

**MINUTES OF THE PLANNING COMMISSION  
VILLAGE OF WHITEHOUSE, LUCAS COUNTY, OHIO  
February 6, 2017**

Members Present: Donald Atkinson, Allen Kuck, Thomas Lytle, David Prueter, and Zachary Ries.  
Absent: None. Others Present: Tim Yoder, Bill Moll, Art and Gina Zoller, Kory Yoder, Fred and Janet Beening, Angela D'Amore, David Brigham, Tenley Petersen, Dawyn M. Boyer, John and Julie Cunningham, Ray and Melinda Hoskins, Lizbeth and David Brown, Sharon Prueter, Pat and Do Kwiatkowski, Jerry and Aggy Finfera, Karen Gerhardinger, Steve Saneholtz, Bill May, Steve Pilcher-Service Director, Jordan Daugherty-Village Administrator, and Barbara Knisely-Community Development Coordinator.

At 7:01 pm, Thomas Lytle called the meeting to order and introduced the Planning Commission members.

Motion by Donald Atkinson, seconded by Allen Kuck to nominate Thomas Lytle as Chair for the 2017 calendar year. 5 ayes

Motion by David Prueter, seconded by Don Atkinson to nominate Allen Kuck as Vice Chair for the 2017 calendar year. 5 ayes

Motion by Zachary Ries, seconded by Don Atkinson to nominate David Prueter as Secretary for the 2017 calendar year. 5 ayes

Motion by Allen Kuck, seconded by Zachary Ries to approve the Minutes from the November 11, 2016, meeting as written. 5 ayes

The only Agenda item was to engage in a general discussion of a Preliminary Plat for a proposed subdivision off Cemetery Road submitted by JCW Development, Ltd. Chair Lytle explained that the majority of the land was not currently in the Village but was the matter of an annexation petition. He briefly explained the timeline of events that will occur prior to any final approval of the proposed subdivision:

- The property must be annexed – will likely go before the Lucas County Commissioners at a February 21, 2017, meeting.
- Whitehouse Council must approve the annexation – will take approximately 60 days.
- The property must be rezoned to fit the zoning classification being requested – approximately 60 days.
- Final approval

Chair Lytle stated that 79 acres were involved in the annexation procedure, but only 39 acres are shown on this preliminary drawing to be developed. What is their vision for the remaining acres?

Bill Moll, Engineer for the Witte family, stated that he has drawn out several plats. They are annexing all the property now to come in at the S-1 zoning classification. Portions of the property will be rezoned to R-1 zoning with ~~4-acre lots~~ **approximately ½ acre lots**. He envisions a total of

180 lots when the entire property is built out, but that will be years from now. The 30 lots they are requesting now will be hooked into the current sanitary sewer running along Cemetery Road.

A lift station will be required for the remaining plots, which will be very expensive to build. The storm sewers will drain into the ditch and ponds. Smaller lots will be requested to the west, near the apartments on Field Avenue. They are proposing two roads into the subdivision on Cemetery Road, with connections in the future to Shayni Lane in Whitehouse Valley and Logan Street to connect to the downtown.

### **Sullivan's Quay Discussion – S-1 zoning, 16 lots**

Chair Lytle asked why S-1 lots instead of R-1 lots. Mr. Moll replied they want large estate lots. Mr. Lytle added that they could still have large lots even if it was zoned R-1.

Other comments:

- Lots 1 and 2 would have Cemetery Road addresses
- Lot 3 and 16 would have a Sullivan's Quay address
- Lot 4 is odd shaped, but does meet the 150' frontage at the building line
- Lot 9 will be retained by the family and will not be built on for some time. It will require an individual lift station when developed.
- Don't want to connect Sullivan's Quay to another street – want to keep it as private as possible. Family members will live on these estate lots. With only 16 lots, there won't be much traffic generated.
- Developer intends to put a "t" at the end of Argo Road until it is extended for future development.
- Argo Road ends now because a lift station will be needed in the future as additional lots are sold and homes are built.
- Lot B, storm water detention pond will drain into Disher Ditch.
- Mr. Pilcher stated he does not know the condition of Cemetery Road sanitary sewer since it is currently located in Waterville Township and not under his jurisdiction. It's possible, it will need attention which will be the responsibility of the developer. Mr. Moll stated they are willing to make any replacement/updates to help with the flooding.
- Mr. Moll stated the developer is willing to install sidewalks along Cemetery Road across the entire frontage of Sullivan's Quay and Sullivan's Farm. They do not intend to place internal sidewalks on the large estate lots in Sullivan's Quay, since Village code does not require them.
- Argo Road will have internal sidewalks.
- They did look into moving/rerouting Disher Ditch, but that was not allowed by the EPA.
- Do not plan on connecting internal sidewalks to the Wabash Cannonball Trail at this time, but have planned several connections in future plats to the west.

