Quarter Budget Report highlighting fund balances, investments and income tax revenues.

Police Chief: Joe Valvano

- Over 3 pounds of material was collected at the “Drug Drop Off Day” on October 25. Year to date, the drug drop off bin at the Municipal Building has collected over 100 pounds of unused prescription drugs.
- The Department participated in the annual “Boo to Do.” Halloween event downtown. The event was well attended with no incidents.

Fire Chief: Doug Meyer

- The Department participated in the annual “Boo to Do” Halloween event downtown. The event was well attended with no incidents.

Public Works Director: Rob Binkley

- Stated the City’s Annual Leaf Pick-Up has started and will run through the week of December 1. He reminded residents not to place brush, grass or other debris in with leaves which can damage to leaf removal equipment.

Communications from Council Members/Committees

Mrs. Duncan

- No Report

Mr. Borowski

- No Report

Mr. Wagner

- No Report

Mr. Rozic

- No Report

Mayor Pedro

- Agreed that the Waterville Chamber of Commerce’s Boo to Do Event on October 23 was a great success.
- Veteran’s Day is coming up, please honor a veteran.
- Discussed his recent trip to New Albany, Ohio which has 15 data centers.

OLD BUSINESS:

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

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Comprehensive Plan at the September 8, 2025 meeting. Due to an error made in the third reading of this Ordinance at the October 13, 2025 Council meeting, the Law Director has recommended that Ordinance 08-25 be placed on the October 27, 2025 meeting agenda for a final reading.

Mayor Pedro opened the public hearing on the adoption and approval of the City of Waterville 2025 Comprehensive Plan at 8:05 p.m. Hearing no comments, Mayor Pedro closed the public hearing at 8:06 p.m.

Mr. Wagner 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, 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**

Deferred until November 10, 2025 Council meeting at the request of the applicant

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 was 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

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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 with the meeting packets. Moreover, Meijer has also agreed to incorporate the comments provided by the Fire Department into their final development plan which were also provided to Council.

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 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/off ramp of U.S. 24 contained in the traffic impact study.

NEW BUSINESS:

A. DISCUSSION ITEM – Moratorium on Data Center Construction

Due to the absence of two Council members at tonight's meeting and the absence of Law Director Tharp on November 10, it was the consensus of Council to move the discussion on this agenda item to the November 24, 2025 meeting of Council at 7:30 p.m.

Other Business - none

Adjournment

There being no further business to come before Council, Mrs. Duncan made a motion to close the meeting at 8:15 p.m. Mr. Wagner seconded the motion, which passed by a unanimous voice vote.

Jon D. Gochenour, Clerk of Council

Timothy G. Pedro, Mayor