



Zoning Commission Meeting Minutes **January 8, 2018 6:00 p.m.**

Mr. Black, as Acting Chairman, opened the meeting and asked Ms. Hemminger to take a roll call.

Members present: Mr. Black, Mr. Schaller, Mr. Hanna, Mr. Kelsey, and Ms. Warnimont.
Members absent: Mr. Normand and Mr. Ore.

Mr. Black moved to the election of officers. Mr. Black asked for nominations for the 2018 Chairman of the Zoning Commission. **Mr. Hanna made a motion to nominate Mr. Black as Chairman, with Mr. Schaller seconding the motion.** Mr. Black asked Ms. Hemminger to take a roll call vote on that motion. *YES – Mr. Hanna, Mr. Schaller, Mr. Kelsey, Ms. Warnimont, and Mr. Black. Motion carried.*

Mr. Black asked for nominations for the 2018 Vice-Chairman of the Zoning Commission. **Ms. Warnimont made a motion to nominate Mr. Schaller as Vice-Chairman, with Mr. Kelsey seconding the motion.** Mr. Black asked Ms. Hemminger to take a roll call vote on that motion. *YES- Ms. Warnimont, Mr. Kelsey, Mr. Hanna, Mr. Black. ABSTAIN – Mr. Schaller. Motion carried.*

Mr. Black asked for nominations for the 2018 Secretary of the Zoning Commission. **Mr. Schaller made a motion to nominate Ms. Warnimont as Secretary, with Mr. Hanna seconding the motion.** Mr. Black asked Ms. Hemminger to take a roll call vote on that motion. *YES - Mr. Schaller, Mr. Hanna, Mr. Kelsey, and Mr. Black. ABSTAIN – Ms. Warnimont. Motion carried.*

Mr. Black asked for a motion to approve the agenda for January 8, 2018. **Mr. Hanna made a motion to approve the agenda, with Mr. Kelsey seconding.** Mr. Black asked Ms. Hemminger to take a vote on that motion. *YES – Mr. Hanna, Mr. Kelsey, Mr. Schaller, Ms. Warnimont, and Mr. Black. Motion carried.*

Mr. Black asked for a motion to approve the meeting minutes from the December 11, 2017 meeting. **Ms. Warnimont made a motion, to approve the minutes, with Mr. Hanna seconding the motion.** Mr. Black asked Ms. Hemminger to take a roll call vote on that motion *YES – Ms. Warnimont, Mr. Hanna, Mr. Schaller, Mr. Kelsey, and Mr. Black. Motion carried.*

Mr. Black moved to the next item on the agenda: **Informal Site Plan Review for Walgreens Distribution Facility (28727 Oregon Road)**. Representatives of Walgreens Distribution request informal site plan review for an expansion of the Walgreens Distribution facility located at 28727 Oregon Road. The site includes approximately 120

acres of land and is zoned I-2 General Industrial District.

Mr. Dennis Araujo, Contegra, 22 Gateway Commerce Center Drive W, Edwardsville, IL 62025, introduced himself and additional representatives that were in attendance. Mr. Araujo stated he would lead the conversation and defer to the team members if there were specific questions. He continued on to describe the handouts and details of the expansion project. Mr. Araujo stated that a parking survey was underway as well as traffic studies, personnel/staff survey, and number of truck trips for the planned new expansion so they can determine parking needs. It was noted that based on the preliminary findings of the studies, they have determined existing parking to be sufficient for occupant load. Mr. Araujo anticipates full speed ahead on the engineering and design of the facility.

Mr. Black reported a meeting for the project took place with staff in December (21st) 2017 and asked Mr. Araujo to address the concerns that were brought up during that meeting. Mr. Araujo stated the most significant concerns were landscaping and drainage. He reported the original landscaping plan was a sustainable effort by Walgreens to develop the site with low maintenance plantings (wildflowers and grasses). This effort was implemented at several Walgreens Distribution facilities and was not as successful as anticipated.

