

**MINUTES OF THE PLANNING COMMISSION
VILLAGE OF WHITEHOUSE, LUCAS COUNTY, OHIO
June 5, 2017**

Members Present: Donald Atkinson, Thomas Lytle, Allen Kuck, David Prueter, and Zachary Ries.
Others Present: Steve Grier, Veronica Judy Kethel, Gary Thornton, Jerry & Aggy Finfera, John & Julie Cunningham, Joe Bublick, Janet & Fred Beening, Brad Hertzfeld, Dan & Taryn Payne, Jack Witte, Bill May, Nick Lukachek, Mike Hanf, Thomas Redd, William Moll, Sharon Prueter, Melina Hoskins, Barbara Szymaniak, David & Liz Brown, Rodger Hutchinson, John & Debbie Richard, Administrator Jordan Daugherty, Public Service Director Steve Pilcher, and Deputy Fire Chief Jason Francis.

At 7:00 pm, Thomas Lytle called the meeting to order. He introduced the Planning Commission members, reminded the audience that they should sign in, and informed them that the meeting was being audio recorded. He stated that there would be time for audience comments and they would be required to give name and address for the record.

Don Atkinson moved to approve the March 6, 2017, Planning Commission meeting minutes. David Prueter seconded the motion. 5 ayes.

Chair Lytle stated the main agenda item was to review and discuss a preliminary drawing for Witte's Walk (17 lots) and Sullivan's Farm (12 lots) submitted by JCW Development, Ltd., for new subdivisions on west side of Cemetery Road. Mr. Jack Witte and Mr. Bill Moll are present to make a presentation on the development.

A prior review of this property and proposed subdivision was done in February. The Planning Commission would now like an overview of the newest preliminary drawing. Jack Witte stated that he has lived at 6156 Cemetery Road for 58 years. Bill Moll, the engineer for this project lives at 10141 Blue Creek North. Mr. Witte has built 3 subdivisions in Whitehouse: Claystone, Blue Prairie, and Blue Creek Gardens. These parcels are owned by his mother and sister and they have decided develop them. At the preliminary meeting in February, he was stuck out of town and was not able to attend. From the comments at that meeting, he has made adjustments to the plan.

The main road, Witte Lane, essentially mimics the current driveway that comes in along the lake, just a little further into the field. The proposed cul de sac is in front of the Yoder house. There are a total of 17 lots, including the original houses owned by his mother and sister. This would basically stay a family compound. Family members will build additional houses. He's requesting S-1 zoning for this portion of the subdivision which is the largest in the village. All lots will be over an acre.

The section known as Sullivan's Farm, will have one entrance, Argo Road, named after his grandfather. He is requesting an R-1 zone, another large lot subdivision with lots all over 20,000 square feet. Birch Pointe Farms and Blue Prairie are zoned R-1 and are similar to this proposal. This will look like a continuation of the Claystone subdivision to the north.

The changes that have been made since the February submittal include: moving the street so it doesn't cross to the north of Disher ditch, with no connections over the creek. This should help with the cut-through traffic and the amount of traffic that will come out onto Cemetery Road. Also adjusted Argo Road so that it comes out on Cemetery Road a little closer to the bike trail. This places it coming out across from a long driveway going in the woods.

Don Atkinson: How much reduction in traffic will be accomplished by not crossing the ditch? Mr. Witte: We originally projected this drawing as "what could happen". Janice Witte owns 30 acres on the north side of the ditch. R-2 matches the Whitehouse Valley subdivision. 30 lots would empty into it from the stub-street and Weckerly Road. Property that fronts Cemetery Road would also have an outlet onto Logan Street to the west (south of the ditch).

Inaudible – too much side discussion.

Mr. Witte stated that the land use plans have always shown a street from Cemetery Road to Logan Street, and that's what Argo Road would do, through the next 36 acres. He explained the map, ditch locations, streets, and projections that they had, but added that it could change.

