

**MINUTES OF THE PLANNING COMMISSION
VILLAGE OF WHITEHOUSE, LUCAS COUNTY, OHIO
October 9, 2017**

Commission Members Present: Donald Atkinson, Allen Kuck, and David Prueter. Absent: Thomas Lytle and Zachary Ries. Others Present: Michael Sheets, Lynda Sheets, D. Matt Dick, Jim Fritz, Kevin Herman, Melinda Hoskins, Barb Szymaniak, Jeff Heaney, Shane Huntley, Bob Keogh, John & Julie Cunningham, Sharon Prueter, Jeff Yoder, Jason Collert, Bill May, Brian and Aimee Heller, Administrator Jordan Daugherty, Tax Commissioner Tiffany Bachman, and Community Development Coordinator Barbara Knisely.

At 7:00 pm, Vice-Chairman Allen Kuck called the meeting to order and introduced Planning Commission members (Kuck, Atkinson, Prueter) to the audience.

Motion by David Prueter to approve the August 7, 2017, meeting minutes. Seconded by Donald Atkinson. Motion passed 3-0

Vice Chair Kuck reviewed Staff Report 05-2017, concerning the request for a Special Use Permit by Brian and Amelia Heller to allow a dog grooming salon, Four Dogs, LLC, at 6818 Providence Street. The business will be open from 7:00 am to 5:00 pm, with no outdoor activities. Customers will drop off dogs to be groomed and pick them up the same day with no overnight stays. David Prueter moved to recommend the Special Use Permit to Council and Donald Atkinson seconded the motion. Motion passed 3-0. Council can authorize a public notice to appear in The Mirror Newspaper setting the matter for a public hearing on December 5, 2017.

The second order of business was to review Staff Report 06-2017, concerning approval of a site plan for two soccer/lacrosse fields, a parking lot, and detention pond at 9565 Bucher Road (98-04349), on property owned by the Anthony Wayne Local School District. This matter was brought to the Planning Commission (PC) at a meeting on August 7, 2017, to request a Special Use Permit. PC recommended the Special Use Permit to Village Council at its meeting of August 15, 2017, and the matter was set for a Public Hearing. The public hearing was held on October 3, 2017, and Council approved the request for a Special Use Permit later that evening during the regularly scheduled Council meeting. The Board of Education is now asking for approval of the site plan.

Items discussed included:

- The two practice fields will not be lit. These will be used during the day light hours, after school until approximately 6:30. There is no need to light them.
- The parking lot will not be lit, since the fields will not be used during the evening hours. The driveway leading to this property is lit with several lights that are on a timer and shut off at 10:00 pm.
- The porta potties will be screened on three sides by 6' privacy fence with some type of gate in the front to block the view. The porta potties will be removed during the off season.

- Planting a row of bushes between the parking lot and driveway. Tree Commission should assist with this effort and approval.
- South side of the parking lot will be curbed
- North side will have curb stops to allow rain water to drain from the pavement
- No landscaping mounds were planned between Steeplechase subdivision and the practice fields. The only item that will be seen is the enclosure around the porta potties. The remainder is a grassy area and Applicant does not believe it needs to be screened from the residential area.
- Applicant understands that they will need to address the concerns of Michael Melnyk, Lucas County Engineer's Office, in a letter dated October 4, 2017, concerning a review of the detention basin and site plan
- No fencing is needed around the detention basin as it is designed to be a dry pond

Motion by David Prueter to approve the site plan with the condition that the concerns of Michael Melnyk are addressed in regards to the design of the detention basin. Seconded by Donald Atkinson. 3-0

The third and final order of business was to review Staff Report 07-2017, concerning a site plan submitted by Anthony Wayne Local Schools for an Operations Building, additional parking lot, and detention pond to be built at 11280 Centerville Street (98-02318), just west of the current school bus parking area on Industrial Parkway.

Matt Dick, Director of Operations for the AW Board of Education, stated they would like to build one central location for the operations facility. Currently they have locations in Monclova and at the High School on Finzel Road. The purpose of the new building would be to centralize operations. Currently semi trucks deliver items at both locations, which are located next to schools. The new centralized building would remove those deliveries from locations where students are located. Removing the operations building from the Finzel Road campus will also allow room for the new gymnasium and larger cafeteria to be built.

The reason they would like the new driveway on Centerville Street is to separate the semi and other vehicles from using the same driveway on Industrial Parkway used by the school buses.

Mr. Dick stated the northern parking area (paved) was added in 2001 and the gravel area was added in 2003. He thought permits were issued by the Village for the additional parking.

