

**MINUTES OF THE PLANNING COMMISSION  
VILLAGE OF WHITEHOUSE, LUCAS COUNTY, OHIO  
NOVEMBER 4, 2019**

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

**Roll Call:** Tom Lytle, Dave Prueter, Zach Ries. **Also in attendance were:** Mayor Don Atkinson, Council Member Bill May, Village Administrator Jordan Daugherty and Planning Commissioner Tiffany Bachman.

Motion made by Zach Ries, seconded by Dave Prueter to approve the minutes of August 5, 2019 Planning Commission meeting with corrections. Minutes were approved 3-0

Main agenda item is to review and discuss the performance of Form Based Code. Tom mentioned that this is the first time this committee has seen these documents and asked Tiffany for some background information before they accept or discuss these documents. Tiffany explained that the Form Based Code was developed for the State Route 64 Corridor by CT Consultants and it is in place for businesses that want to develop in our area to have some guidelines for building. Council has approved the State Route 64 Corridor Plan, but has not done anything yet with the Form Based Code.

Tom asked about the TND and code 1252, which applies to the same area. Would one replace the other? The same question was asked for code 1251 and the new overlay. Tiffany said they would not replace, but be in addition to what is already in place.

Tom and Zach asked about the bike/walking path that follows Blue Creek through the residential area. Tom said that is a flood plain and was concerned about that going in. Tiffany said it is mostly concentrated on the other side of SR 64. They may want to reconsider that path for the north side of SR 64.

What is an accessory dwelling unit? There is not a description of what that would be or what short term lodging would be. Tiffany will check into those two items for a definition.

What is payment of fee in lieu of open space? Would that be the same thing that is already established for subdivisions? Tiffany said that is correct.

Do we want to keep the language of saying retaining ponds shall not be fenced in? Maybe it should be re-worded to say that it can be determined per area of development. All of the retention ponds that have been put into a subdivision are not fenced. The only ones that are fenced are at the middle school and the board office.

The area back in Whitehouse Square needs more clarification in term of use. The Form Based Code is only allowing for residential use and no commercial. Is that the way they want it to stand, by not allowing for commercial use in that area? The committee would like to see that zoning be changed for the use to have both residential and commercial use, but still have regulations in place for design and building requirements.

Tiffany will have Chris from CT Consultants look into the changes that have been brought forth from the committee and see if she is able to attend the next Planning Commission meeting. At

this time, the committee is not ready to make a recommendation to Council on the Form Based Code without more clarification.

With no other business to come before the Commission, Dave Prueter moved to adjourn the meeting, seconded by Zach Ries. Motion passed 3-0. Meeting was adjourned at 8:26 pm

Respectfully submitted,  
Tiffany Bachman  
Planning Commissioner