Much discussion followed concerning the additional traffic onto Cemetery Road since most people living in the subdivision will head east out of town on Route 64 to Route 24. Mr. Moll stated that additional plats will connect to Shayni Lane and Logan Street and people will be able to enter and exit the subdivision from that direction also. Discussed if a road could be built out

of the subdivision to Weckerly Road or directly to Route 64/Waterville Street. Main concerns are traffic on Cemetery Road, with three existing subdivisions already exiting onto it exclusively.

Developer understands that street tree and street light plans will need to be submitted later in the process. Mr. Moll stated Mr. Witte is currently looking into getting natural gas lines run to the proposed subdivision.

Discussed purpose and explanation of how detention ponds work. Mr. Pilcher explained that the EPA wants to slow down and detain runoff from streets and roof tops. The detention areas, are slowly metered out into a ditch or pond. The current flooding problem is created in the spring when the fields thaw and melt and water quickly drains. He feels certain the storm sewer on Cemetery Road will need some work to update it. Easements will need to be obtained from the properties that are currently located in the Township.

Mr. Moll stated Lot AA detention area will be metered into the south side of the Wabash Cannonball Trail by way of a culvert under the trail.

Mr. Prueter stated there is pooling water in the farm field now. Mr. Moll said that he would do additional research but believes most of the water will go into the existing lake in Sullivan's Quay.

Mr. Moll stated that Homeowner Associations will be formed for both plats and they will be responsible for the maintenance of the lake and detention areas. The lake will be privately owned and used exclusively by the 16 lots in Sullivan's Quay.

### **Sullivan's Farm discussion – R-1 zoning, 14 lots**

Mr. Moll confirmed all lots will have the 100' frontage at the building line, but it was inadvertently left off the preliminary drawing. He also confirmed that all lots will meet the minimum 20,000 square foot total area.

- Lot 1 will have a Cemetery Road address.
- Lots 2 and 14 will have Argo Road addresses.
- Street tree and street light plans will be submitted later.
- A "t" turnaround will be installed on Argo Road for emergency vehicles
- Cluster mail boxes are now required by the post office and individual mail boxes are not allowed in front of each resident.

With no other questions from the Planning Commission members, Chair Lytle opened the floor to the audience. He reminded them that they must state their name and address before speaking.

Julie Cunningham, 6333 Cemetery: She and Jerry Finfera are representing 7 couples on the east side of Cemetery Road. With many children and grandchildren in the neighborhood, they are concerned with safety. She read aloud a statement, that is attached as Exhibit A to these Minutes.

Jerry Finfera, 6261 Cemetery: Lives just south of Sullivan's Quay entrance onto Cemetery Road and is concerned with the flooding. He has lived there for 40 years and water has come up to his garage and he is concerned with additional runoff. Mr. Moll said the drainage from the field won't go onto Cemetery Road because it will be diverted into the detention areas and metered out slowly. Mr. Finfera believes the flooding will get worse instead of better. Mr. Finfera read reports from the National Climate Assessment Report concerning future rainfall estimated reports (Exhibit B, attached to these Minutes).

Mr. Finfera suggested that the roadway be moved approximately 80 feet to the north so that it is across from a vacant lot instead of a residence. Mr. Kuck asked if the roadway can't be moved, could they put in a larger pipe and detention pond area. Mr. Moll confirmed that could be done.

Mayor Atkinson stated that he has had problems with flooding at his personal residence after a subdivision was built, so he understands these concerns. He confirmed that he can see low spots in the farm field and asked Mr. Pilcher if the detention ponds are properly engineered, will it help with the flooding. Mr. Pilcher stated that it will help if they are properly designed. Mr. Moll stated that water will be diverted to the existing lake, Disher Ditch and the detention ponds, and he believes it will reduce the water going onto Cemetery Road. Mr. Pilcher added that the Village Engineer and County Engineer will look at the design and calculations before signing off on the final plat.

