

**MINUTES OF THE PLANNING COMMISSION
VILLAGE OF WHITEHOUSE, LUCAS COUNTY, OHIO
April 2, 2018**

Members Present: Don Atkinson, Allen Kuck, Tom Lytle, David Prueter, and Zac Ries. Others Present: Bill May, John & Julie Cunningham, Bob Keogh, Josh Torres, Michael Sobota, Kyle Keiser, Karen Gerhardinger, Administrator Jordan Daugherty, Tax Commissioner Tiffany Bachman, Public Service Director Steve Pilcher, Assistant Fire Chief Jason Francis, and Community Development Coordinator Barbara Knisely. Renee & Kyle Hertzfeld were skyped into the meeting via computer.

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

Motion by Allen Kuck, seconded by David Prueter to approve the minutes from the February 5, 2018, Planning Commission meeting as written. 5-0

The first item of business was to discuss a Change of Use and Site Plan for a new business at 10820 Waterville Street (Staff Report 03-2018). Allen Kuck stated that he is in the process of purchasing the building and will clean up the property, redo the façade and keep it maintained like his other building in the downtown. Mr. Keiser and Mr. Sobota are long time family friends and will be running the proposed business, a microbrewery.

Mr. Keiser and Mr. Sobota both spoke about their plans for the microbrewery. They have been working on the business plans for several years, are excited about bringing the business to Whitehouse and gave a brief history about microbreweries.

Mr. Lytle stated he would like to go over Staff Report 03-2018.

Planning Commission members briefly discussed the size of the lot and the fact that no parking is provided. All agreed that most of the lots in the older section of Whitehouse are smaller than what is now allowed, but are grandfathered in. Although there is no dedicated parking for this building, there are numerous areas surrounding it that can be used.

It was agreed that no obtrusive lighting would be installed on the exterior posing a problem with neighboring properties. The brewing process does not produce noise and it will be for consumption in the tasting room only. At some point in the future, they might produce enough for small local distribution purposes. There will not be any offensive odors as the HVAC system will dilute any smells and disburse it through an exhaust system. Spent grains are not kept/stored on the premises, but will be composted and taken to the landfill or local farms and used for animal feed.

The overhead door located in the front and accessed from Waterville Street will be used for deliveries with a lift system. The overhead door in the back along the alley will likely not be used much.

Applicants understand that they will need a sign permit, once final decisions are made. The drawing depicts one wall-mounted sign in the front, which does meet the zoning code. An additional sign could be added in the back based on overall size of the two signs.

The proposed use, restaurant / lounge, does meet Chapter 1255.02 of the Whitehouse Zoning Code. Planning Commission members agreed that they are all very supportive of this proposed business and feel it will be a great addition to downtown Whitehouse.

Mr. Daugherty asked about the outdoor patio feature shown on the drawing. Mr. Sobota said that the pergola area will not be built immediately, but in the future he hopes to grow hops on the trellised area which will screen it from the neighbors. Mr. Daugherty said the Village is encouraging outdoor landscaped areas to add to the overall downtown experience.

Mr. Ries asked if they planned on expanding and offering food in the future? Mr. Keiser said that was in the three year plan. Mr. Sobota added that most breweries don't offer food. They are considering partnering with local restaurants or bringing in food trucks occasionally. Mr. Ries added that he loves the idea of offering this type of entertainment to Whitehouse families and gives them a reason to stay in town and feels it will be a great draw to bring additional visitors.

Julie Cunningham asked what the hours would be and whether residents would need to vote on Sunday liquor sales, like what was recently done for Local Thyme. Mr. Keiser stated the hours would likely be 4:30 pm to 10 or 11 pm on Friday and Saturdays.

With no further comments or questions, Zac Ries moved to approve the site plan as submitted and approve the Change of Use for this building. David Prueter seconded the motion. 4-0 (Kuck abstained)

At this time, Renee and Kyle Hertzfeld joined the meeting via internet skyp.

Chairman Lytle stated the next agenda item was to review and discuss the final site plan for Kyle and Renee Hertzfeld for a new office building at 9910 Waterville Street. This matter was originally brought before the Planning Commission at the February 5, 2018, meeting as a preliminary discussion. The Hertzfelds are now ready to proceed with final approval. Chair Kuck proceeded with a line by line review of Staff Report 04-2018.

1251.03 – No additional curb cuts will be allowed on Waterville Street / SR 64, as previously agreed.

1251.07 – Lot frontage and building setbacks are agreeable. The existing multi-purpose trail running across the front of this property was not shown in the front yard mounded and landscaped area. Mrs. Hertzfeld said it was inadvertently omitted from the drawing, but they will incorporate it between landscaping and mounding.

Planning Commission members questioned why knee walls were not shown on the final plan. Mrs. Hertzfeld stated they were not sure if the knee walls would work because of the drainage that is

required in the front area and because of the landscaped mounding. Brief discussion on how high the mounding area should be. It was decided to move on and come back to the decision about knee walls later.

It was agreed that the Tree Commission could assist with the type of plantings to be used and that the easterly side yard setback had been increased per the Fire Department requirement to 25’.

