

**MINUTES OF THE PLANNING COMMISSION
VILLAGE OF WHITEHOUSE, LUCAS COUNTY, OHIO
May 7, 2018**

Members Present: Don Atkinson, Allen Kuck, and Tom Lytle. Absent: David Prueter and Zac Ries. Others Present: Tom Malicki, Agnes & Jerry Finfera, Jack Witte, Diane & Brian Martin, John & Julie Cunningham, Bob Keogh, Mike Goetz, Liz Brown, Brad Hertzfeld, Kathe Cooper, Carole Campbell, Dave Kerscher, VJ Kethel, Gary Mayer, Ms. Heshan, Barb Szymaniak, Pat Kwiatkowski, Janet Beening, Administrator Jordan Daugherty, Tax Commissioner Tiffany Bachman, and Community Development Coordinator Barbara Knisely.

At 7:12 pm, Chairman Tom Lytle called the Public Hearing to order. The purpose of the Public Hearing was to hear testimony on a proposed zoning map amendment for 6160, 6166, 6170, 6200, and 6250 Cemetery Road, Whitehouse, Ohio, filed by JCW Development, Ltd., by Jack Witte. Mr. Witte is requesting the property be rezoned to S-1 Suburban Residential, for the proposed Witte Walk subdivision.

- A) Veronica Judy Kethel, 6515 Blue Ridge West: What is S-1 and will the entire 30.26 acres at 6250 Cemetery Road be rezoned? Chair Lytle explained the S-1 Suburban Residential classification allows for lots over 1 acre each and that the entire portion of 6250 Cemetery Road is not being rezoned, but it will be split with only a portion being rezoned for this proposed subdivision.

With no other comments, the Public Hearing was closed at 7:15.

At 7:15 pm, Chair Lytle called the regular meeting of the Whitehouse Planning Commission to order.

Motion by Allen Kuck, seconded by Don Atkinson to approve the minutes from the April 2, 2018, Whitehouse Planning Commission meeting as written. 3-0

The next item of business was to review, discuss, and make a recommendation for a Request for a Zoning Map Amendment for all or portions of the properties located at 6160, 6166, 6170, 6200, and 6250 Cemetery Road, Whitehouse, Ohio. JCW Development, Ltd., by Jack Witte, on behalf of Jennifer L. Yoder and Janis M. Witte, Trustees, has submitted the request for a zoning map amendment and would like to build a new subdivision, Witte Walk, on this property.

Chairman Lytle reviewed Staff Report #05-2018:

Item 1: Background history of the prior meetings concerning this proposed subdivision.

Item 2: Minutes from the July 10, 2017, Planning Commission meeting approved only the Witte Walk subdivision, with certain conditions. Applicant is now requesting a zoning map amendment for that property, consisting of five parcels.

Items 3-5: Background information concerning the Notice of this Public Hearing, letters sent to neighboring property owners, and the parcels that are proposed to be rezoned at this time.

Item 6: Mr. Witte confirmed that the parcels at 6160 and 6166 Cemetery Road are being rezoned in their entirety from R-1 to S-1, while the parcels at 6170, 6200, and 6250 Cemetery Road will be split (if this request is approved) and only portions will be rezoned from A to the S-1 classification.

Mr. Witte went on to explain that the proposed subdivision will be similar to Claystone with large estate lots. Two detention ponds will be required for run-off. He is going to move a historical well house to the end of the cul-de-sac and will place the cluster mail boxes under it.

- B) Carol Campbell, 10309 Claystone: If these areas are rezoned to S-1, what happens to the remaining portions of 6170, 6200, 6250 Cemetery Road? Could apartments or a greater density zoning classification go between the existing Claystone subdivision and this proposed subdivision? Mr. Witte explained that the Village would probably not allow that, and he has no intentions of developing that area at the current time. It will remain agricultural.
- C) Agnes Finfera, 6261 Cemetery: Will the detention ponds be filled with water, or is the overflow temporary after a rain? Mr. Witte confirmed that there will always be water in the ponds.
- D) Janet Beening, 6325 Cemetery: Will the ponds be fenced – that’s a real temptation to kids? Mr. Witte explained the EPA requires the open water and that discussion is not part of this zoning map amendment public hearing. Those matters were decided with the subdivision plans previously approved.
- E) Liz Brown, 6341 Cemetery: Will there be sidewalks on that side of Cemetery Road? Mr. Witte responded yes, but not throughout the subdivision.
- F) Julie Cunningham, 6337 Cemetery: Why did Mr. Witte chose S-1 instead of R-1 for this subdivision, was it to avoid sidewalks throughout? He explained the decision was based on larger size lots ony.

