

**MINUTES OF THE PLANNING COMMISSION
VILLAGE OF WHITEHOUSE, LUCAS COUNTY, OHIO
June 4, 2018**

Members Present: Don Atkinson, Allen Kuck, Tom Lytle, David Prueter and Zach Ries. Others Present: Michael Mitchell, Ed Kielar, Jake Heilmann, Curtis W. Nix Bill May, Bob Keogh, Administrator Jordan Daugherty, Public Service Director Steve Pilcher, Deputy Fire Chief Jason Francis, Tax Commissioner Tiffany Bachman, and Community Development Coordinator Barbara Knisely.

At 7:01 pm, Chairman Tom Lytle called the meeting of the Whitehouse Planning Commission to order.

Motion by Don Atkinson, seconded by Allen Kuck to approve the minutes from the May 7, 2018, Whitehouse Planning Commission meeting as written. 5-0

The only item of business was to review, discuss, and make a recommendation for a request for a resubmittal of a portion of the Savanna Lake Subdivision. James and Kelly Nightingale would like to purchase eight (8) acres to build a single family home, out building, and private pond. Chair Lytle stated this is the first time he's seen a request like this and asked the Nightingales to explain what they are trying to do.

Mr. Nightingale stated they would like to purchase a large chunk of the remaining acreage in the Savanna Lake subdivision that has not yet been developed per the original preliminary plans. They would like to build a single family home, out building, and private pond. He will mow and maintain the entire eight (8) acres. He stated they do understand that there is an existing drainage easement running across this property and can move the proposed pond to accommodate the easement.

Chairman Lytle began review of Staff Report #06-2018:

Background information was given, concerning the history of the Savanna Lake subdivision since its original approval in 2004.

Item #1. Mr. Nightingale provided a new drawing showing the house and pond being built at a different angle so as to accommodate the existing drainage easement. PC members confirmed this eight acres will be considered Savanna Lake Plat 2 and will consist of one lot only.

Item #2 and 3. Zoning designation of R-1 fits this use and the required setbacks could easily be met due to the large size of the lot.

Item #4. Mr. Nightingale stated building a cul-de-sac would not be feasible for him due to the cost. He has an estimate for the hammerhead turnaround and would be willing to do it, using White Oak Lane as part of the design. EMS vehicles could back into the hammerhead to turn around at the dead end. Discussion took place concerning what type of construction the Village would require.

Mr. Pilcher stated he would require a stone base under asphalt without curbs or drains. It needs to be strong enough to withhold the heavy weight of the fire trucks and other emergency vehicles. He would suggest an eight inch stone base with a five inch asphalt layer. Chairman Lytle confirmed that the turnaround would be located on the Nightingale private property.

Deputy Fire Chief Francis stated that he is agreeable to the proposed design, with the hammerhead coming off White Oak Lane pointing east, just before the dead end. The private drive would then continue off the end of White Oak Lane. The width of the turnaround must be twenty feet (20') instead of sixteen feet (16') as indicated on the drawing provided by Mr. Nightingale. The required length would be seventy (70) feet with a twenty-eight foot (28') radius.

Jake Heilmann, President of the Savanna Lake HOA, asked if there would be a curb cut at the turnaround. He was answered "no, that the rolled curb would be sufficient and remain."

Item #5. Mr. Daugherty stated that Village Solicitor Kevin Heban has confirmed that the previously dedicated parkland (during the preliminary approval of Savanna Lake in 2004) was not applicable, and the current owner could sell that property as a remaining part of the subdivision without designating it as parkland.

Item #6. Mr. Nightingale confirmed that he knew there were swales running across the rear of his property on both the west and north end that must remain as part of the approved drainage system in this subdivision. Those cannot be filled in or leveled when his property is developed.

Item #7. Mr. Nightingale confirmed that he will adjust the location of his residence and private pond so that it does not interfere with the existing drainage easement running from the Savanna Lake pond to the ditch along the northern edge of the subdivision. He understands that a new easement will need to be prepared and filed between him as the property owner and the Savanna Lake HOA. Legal counsel will need to be consulted on this matter.

Item #8. Mr. Nightingale understands that the existing sanitary sewer and water lines are located at the end of White Oak Lane and he will be responsible for tapping into them from his property.

Item #9. Mr. Nightingale understands that all EPA/storm water regulations will need to be followed during the construction period.

10. No additional street trees or street lights will be required since White Oak Lane is not being extended.

Staff Recommendations:

Items #1 and 2: Mr. Nightingale understands that refuse and leaf collection will be made at the end of his driveway, on White Oak Lane.

Item #3. Jake Heilmann, President of the HOA, stated he feels amendments can be made to the original HOA regulations and deed restrictions to fit this situation for a single family home on a

large lot, being known as Savanna Lake Plat 2. He feels that this is a good thing for the subdivision and will ease a lot of uncertainty as far as what will happen to the remaining acreage in Savanna Lake. This will help to “finish” the subdivision. Discussion followed as to whether different plats within the same subdivision can have different HOA regulations. It was agreed that standards and HOA fees could be worked out between the parties. Mr. Nightingale confirmed that he will be mowing the entire eight acres, minus some evergreen trees planted to break the wind. He agreed that his lawn might not be up to the standards of the other smaller lots, but that he would be mowing and maintaining it. He confirmed that he is willing to work with the HOA to craft an agreement. Mr. Heilmann confirmed the existing regulations limit the size of any outbuilding, and that would be an example of what could be changed to fit this unusual lot. Legal counsel can be consulted for the HOA regulations.

No further questions or comments were asked by the PC members or audience. Zach Ries moved to accept the plans for a single family residence, outbuilding, and private pond as submitted for the eight acre parcel, approve the construction of a hammerhead turn around on the east side of White Oak Lane (as described above), and allow a single driveway off the dead end of White Oak Lane. Allen Kuck seconded the motion. 5-0.

With no other business to come before the Commission, Tom Lytle moved to adjourn the meeting, seconded by Don Atkinson. 5-0. Meeting adjourned at 7:45 pm

Respectfully submitted,

Barbara Knisely
Community Development Coordinator