Other items discussed by Mr. Dick:

- Install landscaping to screen driveway from neighbors
- Install curb stop strips, cannot install curbs because water drains from parking area
- Will add 20' strip of paving along the west side of the building to allow access for fire vehicles, per request of Deputy Chief Jason Francis
- Will coordinate with Village to clean the portion of Von Au Ditch that abuts their property to prevent flooding downstream on neighboring properties
- Gravel parking area currently drains into an existing catch basin

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Jeff Heaney, 11250 Centerville Street:

- What can and cannot be placed in the setback?
- Parking currently drains from corner of the parking lot onto his property
- Sees buses parked on the gravel area
- Doesn't want to stop the building, just wants the property to drain correctly. Be good neighbors
- Spirit of Industrial Parkway was to serve the entire industrial park. This property should use the current driveway on Industrial Parkway and not be allowed to build an additional driveway onto Centerville Street. All the school vehicles will have to gas up at the pumps now and can easily exit onto Industrial Parkway.
- Semi trucks bringing in deliveries should use Industrial Parkway, not a new driveway next to single family residences.
- PC job is to design traffic to benefit the entire community, not just the school board
- Why don't they tear down the woods north of BASF and make a driveway in that direction going through the neighborhood
- Noise, light and fume pollution should be considered

Robert Conklin, 11330 Waterville-Swanton Road:

- Put additional frontage on Industrial Parkway for drive, not Centerville Street
- Will all the trees be removed that buffer his property from the noise?

Michael Sheets, 11310 Waterville-Swanton Road:

- His wife was misled by Mr. Dick. She was told only cars, mowers / trailers would be using new driveway. Now they find out 4 or 5 semi trucks a day will be making deliveries. He feels buses will be next to use it
- Move an existing chain link fence to allow all traffic access from Industrial Parkway instead of Centerville Street (Mr. Dick replied that they want to keep buses away from the other traffic)
- Build a stub road off of Industrial Parkway to serve this parcel

Administrator Daugherty stated the Village has discussed a roadway running west off of Industrial Parkway, and a stub road was built about 10 years ago.

Bill May stated he does not understand why another driveway would be allowed onto a 55 mph State Route.

Jim Fritz, 9761 Preakness Lane:

- Superintendent of Schools and also a Village resident
- Appreciates concerns
- Will take comments into consideration and address concerns

Mr. Kuck, Vice Chair, stated a better solution and engineering on the detention pond is needed per the letter from Michael Melynk of the Lucas County Engineer's office. Consideration should be given to the natural barriers and other traffic flow alternatives.

Donald Atkinson stated the School Board is here tonight for approval of the new building, parking lot, and detention pond. He thinks PC could approve those items tonight. Other concerns as presented, can be worked out later with staff.

Motion by Donald Atkinson to act on the request as stated. Motion withdrawn by Mr. Atkinson based on the driveway issues.

Julie Cunningham, 6333 Cemetery Road:

- Not biased one way or another and her neighborhood is going through issues with a proposed development off Cemetery Road. She is impressed with the Board of Education in the past and feels they should sit down with the neighbors and agree on a compromise.

After much discussion, Vice Chair Kuck asked Mr. Dick if they had any thoughts at looking at an alternative driveway location and if that would be feasible. Mr. Dick confirmed that they could look at relocating the driveway.

Mr. Kuck said additional considerations that need to be addressed are:

1. Redesign and look at the concerns with the detention pond
2. Add additional natural barriers between neighboring properties. Tree Commission should assist with this effort and approval.
3. Lighting plan
4. Look into using the existing driveway on Industrial Parkway
5. Dumpster enclosures

Jeff Heaney asked how the PC could tentatively approve the plan without knowing the location for the driveway. Mr. Kuck replied they are using the information provided in Staff Report 07-2017. Mr. Daugherty confirmed they can tentatively grant permission to move forward with the plan and submit additional information in approximately three weeks at the November Planning Commission meeting. Mr. Heaney felt the matter should be tabled until they resubmit.

Mr. Daugherty asked Mr. Fritz and other AW school officials what three weeks would do to their schedule. Mr. Fritz stated they have three years to spend the money. He gave his word that he will definitely consider everything mentioned and that they want to be good neighbors. Granting the approval tonight gives the Board the go ahead to seek bids for construction.

Motion by Donald Atkinson to allow the School Board to move forward with the plans with the additional considerations set forth above (redesign and look at the concerns with the detention pond, add additional natural barriers between neighboring properties with Tree Commission approval, lighting plan, look into using the existing driveway on Industrial Parkway, and dumpster enclosures) being memorialized. David Prueter seconded the motion. 3-0

With no other business to come before the Board, David Prueter moved to adjourn the meeting, seconded by Donald Atkinson. Motion passed 3-0. Meeting adjourned at 8:36 pm.

Respectfully submitted,

Barbara Knisely
Community Development Coordinator