

**MINUTES OF THE PLANNING COMMISSION  
VILLAGE OF WHITEHOUSE, LUCAS COUNTY, OHIO  
MAY 6, 2019**

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

**Roll Call:** Tom Lytle, David Prueter, Allen Kuck. **Also present were the following:** Charles Grass, Don Feller, Don Flenner, Maintenance Director Steve Pilcher, Administrator Jordan Daugherty and Planning Administrator Tiffany Bachman

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

First order of business is to hear testimony on proposed zoning map amendment for 7150 Heller Whitehouse, Ohio, Lucas County, parcel 9801627. Applicant is Charles Grass, partner of Whitehouse Meadows, LLC. Current zoning is S-1. The request is to rezone a portion of the lot located on west side of district ditch. The adjacent zoning to the north is R-3 single family residential, south is agricultural, east is R-3 single family residential, and west is S-1. The adjacent uses are, to the north single family homes, south agricultural, east is single family homes and to the west is agricultural wood lot.

Chairman Lytle opened the floor for public comment. No public comment was given. The public hearing was then closed.

Approve minutes of January 7, 2019 planning commission meeting. Motion by , seconded by to approve the minutes. 3-0

Next agenda item was to review and make a recommendation to Village Council concerning the staff report on zoning map amendment at 7150 Heller Rd, Whitehouse, OH. Considerations were that Mr. Grass filed a petition for zoning map amendment on March 29, 2019, public notice appeared in the Mirror on April 4, 2019 as required by legislation. The parcel in question is currently zoned S-1. Owner/applicant are requesting only the property west of district ditch to be rezoned as R-3 PUD, as they will be splitting the lot. If the zoning map amendment is approved applicant is proposing to expand the current subdivision of Whitehouse Meadows by 14 lots.

Letter was received by a neighbor, Karen Longnecker, who could not be present at the public hearing, but wanted to express her concern in writing. She owns farm parcels 9801761 and 9801337 to west of the subject parcel. She would like Mr. Grass to install a barrier to keep people out her woods and farm ground if he purchases the proposed parcel. She would also like a barrier installed between her property and what has already been developed. Her property also

has the address of 7150 Heller Road and right now the only access to her property is off Stiles Road. She would like a means of accessing her property from Heller Road if the need should arise in the future. The Planning Commission and Mr. Grass need to take action to provide an access road to my property.

Motion by , seconded by to recommend approving the lot split. 3-0

Next agenda item is to review and discuss staff report #3-2019, concerning a preliminary drawing for Whitehouse Meadows, a revised subdivision plan submitted by Charles Grass. The property is currently owned by Fred Gothkie. Feller, Finch & Associates are the engineers, property is at 7150 Heller Rd. Current zoning is R-3 PUD single family residential. Request is for submitting his preliminary plot for 59 lots in Whitehouse Meadows. Developer is proposing a combination of single family lots, zero lot line, single family homes as a planned new development. Access will be off Heller Rd. New road names are Big Buck Trail, White Tail Way and Red Stag Court.

Lytle- #2 New preliminary plot has a 90' corner lot which is 10' short from regulations.

Don Feller from Feller, Finch & Associates stated there are already two 90' corner lots in that subdivision in plat one that was given a variance. Will ask for a variance on this request also.

Lytle- #3 Any water lines shall be looped, however there is not one at the end of Red Stag Court.

Feller said there is not public access available for that area on Red Stag to do a loop.

Pilcher-Number one concern is water quality. Second is water break concern. Recommend going back to party land was purchased from and request an easement. Mr. Grass is familiar with this ordinance. Not the first time the Village has required this.

Lytle-this is a preliminary and will not be voted on tonight. Will ask for input from the Fire Department to see if this is a requirement.

Grass-What about an auto flush valve?

Pilcher-Not acceptable because the first phase of the subdivision has not been looped as required.

Lytle-Loop would be required

Lytle-#4 In case of green space reserved for exclusive use of residents and maintained by homeowners. Where is access to pond and green space?

Grass-HOA owns 10' property between lot 9 and lot 10 for public access.

Lytle-What is being proposed is two lots over the maximum density for a PUD

Feller-When it was redesigned, the figures were not changed to reflect that. He will get with Tiffany on those figures.

Lytle-#5 All lots should have a minimum setback of 30' from the right away except where the zoning code requires a different amount

Feller-Asking for same thing as previous preliminary.

Lytle-Will grant a variance for this one also.

Lytle-#16 It appears some of these lots are in a flood plain. Can not approve if more than 10% are in the flood plain.

Grass-Has an issue with concrete washout being responsibility of developer when the builders are responsible to have the washout.

Pilcher-Each individual builder is responsible for the concrete washout.

Lytle-Responsibility of each individual builder but also on the developer for the entire development.

Lytle-Strongly encourage enforcement of section 93-13 village ordinance sediment erosion control. Talks about a bond issue. Is this something new?

Pilcher-Yes it is something new which is part of storm water erosion control that was passed by Village Council.

Lytle-If this is legislation should the Planning Commission require or can they require this to be done?

Pilcher-Suggest Planning Commission require it on all new developments

Grass-The funds that are required at 1500 per acre would go to the Village. That puts a burden on the developer with funds being tied up in this manner.

Daugherty-We do have a fee schedule set up for this.

Grass-What would the funds be used for? Stabilization? Or anything related to the requirements?

Pilcher-It would pertain to anything related to the requirements, a mess in the roadway that the Village would have to hire someone to clean up that the developer didn't take care of. Lucas County takes care of any citations or warnings.

-Where are those funds kept and when are they released?

Daugherty-Funds are typically released the same day that the inspection is done if it passes.

Grass-Is this going to pertain to the whole subdivision or just the new plats going forward because this wasn't required in the first phase. Am I going to be grandfathered in or what is the procedure going forward?

Daugherty-We would not go at this retroactively

Lytle-So this would only pertain to the new lots?

Daugherty-Yes. What is before you today, the new ones.

Pilcher-The only other thing I noticed is the 25' ditch easement.

Lytle-The little parcel backs up to 59, 58, 26 and 8 is that going to remain undeveloped?

Feller- No that is for storm water retention. That will probably be a smaller pond.

Motion by Dave Prueter, seconded by Allen Kuck to accept this preliminary considering all the requirements that were mentioned. 3-0

Next agenda item is to review and discuss staff report relative to application for renewal for Plats 6 & 7 Steeplechase submitted by the developer for 33 single family lots. Mr. Flenner is with us tonight. Time ran out on the previous submission, so Mr. Flenner is here to ask for re-approval on 6 & 7. Will start Plat 6 in spring of 2019 and need extension for Plat 7 for 2020. This is the same layout as before.

Flenner-Is there a fee for planting the trees along the street? I usually take care of it myself

Pilcher-Yes, it's \$4.50 per tree

Lytle-Where is the dividing line between 6 & 7?

Flenner-Lot 133 and 125 are the last two plots in Plat 6.

Motion by Allen Kuck, seconded by David Prueter to approve as defined.

With no other business to come before the Commission, Allen Kuck moved to adjourn the meeting, seconded by David Prueter. Motion passed 3-0 Meeting adjourned at 8:19 pm

Respectfully submitted,

Tiffany Bachman  
Planning Administrator