Chairman Lytle explained S-1 requires the largest lots, which means less density, people, and traffic in the area.

Mr. Witte stated that the subdivision will have deed restrictions similar to Claystone. He acknowledged that a couple of variances are needed and were previously granted at the July 10, 2017, PC meeting, to allow the odd shaped lots due to the creek that runs through the area and the existing pond.

Mr. Witte stated that the southern corner of the pond and subdivision boundaries along Cemetery Road are approximately 400 feet from the Wabash Cannonball Trail. He confirmed that the

existing tree line will be located between the current driveway to the Yoder residence and the proposed cul-de-sac into the subdivision.

- G) Mike Goetz, 6241 Cemetery: Concerned with water run-off. The existing sewers can't keep up with it now. Mr Witte replied that with the new design, detention ponds, and 24" line coming across the property, drainage problems will be greatly improved. Half the water from the subdivision will go to the east pond and half will go to the west pond and both will empty into Disher ditch, but coming from two directions. Mr. Goetz stated he has a 6" drain in his yard now and is not sure where that goes.

Mayor Atkinson added that after numerous meetings concerning the flooding issues on Cemetery Road, the Village has really zeroed in on run-off management and has been working with the County about other areas. Cemetery Road water run-off will be improved after the development goes in. Mr. Witte added that the County and Village engineer both review the plans. Mayor Atkinson added that the Village is very sensitive about these matters and is certain the issues will improve.

- H) Agnes Finfera, 6261 Cemetery: Who will be responsible for the pond maintenance? Mr. Witte stated the Home Owners Association (HOA) will maintain it. Mrs. Finfera stated she is worried about the water depth with all the families in the area and children walking past it to and from school.
- I) Judy Kethel, 6515 Blue Ridge West: Complimented Mr. Witte on the excellent job he has done with this development, but added that she wished the entire parcel at 6250 Cemetery Road was being rezoned as part of this subdivision. Mr. Witte explained that he will be living in the subdivision and can afford to develop the large lots since the property is family owned. If another developer bought the property, they would likely be asking for smaller lots with a more dense zoning classification because of the cost to purchase and develop it.
- J) John Cunningham, 6333 Cemetery: When will they start digging? Mr. Witte replied that it's still a ways off, best case scenario will be in August. He confirmed that the portion of the lots remaining "A" and not being developed will be farmed again this year.
- K) Jerry Finfera, 6261 Cemetery: Asked if the pond would be stocked. Mr. Witte replied that it probably would not be stocked with fish. He added that it's a feature with landscaping and a bubbler or fountain to keep the water from getting stagnant. Mr. Finfera asked why ponds are now required as part of developments. Mr. Witte stated they are EPA regulations. He believes this encourages items and debris to settle to the bottom of the pond before water is released into the streams and ditches.

No other questions from the audience or Planning Commission members.

Mr. Witte said he understood that the zoning map amendment is contingent to lot splits on the properties located at 6170, 6200 and 6250 Cemetery Road (Parcel Nos. 93-00005, 93-00004, 93-00003). A portion of the lots will remain A while other portions will be rezoned to S-1, if the

zoning map amendment is approved by Council at the second Public Hearing/meeting scheduled for May 15, 2018, at 6:30 pm.

Don Atkinson moved to recommend approval of the zoning map amendment contingent on an application to split the parcels as stated above. Allen Kuck seconded the motion. 3-0

With no other business to come before the Commission, Allen Kuck moved to adjourn the meeting, seconded by Don Atkinson. Motion passed 3-0. Meeting adjourned at 7:52 pm

Respectfully submitted,

Barbara Knisely
Community Development Coordinator