

**MINUTES OF THE PLANNING COMMISSION
VILLAGE OF WHITEHOUSE, LUCAS COUNTY, OHIO
August 7, 2017**

Commission Members Present: Donald Atkinson, Allen Kuck, Thomas Lytle, David Prueter, and Zachary Ries. Others Present: D. Matt Dick, Jim Fritz, John & Julie Cunningham, Jeff Yoder, Jerry Finfera, Karen Gerhardinger, Mindy Hahn, Barb Szymaniak, Bill May, Don & Pat Kwiatkowski, Administrator Jordan Daugherty, Tax Commissioner Tiffany Bachman, and Community Development Coordinator Barbara Knisely.

At 7:00 pm, Chairman Thomas Lytle called the meeting to order and introduced Planning Commission members to the audience.

Commission member Zachary Ries moved to approve the July 10, 2017, Planning Commission meeting minutes. Commission member Don Atkinson seconded the motion. 5 ayes.

Chairman Lytle stated the only Agenda item was to review and discuss the request for a Special Use Permit for two soccer fields to be built at 9565 Bucher Road on the AW Board of Education property.

Jeff Yoder, from Poggemeyer Design Group, presented on behalf of the Anthony Wayne School Board. He stated that the current zoning was "A" for this property and a Special Use Permit had been granted for only the Board office building when it was built in 2004. They are now requesting an additional Special Use Permit to construct two soccer/lacrosse practice fields on this property. They will be submitting plans and information to the Planning Commission in the near future to add an additional parking lot and detention basin, but at this time are only asking for the Special Use Permit for the practice fields.

Mr. Yoder stated that soccer fields are at a premium in Whitehouse and the entire Anthony Wayne District. The fields will not be lit and they will be used primarily as practice fields, but it is possible that some tournament games will be held there.

Mr. Matt Dick, Director of Operations for the AW School District, added that the current soccer fields at the High School are very busy, and the practice fields located there are in the flood plain and often flood and cannot be used.

Superintendent Jim Fritz added that there are currently six soccer teams with 120 students participating. There is a definite need for additional practice fields and they would not have to worry about flooding at this location.

Chairman Lytle asked if the fields would be used exclusively for Anthony Wayne teams. Mr. Fritz answered that these will be practice fields only, and that there is a potential in the future to open them up for AWYF teams to use for practice also. He added that they would try to stick to use by the Varsity team only since those are older students who can drive from the high school.

Mr. Yoder added that in the Whitehouse Zoning Code, there is not a specific listing for the number of parking spaces needed for soccer fields. He did research the topic and found that as a general rule, 45 to 50 spaces are recommended per field.

The current parking lot at the Administration building has approximately 50 spaces and the new parking lot will have approximately 45 additional spaces. Most of the practices will take place in the late afternoon or early evening when the existing parking lot will be empty after the Board offices close. Mr. Fritz stated that the proposed location, near Bucher Road, for the new lot will also benefit people using the bike trail. Many people park in the existing lot now to gain access to the trail.

Chairman Lytle stated that he remembers years ago seeing a Master Plan for this area with more fields, buildings, etc. Mr. Dick confirmed that the Master Plan did show more fields to the east. Mr. Fritz stated that its possible, many, many years from now, that an additional school building will be constructed on this property.

Motion was made by Donald Atkinson, seconded by Allen Kuck, to recommend approval of the Special Use Permit to allow construction of two soccer/lacrosse fields on the property at 9565 Bucher Road. Motion passed 5-0.

Mr. Yoder stated that they would like to have an open discussion now concerning the placement of the additional parking lot and detention basin. If the Planning Commission has any specific questions or concerns, they can address them before coming to the next Planning Commission meeting with additional information. He stated they would like to place the parking lot in the front, near Bucher Road, to keep it away from the new homes that are being built in the Steeplechase Subdivision to the south of this property.

They are requesting to build a detention pond on this property because the parking lots and roof currently drain into a detention pond on the Steeplechase property. He is not sure how that happened, but AW Board of Education wants to correct that now with the construction of a detention basin on their property.

Mr. Lytle asked what the size of the basin would be. Mr. Yoder answered that those calculations were being worked on now. The placement of the parking lot near the front was decided just days before submitting this plan, so those calculations have not been completed. Poggemeyer is not working on that part of the plan, another engineering firm is, and they will get information soon.

Discussion took place as to where the swales between and around the practice fields would drain. Mr. Yoder stated there are currently drains that collect the water and drain into the Steeplechase pond. The EPA requires parking lots to be designed to drain into detention basins because of oils and other debris that collect on the pavement.

Chair Lytle asked if they had considered permeable pavement in the parking lot. Mr. Yoder stated the two existing parking lots and the roof currently drain into the basin.

Mr. Yoder confirmed that the fields would not be lit and used only during daylight hours. They would like to have permission to place several porta potties on the property when the final site plan is submitted. Mr. Dick confirmed that the school administration offices would be closed during most of the practice time, and porta potties would be needed. He confirmed that they would be pulled during off season and not placed there permanently.

Mr. Yoder stated they would like to bring the site plan for review and discussion at the next Planning Commission meeting, September 11, 2017, as they would like to get construction in before the end of the year.

With no other business to come before the Board, David Prueter moved to adjourn the meeting, seconded by Allen Kuck. Motion passed 5-0. Meeting adjourned at 7:18 pm.

Respectfully submitted,

Barbara Knisely
Community Development Coordinator