Thomas Redd, 10240 Blue Ridge North: Does no one see that everyone is going to drive thru those neighborhoods and all that traffic is going to spill onto Cemetery Road?

Chair Tom Lytle: Preliminary plat is out in the public for review. You are showing 1/3 of the total acreage that you have. The issue is that how it is developed affects the density and traffic. Mr. Witte stated S-1 and R-1 districts right now, not asking for the future. Mr. Lytle: We've had other subdivisions, like Steeplechase, that showed all plats in the beginning, the overall plan, zoning was established, we know what it was going to look like and what zoning was requested.

Mr. Witte stated whoever develops this property in the future would have to come before PC and ask for the zoning. He currently has it as S-1, he annexed it all into the Village. He will more than likely will not be the one finishing it in the end.

Lytle: I understand that, but we have to have some plan. Witte: The land use plan has been discussed for years and years; it's always been planned as residential. Years ago, the administrator wanted to put industrial and commercial there, but the Wittes didn't want that.

Lytle: The Planning Commission and village support what you're doing, but it's how it's done is the concern.

Witte: I have 5 possible entrances into that subdivision. Discussion followed on how to connect or not connect to other streets and subdivisions.

Lytle: We want to see what will be further to the west on Argo, will it tie into the other cul de sac? Witte: No, that won't happen. If so, he'll put R-2, R-3, and R-4 off of Logan. Lytle: I'd like a connection to SR64. Could Witte buy a strip of land from Can Company to connect? Discussion followed concerning changing to R-2 to match up with Blue Creek Farms.

Steve Grier, 10015 Rupp Road: Concerned with traffic on Rupp Road, from people cutting across to Finzel for easier access to 64, which already happens. How can you channel traffic away from Rupp Road in the future? Depending on Planning Commission to make the right decisions for the future. Doesn't have an issue this with these few houses, has a big issue with more houses in the future.

Janet Beening, 6325 Cemetery Road: Concerned with kids walking to school with more traffic. Mr. Witte: Stressed that sidewalks will be installed on Cemetery Road along with sanitary sewers and other improvements.

Allen Kuck: Stated he lives on N. Texas Street and even with the 40-50 homes in Birch Point, 40 in his subdivision, and 35 more coming in The Preserve, he does not have an issue with those feeding out onto N. Texas. The traffic is not bad and has not affected his lifestyle at all, they walk and ride bikes on the road.

Nick Lakachek, 6520 Cemetery Road: Thinks Jack Witte has done wonderful developments in Whitehouse, brought many people to town, and feels this will be a gorgeous neighborhood. What deemed the roundabout at Finzel? Wants to see this JCW development, but what is the Village going to do about the roads?

Mayor Atkinson: Planning Commission does not consider the construction of roadways. We won't entertain that question. Lakachek: Isn't that what we're here for, to plan the development of town? Atkinson: We don't know when ODOT schedules paving of the roads.

Brad Hertzfeld, 8765 Heller Road: Everything Witte does is top notch. He has stated that Argo will go all the way through, what's the hangup? Witte: The Village has rules about the lengths of streets and cul de sacs (600 feet long). He then mentioned that there are other long cul de sacs in the Village.

Witte: Has always deemed that Argo would go all the way through. The land use plan says Logan Street should go all the way to Cemetery. He doesn't know how it will get there right now, but has several ideas. It will have curves so that it's not a race track for kids to race through.

Zachary Ries: Is concerned that Mr. Witte doesn't want to discuss the future plans. Witte: How can we continue discussing something that might happen 20 years in the future?

David Prueter: Wants to see what's on the western side of Argo, has concerns with the density. Wants to see how many lots will be put back there. Right now Cemetery Road will have to take the burden.

Discussion followed as to what zoning district annexed property comes in as. Is it S-1 or A-1?