Dawyn Boyer, 10262 Rue du Lac: Her subdivision is located to the north of this proposed subdivision. She feels her street was poorly designed and the water does not drain properly into the lake and causes flooding.

Agnes Finfera, 6261 Cemetery: Has lived there for 40 years and is concerned with the amount of traffic already on Cemetery Road coming from the three existing subdivisions. During certain periods of the day, she can't get out of her driveway because of all the traffic. She feels this subdivision should have access onto Weckerly Road to ease problems on the already congested Cemetery Road.

Tim Yoder, 6200 Cemetery Road: Has lived there for 36 years and his wife and her family own the property where this proposed subdivision is located. He stated they will continue to live there and the 16 lots in Sullivan's Quay are intended for family members. He apologized that his brother-in-law, Jack Witte, could not be present tonight but had a mix-up with his travel plans. He encouraged the neighbors to contact Mr. Witte directly to talk to him about their concerns.

John Cunningham, 6333 Cemetery: Stated he has tried to speak to Mr. Witte on several occasions, but does not receive return phone calls. He wants to encourage Mr. Witte to be a good neighbor and consider moving the roads and working together as neighbors should.

Zac Ries, 7309 Crabapple: Mr. Ries asked to speak as a resident and not a Planning Commission member. He feels that this subdivision is a great opportunity for Whitehouse to grow and encourage young professionals and young families to move here. He added that growth is going to happen with our excellent school system and location regardless of how neighbors feel about particular things.

David Bringham, 6309 Cemetery: He has had flooding up to his garage and is concerned with the sewers along Cemetery Road.

Julie Cunningham, 6333 Cemetery: Is afraid a vehicle will go through a stop sign, across Cemetery Road and smash into a house on the east side just like what happened at the corner of Dutch and Finzel a few years ago. She feels that was poor planning to put a house there (Finzel) and doesn't think it should be allowed here. Let's use good judgment to save property or a life.

Jerry Finfera, 6261 Cemetery: Asked about the area between the rear yards of the homes that back up to each other from Sullivan's Quay and Argo Road. Mr. Moll confirmed that they would be designed with positive drainage to direct water into swales.

Chair Lytle asked if we would see catch basins and their locations on the next plan. Mr. Moll confirmed that site grading plans would be submitted.

Mr. Kuck asked what the other considerations were as far as locations for Argo Road. Mr. Moll stated he wanted some separation between the Wabash Cannonball Trail and the road. He also wanted enough space for the detention pond. He put the curve in the road to slow down traffic as it approaches the stop sign onto Cemetery Road. He tried to be sensitive to the homes cross the street with head light direction. He said the Weckerly Road access point is valid and will look into it.

Janet Beening, 6325 Cemetery: At different times during the day, especially in the mornings, she cannot back out of her driveway because of all the traffic. This subdivision and the traffic it will bring is a big issue to her.

Zac Ries asked whether an island in the middle of Argo or Sullivan's Quay would help to slow down traffic, similar to what has been built on Pray Boulevard in Waterville.

Mr. Finfera stated they could put as many curves as they want to slow down traffic, but move it closer to the bike trail so that it connects across the street from vacant land next to the duplex.

Chairman Lytle thanked everyone for coming and expressing their concerns and he hopes that the Witte family will take this into consideration. He added that he has reservations about this plat.

Mr. Ries feels that this preliminary discussion delivered information to all parties for consideration.

Mr. Kuck stated he would like the concerns spelled out better; are people concerned with the location of the streets, drainage, speed, or the development in general.

Mr. Prueter said he is concerned with the additional traffic on Cemetery Road, but is not against the development itself. He was happy that this discussion came in early, while the property is still being annexed, as it gives everyone time to address concerns.

Mr. Lytle added that he is happy the Witte family is asking for large lots and not trying to develop another high density area.

Administrator Daugherty stated that Whitehouse embraces development, and is pleased with the larger lots. The roundabout fixed problems at Finzel and SR 64 but now we have problems at Cemetery and SR 64 with traffic. He feels we will regret it in the future if we don't address these issues now.

With no further business to come before the Board, Motion by Allen Kuck, seconded by David Prueter to adjourn. 5 ayes. Meeting adjourned at 9:05 pm.

Respectfully submitted,

Barbara Knisely  
Community Development Coordinator