

**MINUTES OF THE PLANNING COMMISSION
VILLAGE OF WHITEHOUSE, LUCAS COUNTY, OHIO
January 8, 2018**

Members Present: Donald Atkinson, Allen Kuck, Tom Lytle, David Prueter, and Zac Ries..
Absent: None. Others Present: Louann Artiaga, Bea Ludwig, Bill May, John & Julie Cunningham, Richard Bingham, Rebecca Conklin Kleiboemer, Kevin Herman, D. Matt Dick, Lee Smykowski, Lance Mushung, Administrator Jordan Daugherty, Tax Commissioner Tiffany Bachman, Public Service Director Steve Pilcher, and Community Development Coordinator Barbara Knisely.

At 7:02 pm, Chairman Tom Lytle called the meeting to order.

The first order of business was to elect new officers for the 2018 calendar year. Motion by Don Atkinson, seconded by Allen Kuck to nominate Tom Lytle as Chair. 5-0

Motion by Tom Lytle, seconded by Don Atkinson to nominate David Prueter as Secretary. 5-0

Motion by Dave Prueter, seconded by Tom Lytle to nominate Allen Kuck as Vice-Chair. 5-0

Motion by Don Atkinson, seconded by Zac Ries to approve the minutes from the November 6, 2017, meeting as written. 5-0

The next item was to review and discuss the Anthony Wayne Board of Education site plan for demolition of the existing school building (70,046 sf) and construction of a new building, playground, parking lots, and 2 detention basins. Mr. Matt Dick spoke on behalf of the AW School Board:

- Admitted that this is a tight spot, and they are working hard to fit everything into this space.
- Would like site plan approval tonight
- Showed a site plan diagram and introduced Lance Mushong from SSOE, as the Project Manager, who was also available to answer questions
- Two storm water detention basins will be built to accommodate the runoff
- Playground areas aren't huge, but are in line with other schools and will accommodate the number of children enrolled
- Will work with the Whitehouse Fire Department as far as paving the fire lane on the north side of the building. They were hoping to be able to leave it as a green space, with less runoff
- Walking path shown on the south end of the property, but they are open to other suggestions
- Parking is always a problem, but they believe they have enough. That's the biggest reason the old building needs to be removed – to allow for parking lots.

Mr. Kuck asked if they had done any research at other schools, with the same number of students, as to how much parking is needed. Mr. Dick stated they are confident they have enough and have actually added more than the Whitehouse Zoning Code requires.

Mr. Kuck commented that if they are cramming everything onto this property, why not look at a different property with more room, and keep the old building for another use. Kevin Herman, Assistant Superintendent, stated that they have done studies on where the growth is, and they have focused on enrollment of less than 500 students in this building. This enrollment number will stay where it is now. In the future, if the AW area continues to grow, they might look at building a fourth primary school somewhere within the district. Mr. Kuck stated he is concerned with the traffic flow on Texas Street, as it is tight and congested now, especially at the corner of Texas and SR64 (Centerville Street). Mr. Lytle added that with this plan, parking will be eliminated along Texas Street with the parking lots on the property.

Mr. Dick continued:

- They will be removing the two ADA spaces shown in the southern parking lot. He said the initial thought was to put them there for the walking path at the corner of Texas and Centerville. He agrees they are too far from the building to be indicated as ADA spots.
- They have not determined where signage will be located and understand they will need to come back to the Village for sign approval according to the Zoning Code.
- Sidewalks will be added across the entire frontage of the property to connect to existing sidewalks on Texas Street.
- Adjust the buffer area in front of the building (behind the five residences) and add landscaping elements to buffer it. Mr. Dick said he will talk to the neighbors on Centerville Street to determine what type of buffers, if any, they would like across the back of their properties.
- He does not believe any buffer/landscaping area will be needed to the north (Lot 32 in The Preserve), as that lot is already heavily wooded.
- Six foot privacy fencing will be used to screen the dumpster area
- Will continue discussion and working with Mike Melynk from the Lucas County Engineer's Office concerning the detention basin areas.
- Will work with the Whitehouse Fire Department to install a looped fire hydrant in front of the building, as requested.
- They will be clearing the ten foot strip of land leading to Centerville Street that will accommodate the water line. He has already spoken to one neighbor about trimming and clearing the brush.