John Cunningham, 6333 Cemetery Road: He presented to Council back in April. He understands that the Witte, Sullivan and Yoder families don't want people driving by their homes. He has a problem with everyone going out Cemetery Road to get wherever they're going. Weckerly Road

would help alleviate some of the problems if an entrance went there. Need to find another way. Can variances be granted for the cul de sacs.

Unknown person: What phase would connect to Logan Street? Witte: It would be at the very end.

Joe Bublick, 10110 Bridle Court: We want the whole picture, your name is on the land now (inaudible)

Liz Brown, 6341 Cemetery Road: Just moved in 5 months ago, her driveway is across from Argo Road. Would like PC to make sure entire development is totally developed and looked at before approved because if Argo Road is the main road, they will never get out of their driveway. Much easier to make decisions ahead of time rather than trying to react afterwards and fix something later. Now is the time to think through and decide what's best. Feels entire subdivision needs to be drawn out with roads shown – put on hold until everything is decided.

Discussed whether a bridge should be over Logan Street or Argo Road. Why can't there be a connection to Weckerly?

Allen Kuck: What is the next plat/phase? Jack Witte: Another 12-14 lots along Argo, zoned R-1. Then road goes north, probably the next phase, would have 18-20 lots.

Gary Thornton, 10261 Blue Ridge Drive N: We need a plan, we know it's going to be developed. What is the resident/population count right now in Whitehouse? Jordan Daugherty: Approximately 4,850. Thornton: Do you want to be a city? We love it here, but we have a lot to lose by approving a lot of developments and becoming a city.

Unknown: Explain the detention pond and how that would look. Jack Witte: It's engineered to drain the existing water runoff. Then detain for black top runoff for a certain amount of time. Lucas County has rules (inaudible).

Discussed flooding in the past, Disher Ditch needs to be cleared and cut out now. Edison poles are in the way, how are you going to drain and meter the water?

Bill Moll: We can deepen the ditch on the north side. No flood plain on that property.

Thomas Redd, 10240 Blue Ridge Drive N: Are you bringing dirt in to fill the field – 90% of time it's flooded after a rain. Tom Lytle: He will put in storm sewers. Jack Witte: I previously explained detaining and metering water.

Thomas Redd: Concerned with water near the bike trail – kids can fall off into deep water. Don Atkinson: We've pretty much discussed this in the past. Steve Pilcher can answer questions.

Thomas Redd: That's not a ditch on the south side of the bike trail – it's left from the old railroad. Shouldn't dump more water there. Don Atkinson: I think this will take care of the water issue. Steve Pilcher: This is a preliminary plan, if approved, we would work with our engineer, Mr. Moll,

and Jack Witte to make sure final plans will accommodate what they want to do. Preliminary might show dumping into old rail road ditch, but that might not happen in the final plans. EPA has to approve everything.

Mike Redd: If it does go under the bike path, how do you rectify with Toledo Edison? The ground cannot be altered, he's already asked TE. Thinks it should run it across the new property, not under the bike path.

Tom Lytle: They could do directional boring underneath which would not disturb bike trail.

Agnes Finfera: Is the pond across from their property a detention pond? Answer: Retention pond, not standing water. Finfera: Who will be responsible for maintenance of ponds? Jack Witte: They are common grounds taken care of by the residents with deed restrictions.

Mike Redd: How many water fountains? Jack Witte: None.

Jerry Finfera: Does maintaining mean allowing cattails to grow? What means maintaining, cutting grass, or cutting down trees and cattails? Jack Witte: They will be maintained in a proper way – Village has remedies for that. Much discussion on tall grass.

Mike Redd: Explain metered water. Jack Witte: Basically water can run through a pipe with a normal rain, big rain water spreads out in the pond, retains until it can get out of the small pipe – metered over a period of time. He can detain in multiple spots with smaller ponds. Jack Witte: It's the entryway, I want it to look nice with landscaping.

Mike Redd: Whitehouse is growing by leaps and bounds. Be proactive and do this right, disperse the traffic in the correct way.

