



Zoning Commission
Meeting Minutes | March 10, 2025 | 6:00 p.m.

Mr. Black opened the meeting and asked Ms. Moore to call roll.

Present | Mr. Black, Mr. Schaller, Mr. Calvert, Mr. Dannhauser, Mr. Fisher and Mr. Rorick

Absent | Mr. Ore

2025 Election of Officers

Mr. Black entertained a motion for nomination of Chair for 2025. ***Mr. Schaller nominated Mr. Black; Mr. Dannhauser seconded. YES – Mr. Schaller, Mr. Dannhauser, Mr. Calvert, Mr. Fisher. ABSTAIN – Mr. Black. Motion Carried.***

Mr. Black entertained a motion for Vice-Chair. ***Mr. Black nominated Mr. Schaller as Vice-Chair, Mr. Dannhauser seconded. YES – Mr. Black, Mr. Dannhauser, Mr. Calvert, and Mr. Fisher. ABSTAIN – Mr. Schaller. Motion Carried.***

Mr. Black entertained a motion for Secretary. ***Mr. Black nominated Mr. Calvert; Mr. Dannhauser seconded. YES – Mr. Black, Mr. Dannhauser, Mr. Schaller, and Mr. Fisher. ABSTAIN – Mr. Calvert. Motion Carried.***

Mr. Black asked for approval of the meeting agenda for March 10, 2025. ***Mr. Calvert moved to approve the meeting agenda; Mr. Schaller seconded the motion. All Yes. Motion carried.***

Mr. Black asked for approval of the meeting minutes for December 9, 2024. ***Mr. Dannhauser moved to approve the meeting minutes; Mr. Fisher seconded the motion. YES – Mr. Dannhauser, Mr. Fisher, Mr. Calvert, and Mr. Black. ABSTAIN – Mr. Schaller. Motion carried.***

SPR2025-01 | SERVICE LEADERS, LLC | 29250 GLENWOOD RD

Shawn Hoover, Service Leaders LLC, requests site plan review and approval for proposed construction of two remaining storage buildings planned for the storage unit facility at 29250 Glenwood Road. Proposed site includes 3.87 acres of land zoned I-2 General Industrial District. Wood County Parcel No. [P57-300-350000012000](#).

Mr. Black stated no representative was present regarding the application; he asked Ms. Moore for comments. Ms. Moore reported that developers were working with the fire department to designate a secondary access drive for fire protection services. Ms. Moore stated the revised plans provided a secondary access drive out letting onto an abutting property owners' drive. Ms. Moore stated a cross-access easement would need to be acquired from the abutting property owner (AST Properties) before it could be approved.

Mr. Black recommended no action by Commission members. Mr. Dannhauser questioned when

Ms. Moore had communicated with the applicants. Ms. Moore stated revised plans were submitted on Sunday (March 9). Mr. Rorick stated he visited the site as he was concerned about the number of trees planted and the township engineer's recommendation to plant more. Mr. Rorick reported planted trees were not cared for properly and noted the back lot was poorly maintained. Ms. Moore noted the landscape plan was improved to provide twenty (20) trees; seven (7) trees were previously planned for the site.

Mr. Black questioned if the consensus of Commission members were to take no action on the site plan. **Mr. Schaller moved to table the application until the correct information was submitted; Mr. Calvert seconded. YES – Mr. Schaller, Mr. Calvert, Mr. Dannhauser, Mr. Fisher, and Mr. Black. All Yes. Motion carried.**

SPR2025-02 | WALMART | 10392 FREMONT PIKE

Bethany Cole, HFA-AE, Ltd., on behalf of Walmart, requests site plan review and approval for proposed relocation of Walmart online pickup operations located at 10392 Fremont Pike. Property is zoned PUD-M and located within the State Route 20/23 Overlay District. Wood County Parcel No. [P57-400-026102002007](#).

Ms. Kristina Hostetler, Dewberry Engineers, spoke regarding the application. Ms. Hostetler reported the project involved an interior remodel; civil side included updating pavement markings and signage within parcel to meet Walmart's standards. Mr. Black asked Ms. Moore for comments. Ms. Moore indicated the township engineer reviewed and approved of plans.

Mr. Black asked if there was a motion to approve. **Mr. Fisher moved to approve SPR2025-02; Mr. Dannhauser seconded the motion. YES – Mr. Fisher, Mr. Dannhauser, Mr. Calvert, Mr. Schaller, and Mr. Black. All Yes. Motion carried.**

Mr. Black asked Ms. Moore for comments. Mr. Moore reported a site plan for Redwood – Lime City Road is under review and plans for a single-family platted subdivision were pending. Members discussed roadway improvement that may be necessary and who would pay for them.

With no other business, Mr. Black asked for a motion to adjourn. **Mr. Fisher moved to adjourn; Mr. Calvert seconded the motion. All yes. Motion carried.**

Meeting adjourned at 6:15pm

Respectfully submitted,
Kelly Moore