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**Zoning Commission Meeting Minutes**  
**February 12, 2018**                      **6:00 p.m.**

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

*Members present: Mr. Black, Mr. Schaller, Mr. Hanna, Ms. Warnimont, and Mr. Normand*

*Members absent: Mr. Kelsey and Mr. Ore.*

Mr. Black asked for a motion to approve the agenda for February 12, 2018. **Mr. Schaller made a motion to approve the agenda, with Mr. Hanna seconding.** Mr. Black asked Mr. Celley to take a vote on that motion. *YES – Mr. Schaller, Mr. Hanna, Ms. Warnimont, Mr. Normand, and Mr. Black. Motion carried.*

Mr. Black asked for a motion to approve the meeting minutes from the January 8, 2018 meeting. **Ms. Warnimont made a motion, to approve the minutes, with Mr. Schaller seconding the motion.** Mr. Black asked Mr. Celley to take a roll call vote on that motion *YES – Ms. Warnimont, Mr. Schaller, Mr. Hanna, and Mr. Black. ABSTAIN – Mr. Normand. Motion carried.*

Mr. Black asked all those who intended or think they might need to make a presentation to stand and be sworn in; he subsequently swore all those in.

Mr. Black moved to the next item on the agenda: **Public Hearing ZLA2018-01 James Randolph** - James and Dorothy Randolph, 513 Tonbridge Court, request to rezone three (3) parcels ([P60-300-330407001002](#), [P60-300-330407001003](#), [P60-300-330407001004](#)) each containing 0.44 acres of land from PUD-R Planned Unit Development Residential District to R-2 Suburban Residential District (Low Density). The property is located on the east side of Simmons Road approximately 600 feet south of I-80 (Ohio Turnpike).

Mr. Randolph, 513 Tonbridge Ct, reported there were three parcels that he was requesting to rezone from PUR-R to R-2 in order to construct houses on. Mr. Black questioned if Mr. Randolph owned the properties. Mr. Randolph stated that was correct. Mr. Black reported the Wood County Planning Commission recommended approval of the application. Mr. Schaller questioned if the parcels were part of the larger parcel. Mr. Randolph stated the large ten acres parcel located behind the parcels was not part of the request.

Mr. Black asked if there were any additional comments or discussion and entertained a motion. **Mr. Hanna made a motion to approve ZLA2018-01 with Ms. Warnimont seconding.** Mr. Black stated there was a motion and a second to approved and asked if there was any further discussion. There being no further discussion, Mr. Black asked Mr. Celley to please call roll. *YES – Mr. Hanna, Ms. Warnimont, Mr. Schaller, Mr. Normand, and Mr. Black. Motion carried.*

Mr. Shane Ferguson, 28963 Simmons Road, indicated that he lived across the street from the Randolph property. He reported that he has cared for the property for twenty (20) years and indicated the property was extremely wet. Mr. Ferguson noticed that perk tests were done on the property and questioned if they were performed closer to Parliament or Mandell Road. Mr. Randolph reported that a perk test was not performed. Mr. Ferguson stated he had two concerns. First, the property stays wet even in the dead of summer and he wondered if the property owner considered turning the property into a wetland. Second, there is a storm drain at the front of the property. Mr. Ferguson reported his storm sewer tile was damaged over ten (10) years ago, so he is tapped into the storm drain on the east side of Simmons Road. Mr. Ferguson questioned who would improve the storm sewer to accommodate the new development as well as his property. Mr. Black stated they could bring their concerns up at the Trustees Public Hearing and Mr. Celley offered to discuss the matter further with Mr. Ferguson after the meeting.

Mr. Black moved to the next matter before the Board **SPR2018-01 Walgreens Distribution** - Walgreens Distribution Center requests final site plan review for expansion of their facility located at 28727 Oregon Road. The expansion includes an addition of 501,700 SF of building space to the existing 682,100 SF. The proposed project consists of a 27,042 SF addition to the existing shipping wing, a 465,149 SF warehouse addition, a 3,331 SF office addition, and a 2,743 SF breakroom addition. The site includes approximately 120 acres of land and is zoned I-2 General Industrial District.

Mr. Dennis Araujo, Contegra Construction, addressed the sixteen (16) review comments from Dave Kuhn, Feller Finch & Associates, and reported there were several items that were open ended. Mr. Pete Battaglia, LJB LLC, commented on the Traffic Impact Study (TIS) that was completed (Comment #15). He stated further discussion with Wood County Engineer and Ohio Department of Transportation would take place. Mr. Battaglia reported a “road diet” was planned for Oregon Road and noted that they would be working with the county to coordinate construction schedule. Mr. Black asked if Mr. Celley had any additional comments. Mr. Celley stated he had not fully reviewed the response from applicant, but believes they have satisfied review comments and felt members could approve the site plan contingent upon access approval by Wood County Engineer and ODOT.

Mr. Hanna asked if there was a written plan for operation of the pond pumps. Mr. Araujo reported the storm water system was fully automated, requiring no manual operation. Mr. Battaglia stated the ponds were designed to accommodate more than a 100 year storm. Mr. Black asked about an alarm. Mr. Battaglia reported there is a float in the ditch along Oregon Road which will automatically stop discharge of the ponds when the ditches are full.

Mr. Black asked if there were any additional comments or entertained a motion. ***Ms. Warnimont made a motion, to approve SPR2018-01, subject to receiving traffic and access approvals from Wood County and ODOT. Mr. Normand seconded the motion.*** Mr. Black asked Mr. Celley to please call roll. ***YES – Ms. Warnimont, Mr. Normand, Mr.***

**Schaller, Mr. Hanna, and Mr. Black.** Motion carried.

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 6:30pm

**Respectfully submitted,**  
Kelly Hemminger