Bill Moll: The drawing you're looking at, with all the lots, was given to the Village in a preliminary discussion. He did it to give Jack Witte a preliminary look at how many lots and to discuss lift station size. Tom Lytle: It was a public record and people asked for it. The Village had to give it to them. We are all concerned with what it will look like. Now they're only showing 1/3 of the entire area. Moll: They can appreciate the outlet situation, using every available way. Right now its S-1, if you want to see what it would look like, divided these large lots by 3. This would take it from 180 to about 60 lots, if no zoning changes were made with today's zoning rules.

Bill Moll: It would be in front of this group again and then council for a zoning change.

Tom Lytle: Would they be willing to end Argo Road in a cul de sac? Jack Witte: Yes if I still have access on Logan and Whitehouse Valley, no reason to run Argo all the way through. Divided land in half, with half going to Cemetery and half to the west. It would change the type of housing – off of Logan would not be R-1. Apartments all around it, with industrial to get to it.

Tom Lytle: Request for a traffic study has been commissioned for 64 and Cemetery Road. The contract has been let, but study has to take place in the fall because school has already been out for

the summer. He doesn't think Shayni or Logan are the right access. Again he personally feels there has to be a connection to somewhere. Logan goes downtown and Weckerly... doesn't solve anything. Talked through the density somewhat as far as zoning. Are you looking for a vote on this tonight for approval? Jack Witte: Yes, that was the goal. We have it in two different parcels, could break it down.

Don Atkinson: Explain the two parcels. Jack Witte: Witte's Walk is one and Sullivan's Farm is the second subdivision. Don Atkinson: Are you asking for a separate vote on each one? Witte: Yes, if you want to take one tonight.

Tom Lytle: Let's look at staff report for Witte's Walk. What's the feeling? Don Atkinson, Allen Kuck and Zachary Ries all agreed that they were in favor of approving that.

David Prueter: Is concerned with what they ultimately do with Argo Road. If we approve Witte's Walk, how do we connect or loop? If we approve this, we're basically locked in and what are we going to do with it?

Jack Witte: Doesn't want a connection from Witte's Walk to another street. Acre lots that have a rural, country feel. Not an urban feel. A sense of privacy to that street. Houses will be \$500,000 + on expensive lots. Sense of security without a through street.

Jack Witte: We can loop Argo, but not into Witte's Way.

Tom Lytle: Concerned with the long street, it's longer than zoning allows. Jack Witte: Showed Claystone subdivision, which is what he wants to do here. Discussed options. Doesn't want to go north of the ditch onto Shayni, because it would go to Whitehouse Valley, then to Weckerly. Discussed two ways to get to SR64 – by the fire station or through the Sullivan property to 64. Much discussion.

Jack Witte: I can sit here all night and agree, I'm not asking for Argo tonight. Only asking for 12 lots. He'll agree to not connect the two subdivisions, but that's not to say that if it gets sold and they want an entirely different thing. Let's run through bullet points for just Witte's Walk. Asking for S-1 zoning, 1 acre lots, that's what we want. High end housing, very low traffic with only 16 houses that would feed onto Cemetery Road.

Allen Kuck: Will it have any impact on the traffic study, if these lots are already on the books? Does it affect the result of the study knowing that the additional lots are on the books?

Inaudible discussion along Planning Commission members.

Don Atkinson moved to move forward with Witte's Walk and table Sullivan's Farm. David Prueter seconded the Motion. Motion passed 4-1 (Kuck).

Discussed, cul de sacking, can't determine what will happen in the future. This gives us a chance to work with Jack Witte for cul de sac location, will have a traffic study done this fall. Would need a

lift station in the future with more houses. Don't want entire 80 acres emptying onto Cemetery Road.

Motion by Don Atkinson, seconded by Zachary Ries to adjourn. 5-0. Meeting adjourned at 8:55 pm.

Respectfully submitted,

Jordan D. Daugherty
Village Administrator