Mr. Pete Battaglia, LJG Inc., 2500 Newmark Drive, Miamisburg, OH 45342, detailed the drainage of the site and the existing pumps. He stated the ponds are designed to fill up during a storm and then two (2) pumps will drain the ponds, depending on the size of the storm. Mr. Battaglia stated the majority of the water is being pumped out after the storm. It was noted that on occasion, the pumps are manually turned off to allow stored water to be used on site.

Mr. John Musteric, Wood County Engineer, stated he was concerned about the timing of the pumps after the peak of the storm; when are they turned on. Mr. Musteric reported the site drained to Oregon Road, which is adjacent to the Starbright Subdivision. He reported the water then drained north to Dry Creek, which was in poor condition. Mr. Musteric reported Dry Creek is scheduled to be cleaned in 2018, depending on funds. He stated Dry Creek runs from Bass Pro Shops to Bradner Road.

Mr. Battaglia reported the pumps start running as water begins to fill up in the pond and drains at a fraction of the amount of water that is coming in, which is well below the allowable amount. Mr. Musteric questioned if they had been in contact with Kevin Laughlin, Wood County Engineer, in regards to storm water. Mr. Battaglia reported they had preliminary discussions with Mr. Laughlin. Mr. Battaglia reported the outflow from the pumps will not increase due to the planned expansion. The ponds will be designed to accommodate the 100 year required capacity with the planned expansion.

Mr. Black stated that each storm is different and stressed that someone onsite need to be responsible for any manual operation of the pumps. Mr. Black questioned if there was a written plan to address the operation of the pumps and detail when manual override is necessary. Mr. Black stated the world is paved with good intentions and questioned if a

written plan will be submitted. Mr. Battaglia reported they do not want manual operation of the pumps. Manual operation should only happen if something were to go wrong with the pumps. Mr. Battaglia stated an alarm sounds if the pumps are not operating properly. He assured Planning Commission members that the pumps would operate properly and they would submit the detailed calculations for review.

Mr. Musteric questioned if the ponds would be enlarged. Mr. Battaglia stated they would be enlarged, no out of necessity but the need for dirt. Mr. Battaglia stated the development will meet 100 year detention requirements for the entire expansion. Mr. Musteric asked about the traffic impact study. Mr. Battaglia stated they have been in contact with the Wood County Engineer and are aware of the requirements. Mr. Musteric stated his office has three major concerns: drainage, ingress/egress, and storm water (SWP3).

Mr. Black questioned if they planned to submit for final site plan review in February 2018. Mr. Araujo stated that was correct. Mr. Kelsey questioned how many jobs would be created. Mr. Justin Joseph, Walgreens Distribution, stated roughly 400 jobs. Mr. Black asked about the variance request for parking. Mr. Araujo stated they would be seeking a variance on the number of required parking spaces. Mr. Araujo reported they currently have approximately 728 parking spaces, half of which are being used. He reported the largest shift of employees to be approximately 400 employees. He detailed the shifts and reported evidence would be provided to support the needed parking.

Mr. Black questioned if they had a plan for tracking of mud on the roadway. Mr. Araujo reported tracking would be detailed in the required SWP3 plan. Ms. Hemminger stated the township desired additional landscaping/buffering around the residential development to the northeast, Arbors of Perrysburg. Mr. Araujo stated additional buffering would be provided in that area.

Mr. Black thanked the two full-time employees from Walgreens for the expansion in Perrysburg Township and their confidence, as well as the additional 400 employees they will bring under their umbrella. Ms. Hemminger questioned if the fire loop would be maintained. Mr. Araujo stated they plan to maintain and improve the fire loop.

No public comments.

There being no further discussion, Mr. Black entertained a motion to adjourn. **Mr. Hanna made a motion to adjourn, with Mr. Schaller seconding the motion.** Mr. Black asked all those in favor to say aye. All members present said aye. Motion carried.

Meeting adjourned at 6:40pm

Respectfully submitted,
Kelly Hemminger