

**MINUTES OF THE PLANNING COMMISSION
VILLAGE OF WHITEHOUSE, LUCAS COUNTY, OHIO
January 7, 2019**

At 7:00 pm, Chairman Tom Lytle called the meeting of the Whitehouse Planning Commission to order.

Roll Call: Tom Lytle, Allen Kuck, David Prueter. **Also present were the following:** Tom Roehrs, Greg Feller, Agnes Finfera, Julie Cunningham, Fire Chief Josh Hartbarger, Deputy Fire Chief Jason Francis, Maintenance Director Steve Pilcher, and Planning Administrator Tiffany Bachman.

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

The first order of business was to elect new officers for the 2019 calendar year. Motion by David Prueter, seconded by Allen Kuck to nominate Tom Lytle as Chair. 3-0

Motion by Tom Lytle, seconded by Allen Kuck to nominate David Prueter as Secretary. 3-0

Motion by Tom Lytle, seconded by David Prueter to nominate Allen Kuck as Vice-Chair. 3-0

Motion by Allen Kuck, seconded by Tom Lytle to approve the minutes from the August 6, 2018, meeting as written. 3-0

The next agenda item was to review and discuss a preliminary site plan for the Whitehouse Square Townhomes located in the Whitehouse Square TND.

Chairman Lytle asked the developer and those representing the developer to give a presentation of the proposed plan.

Greg Feller from Feller, Finch & Associates stated he wasn't aware of the other townhomes were named Whitehouse Square Townhomes so they are going to call the proposed Madison Valley Townhomes. They are proposing a townhome development with 3 units per building, private streets, homes closer to the streets with a townhome feel, very similar to the current Whitehouse Townhomes with the only difference being Madison Valley will sell their homes, they will split off lots and have a right-of-way.

Lytle-What other developments have you done in the area?

Roehrs-Last phase of Whitehouse Valley and some work in Sylvania, Monroe, Monclova, Charolette.

Lytle-Have you done a development in Monclova?

Roehrs-No. Just currently have built some homes in subdivisions.

Lytle-Will the lot go with the homes and have front yards?

Feller-The middle unit has a shared wall and will have a zero side yard, the front yard is five (5) feet and the back is ten (10) feet. The end units will have 7.5 feet side yards. Each unit has a lot. The bulk of the development will be maintained by the HOA.

Lytle- Stated that the roads will need to be built to Village standards.

Feller-Yes. Proposing 29 ft roads, 25 ft pavement and 2 ft gravel on each side. Hoping to not have to do curbs, similar to the Preserve.

Lytle-How would you handle storm sewer?

Feller-Catch basin. Would do an inverted crown and have catch basins down the middle.

Chairman Lytle began review of the current Staff Report #8-2018, dated January 7, 2019:

#3-Mr. Feller stated that the intent is to have sidewalks along Whitehouse Square Boulevard but not along the private streets. Parking-What do you do with overflow cars? Mr. Feller stated that you can park in the garage and in the driveway and if needed on the road. Would not have Police monitoring the parking situation.

#4-Mr. Lytle read the intent of the TND and discussed how the proposed plan deviates from that.

#5-Walking path-Mr. Feller said they will continue what is currently there and down the length of the parcel.

#6-An HOA will be responsible for the trash pick-up, snow plowing and leaf collection.

#7-The common space shown on the plans will be for residents only.

#8-The developer is not intending to extend the stub street behind Dollar General but is intending on extending the road east of the roundabout.

#9 & 10-Reviewed EPA permit requirements and the SR 64 Corridor Vision Plan

#11-Garages-TND clearly states parking should be accessed from the rear. The units facing Whitehouse Square Boulevard will have rear access garages, the rest will be front access. Siding on front of buildings-typically not allowed.

#12-Discussion of connectivity through the TND area.

- Developer will provide landscaping and lighting plan upon approval
- Parking will be allowed on at least one side of the street
- Developer will meet the Open Space requirement

-All utilities will be provided by underground lines and utility boxes and equipment will be screened from view of the public right-of-way.

#13-15 Discussion on lot requirements, yard requirements, and building requirements

-Minimum floor requirement variance will be needed; could the developer make the floor plans bigger? Mr. Roehrs stated he could not make that work. The price point would be too much for the Townhomes.

#16-Flood Zone information

#17-Village will look at the traffic flow at the intersection of SR 64 and Whitehouse Square Boulevard.

Chair Lytle opened the floor for discussion.

- Chair Lytle stated the proposed the T-turnarounds and stub streets do not meet requirements. Feller said he would like to sit down with Administration to see how to satisfy everyone. Deputy Chief Francis said he would like to see the turnarounds connected so the street loops around. Chief Hartbarger stated the current T-turnarounds are not working for their Fire trucks. There is a lot of congestion back in Whitehouse Square Townhomes from cars parked on the street.
- Allen Kuck asked Chief Hartbarger if he would like to see another road out of the development. Hartbarger stated if there is anything to improve flow, it would be better.
- Mr. Lytle stated curbs will be required.
- Steve Pilcher stated the dry dention areas become eye sores and he would like them to tuck those areas behind the development. Mr. Pilcher then stated that the he would like the fronts of the buildings to face Whitehouse Square Boulevard rather than the sides of the buildings.
- Mr. Lytle stated that there might be some variances he might be convinced to grant but not the garage access in the front; need to maintain the TND. Private owned lots are a step above what is currently located back there. It's different than a row of villas. Some of the variances would take away from the TND concept.
- Mr. Kuck stated that maybe allowing a percentage of siding on the front is an idea and use the same criteria for the sides of the buildings that face Whitehouse Square Boulevard. He also stated that he agrees sidewalks should be required within the development.
- Mr Feller asked if sidewalks could be on one side of the street. Mr. Lytle said that its better.
- Mr. Prueter said he is concerned with the amount of cars located in the development and not having enough room for parking on the street. He is also concerned with the gravel on the side of the streets and what cars are going to do to the gravel area. Mr. Feller asked if they would like to see additional parking spaces in the development. Mr. Prueter said he believes it is necessary.
- Mr. Lytle concluded that the Planning Commission sees some major hang-ups with the proposed plan. Allen Kuck asked why they thought that the parking as proposed would be sufficient. Mr. Roehrs stated that the families that purchase these townhomes are not who you would think. They are the couples just starting out or the couples that are downsizing. They wouldn't have the amount of cars as thought. The price point of the townhomes is \$199,000.

- Mrs. Agnes Finfera - Is 132 homes on 12 acres too much? Has Anthony Wayne schools been contacted to see the impact of more homes? Are the homeowners going to be paying property taxes? Can our community support these additional homes? Would rather see a light than a roundabout.

Mr. Lytle stated the areas of concern are as follows:

- Rear garages
- Square footage of the townhomes
- Siding on front
- Setbacks
- Fire Department access and looping of streets
- Street construction and that it meets Village standards
- Internal sidewalks
- Parking

Mr. Feller questioned the difference between an alley and a street. Mr. Pilcher said he would research the TND.

With no other business to come before the Commission, David Prueter moved to adjourn the meeting, seconded by Allen Kuck. Motion passed 3-0. Meeting adjourned at 8:10 pm

Respectfully submitted,

Tiffany Bachman
Planning Administrator