

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

Members Present: Donald Atkinson, Thomas Lytle, David Prueter, and Zachary Ries. Absent: Allen Kuck. Others Present: John and Julie Cunningham, Liz Brown, Ray and Melinda Hoskins, Jerry and Aggy Finfera, Don Flenner, Steve Pilcher-Service Director, Jordan Daugherty-Village Administrator, and Barbara Knisely-Community Development Coordinator.

At 7:00 pm, Thomas Lytle called the meeting to order.

David Prueter moved to approve the February 6, 2017, Planning Commission meeting minutes as amended. Zachary Ries seconded the motion. 5 ayes.

Chair Lytle stated the only agenda item was to review the application for a renewal of the Preliminary Plat for Steeplechase Plat 5, as submitted by developer Don Flenner, Hallmark Development Co., LLC, for 24 single family lots. Mr. Lytle stated he would like to go over Staff Report No. 02-2017, line by line and then answer any questions or concerns.

Items 1 and 2: Informational.

Items 3 and 4: Developer/Engineer confirmed that all lots meet the required 15,000 sf minimum and have the required 90 foot frontage at the building line.

Item 5: Informational

Item 6: Mr. Flenner will instruct contractors to use the Dutch Road entrance.

Item 7: Mr. Flenner understands the street tree requirements and will meet with the Tree Commission.

Item 8: Mr. Flenner will provide a street lighting plan to the Village.

Item 9: Mr. Flenner agrees with inspection process during construction.

Items 10 and 11: Mr. Flenner agrees with the bond and escrow requirements.

Item 12: Mr. Flenner understands the newly adopted OEPA regulations and the National Pollution Elimination Systems permit coverage required along with the Erosion and Sediment Control Standards and Ohio Rainwater & Land Development manuals and procedures.

Item 14: The width of the cul de sac was confirmed at 140 feet.

Items 15 and 16: All materials and fittings will be made in the USA and "as built" plans will be submitted to the Village when completed.

Item 17: Mr. Flenner will work with the AW School Board to prepare and finalize a maintenance agreement plan for the detention pond located on the north-eastern edge of the Steeplechase Subdivision. Mr. Pilcher and Village Staff are happy to work with him to accomplish this.

Chair Lytle then asked if the PC members had any additional questions – there were none.

Mr. Flenner confirmed that the street names on the drawing had been corrected to conform to what was filed with the Lucas County Auditor’s office and agreed that all other conditions would be met.

Don Atkinson moved and David Prueter seconded the motion to approve the application for a renewal of the preliminary plat for Steeplechase Plat 5. 4 ayes.

Chair Lytle asked for an update on the Witte annexation and proposed subdivision on Cemetery Road. Administrator Daugherty confirmed that the annexation had not been finalized / accepted by Village Council as of March 6, 2017. After the annexation is accepted, there is a 60 day waiting period before it is finalized, which puts the date at approximately mid-May 2017.

With no further business to come before the Board, Motion by David Prueter, seconded by Zachary Ries to adjourn. 4 ayes. Meeting adjourned at 7:18 pm.

Respectfully submitted,

Barbara Knisely
Community Development Coordinator