Additional discussion followed concerning the rear dumpster placement. Mr. Hertzfeld asked if the Planning Commission members were looking at the plans that showed a 15,000 square foot building. Village staff confirmed that they had not been provided those updated plans, and had based Staff Report 04-2018 on the plans that were submitted on March 21, 2018, showing a 10,000 square foot building.

Mr. Torres provided updated drawings to the PC members showing the 15,000 sf building, 101 parking spaces, and the proposed future 29’ access drive along the northerly edge of the property. Much discussion followed concerning the number of required parking spaces. Mr. Hertzfeld said they based the number on the total square footage of the building. Staff explained that per the zoning code, the number of spaces is based on the use (retail, office, etc.) and not entirely on the size of the building. It was ultimately agreed that 101 spaces is likely adequate no matter what the use of the tenant spaces happen to be.

Discussion took place on the two dumpster locations and what screening materials would be used. One is shown in the northerly required setback which abuts a residential area and one is shown along the front (south) area that abuts Waterville Street. Mr. Hertzfeld stated they need two dumpsters close to the building to make it easy for the tenants. PC Member Ries stated that in his opinion it is a hard “no” to allow a dumpster along Waterville Street and he would rather see a couple parking spaces taken up in the rear where they could be placed. Screening materials suggested including a “stone” wall, some type of architectural design, vinyl fence to match siding color on building, or other attractive material.

Mayor Atkinson stated that he and Mr. Daugherty had met with the neighboring property owner (car wash) about installing the access drive along the back, and he did not seem interested. In the Mayor’s opinion that is not something that will happen in the near future and they should not consider it in these plans.

Further discussion on dumpsters included not allowing them in the front yard setback and being very specific about the screening materials used as this will set the precedence for future development on this important gateway into Whitehouse. It was agreed that PC members had already consigned to allowing parking in front of the building. Now applicant is asking to remove the knee wall and allow a dumpster in the front.

Mr. Pilcher stated there are other ways (ponds or underground containers) to contain storm water since the ECO swale seems to be part of the problem with installing the knee walls. If underground containers are used, parking, etc. can be located on top of it.

Chair Lytle stated if the rear access drive is not an option, the dumpsters could both be located in the rear area. Mayor Atkinson confirmed that the neighbor did not appear to be interested at the initial meeting, but the Village is willing to continue negotiations. Chair Lytle stated it seems that the PC members are all in agreement that a dumpster will not be allowed in the front along Waterville Street. If in the future the proposed access road is built, the dumpster enclosure location can be revisited.

1251.08 – the architectural design of the building appears to meet this Chapter and all PC members agreed that it is a very attractive, upscale looking building and they are pleased with it.

Lights are shown on the exterior walls. As previously discussed, these lights must shine downward so as not to disturb neighboring properties. Mr. Prueter asked about the two light pole fixtures that are shown in the rear. Mr. Hertzfeld stated they would remove those so as not to bother the neighboring residential properties.

Mr. and Mrs. Hertzfeld understand that a sign permit will be required prior to installation.

The Whitehouse Fire Department acknowledges that the easterly side yard setback has been increased to 25' and that a fire hydrant will be installed in the rear. They will review these plans once they are submitted and a building permit is applied for.

The Hertzfelds understand that the drainage and ECO swale systems will need to be reviewed and ultimately approved by Mike Melnyk from the Lucas County Engineer's office.

Upon completion of the Staff Report review, Chair Lytle stated PC members are in agreement:

1. Dumpsters must be located in the rear and screened from view. If in the future the additional access road is built, the dumpster location might change.
2. Knee walls must be incorporated along the front of the property. The mounding and landscaping can be designed to incorporate the multi-use path and some type of knee wall.

Further discussion on:

- What type and height knee wall should be required
- What type of screening around dumpsters; brick, stone, vinyl, wood. Mr. Kuck feels PC should be very specific now as to what will be required.

Mr. Ries reiterated what was stated in the February 5, 2018, meeting minutes: ***“As guidance to the applicants for the design and submittal of a final site plan, all PC members stated they are agreeable to allow parking along the front if it is heavily landscaped with a classy look and knee walls.”***

Mrs. Hertzfeld stated the mounding will have to be removed if knee walls are required in order to have enough space for the multi-use path and sign. PC members discussed the purpose of knee walls and felt they aren't really high enough to hide vehicles, but are more for an aesthetic purpose. The plans for the Route 64 Corridor include the use of knee walls along this area. Mr. Prueter agrees that there could be some flexibility because this property is between the Sunoco gas station and Yark Automotive, which both have vehicles parked across the front.

It was agreed that the materials used as dumpster screening must match some element on the building, whether it's brick, stone, vinyl, or paint color. Chair Lytle stated they would not specify exactly what it must be, other than it must match something.

Don Atkinson moved to approve the final site plan as shown on the revised drawing for the 15,000 square foot building. A knee wall will be required along the front and dumpsters must be located in the rear with screening using a design element from the building. Zac Ries seconded the motion. 5-0.

With no other business to come before the Board, David Prueter moved to adjourn the meeting, seconded by Zac Ries. Motion passed 5-0. Meeting adjourned at 8:55 pm

Respectfully submitted,

Barbara Knisely
Community Development Coordinator