Mr. Pilcher said he is willing to work with the School to accommodate their needs as far as water and sewer line installations.

Chair Lytle confirmed that the residential lot the School Board recently purchased on Texas Street was being used as ingress and a parking lot. Mr. Dick stated that it was one-way, into the School or to the parking lot, but could also be used as an exit out of the parking lot. The parent drop-off area in front of the school is a one-way, constant loop.

Further discussion on lighting:

- Will use LED lights, on a timer, facing downward. They will also be on motion detectors which will turn them up higher as a vehicle passes through, but then slowly dim down.
- Light packs will be installed on the exterior walls of the building for security purposes.

Chair Lytle asked for comments from the audience:

- Rebecca Conklin Kleiboemer stated student drop-off can run smoothly, but problems happen at pick-up when parents arrive early and vehicles start stacking up. Mr. Herman stated that Principal Rhodes will develop a plan and that he is very detail oriented.
- Any plans for a preschool at this location? Mr. Herman stated not at the present time.
- Is one parking lot dedicated for staff? Mr. Dick stated no, but teachers would park in both lots, depending on which end of the building their classrooms are located. There are approximately 60 staff members during the day.

Mayor Atkinson asked if any design features would be saved from the old school building. Mr. Dick confirmed that it would take approximately one and a half years to build the new school. Once done, they would like to remove a portion of the limestone façade from the old building to be used in the community room as a wall. They are also considering a mural depicting historic facts events in Whitehouse.

Further comments:

- Any thoughts on changing the Texas Street / Centerville Street intersection, since it gets extremely congested now, especially when the buses are lined up to leave the school. Mr. Dick added that Texas Street will change to a 2-way street and the new school is built. Currently, it is shut down to northbound traffic during certain hours to accommodate buses and parent drop-offs. He feels this will help with the congestion, as everyone won't be travelling south trying to get out onto Centerville Street at the same time, some will head north.
- Pedestrian and bike traffic will be able to safely use the sidewalk which runs along Texas Street, all the way to The Preserve subdivision now.
- Is the creek that runs along the back of the property a danger for the children. Mr. Dick confirmed that the creek and the two detention basins will be fenced to keep children out of that area.

With no further discussion / questions from the audience or Planning Commission members, Chair Lytle asked for a recap prior to making any motions:

- Items 1 – 5 on Staff Report #01-2018, are informational and are agreeable to all parties.
- Item 6 – the School Board understands they will need to meet with the Village concerning any signage before construction to be sure it meets with Chapter 1259 of the Zoning Code.
- Item 7 - Five foot sidewalks will be installed to connect to existing sidewalks

- Item 8 – The buffer area in front of the school will be increased to the required twenty foot area and will include landscaping. Mr. Dick will work with the neighboring property owners along Centerville Street as far as buffering their properties. Lot 32 in The Preserve will not need additional buffering since it is heavily wooded.
- Item 9 – Refuse containers will be screened with six foot privacy fencing.
- Item 10 – The ten foot strip of land running towards Centerville Street will be cleared after discussion with the neighbors.
- Item 11 – The School Board will work with the Whitehouse Fire Department to meet all requirements as noted in the Memo dated January 4, 2018, from Deputy Chief Francis.
- Item 12 – The design of the two storm water detention basins will be reviewed and accommodate any concerns expressed by Mike Melnyk from the Lucas County Engineer’s Office.
- All lighting fixtures will be designed to not spill over onto neighboring properties.

Motion by Don Atkinson to approve the site plan with specifications mentioned above, seconded by Zac Ries. 5-0

With no other business to come before the Board, Zac Ries moved to adjourn the meeting, seconded by Donald Atkinson. Motion passed 5-0. Meeting adjourned at 7:50 pm.

Respectfully submitted,

Barbara Knisely
Community Development Coordinator