



Whitehouse Planning Commission Meeting Notice

Due to the coronavirus (COVID-19) pandemic, Whitehouse Village Council is urging citizens to access public meetings remotely. You may do so by phone by dialing **1-408-418-9388**. You will then be prompted to press the following access code **132-610-8294**. The Password will be **0206**. To help minimize background noise, **please make sure that you mute your microphone.**

Notice is hereby given that the Whitehouse Planning Commission will meet on Monday, June 1, 2020, at 7:00 PM. This meeting will be held over the phone.

AGENDA

1. Call the Public Hearing to order for the following matters:
 - A. To hear testimony on a proposed zoning map amendment for 10511 Waterville St., Whitehouse, Ohio, Lucas County Parcel No. 98-00003.
 - B. Grant of a Special Use Permit to allow the construction of a greenhouse within the Agricultural District.
2. Close the Public Meeting
3. Call the Regular Meeting to Order
4. Roll Call
5. Election of officers for 2020 (Chairman, Vice Chairman, Secretary)
6. Approve Minutes of the December 2, 2019 Planning Commission Meeting
7. Review Staff Report 01-2020 and make a recommendation to Whitehouse Village Council concerning a request for a zoning map amendment at 10511 Waterville Street, Whitehouse, Ohio (Parcel No. 98-00003).
8. Review Staff Report 02-2020 and make a recommendation to Whitehouse Village Council concerning a request for a Special Use Permit to allow construction of a greenhouse within the Agricultural District.

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**MINUTES OF THE PLANNING COMMISSION
VILLAGE OF WHITEHOUSE, LUCAS COUNTY, OHIO
December 2, 2019**

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

Roll Call: Tom Lytle, Dave Prueter, Zach Ries, Allen Kuck, and Mayor Don Atkinson. **Also in attendance were:** Council Members Bill May, Bob Keogh, Rebecca Conklin-Kleiboemer, and Louann Artiaga, Tiffany Bachman, Planning Administrator, Tim Bockbrader, The Edge Group, Jack McDonough, The Edge Group, and Danielle Steinhauser, CT Consultants.

Motion made by Zach Ries, seconded by Dave Prueter to approve the minutes of November 4, 2019 Planning Commission meeting. Minutes were approved 5-0

Main agenda item is to review and discuss the proposed Form Based Code. It was mentioned that Kristin Hopkins, who wrote the Form Based Code, had an accident and would not be available tonight. Danielle Steinhauser is there to fill in.

Tom stated there is some confusion if the new form based code would replace the TND section of the current code. Mrs. Steinhauser said she believes it would replace that section. It was also stated that on page 3 of the code, the red line is the boundary. It was asked that the area north of Ardagh be added to the code.

There was a lengthy discussion on accessory dwelling units. Should they be allowed? Should there be time limits on how long someone could stay? Will renting of this unit be allowed? How would that be monitored? Should this just be taken out of the code? The majority thought the short term lodging section should be taken out. Mr. Ries thought a more defined area for the Accessory Dwelling Unit could work. No decision was made. They would like to talk to Kristin Hopkins to see what she intended for this section.

With no other business to come before the Commission, Dave Prueter moved to adjourn the meeting, seconded by Zach Ries. Motion passed 5-0. Meeting was adjourned at 9:26 pm.

Respectfully submitted,
Tiffany Bachman
Planning Commissioner

**WHITEHOUSE PLANNING COMMISSION
PETITION FOR A ZONING MAP AMENDMENT
STAFF REPORT #01-2020
June 1, 2020**

Owners: Jeff & Rebecca Chamberlain

Applicant: Jeff & Rebecca Chamberlain, owners

Subject Property: 10511 Waterville Street, Lucas County, Ohio
County Parcel No. 9800441, 9800434

Current Zoning: S-1 Suburban Residential

Request: A zoning map amendment to rezone the lot located at 10511 Waterville Street.

Adjacent Zoning: To the North: S-1 Suburban Residential/M-1 Light Industrial
To the South: S-1 Suburban Residential
To the East: TND Traditional Neighborhood Development
To the West: S-1 Suburban Residential

Adjacent Uses: To the North: Fire Department, Manufacturing
To the South: Farmland
To the East: Farmland, Church
To the West: Residential/ Metroparks

Access: Waterville Street

CONSIDERATIONS:

1. In 2019, Jeff & Rebecca Chamberlain combined the three parcels they own on Waterville Street. The parcels retain the zoning until an amendment is granted. The zoning of the most western parcels were zoned S-1 and the applicants are requesting a zoning map amendment to match the rest of their property of A Agricultural.
2. Mr. and Mrs. Chamberlain filed a Petition for a Zoning Map Amendment on February 7, 2020.
3. A Public Notice appeared in The Mirror Newspaper on May 14, 2020, setting the matter for a Public Hearing on June 1, 2020. All owners of property within 150 feet of the parcels were notified of the Public Hearings (PC-June 1, 2020 and Council-June 2, 2020) by Certified Mail dated May 4, 2020.

4. The parcels in question are currently zoned S-1 Suburban Residential. Applicants/Owners are requesting the property to be rezoned as A Agricultural. If the zoning map amendment is approved, applicants are requesting a Special Use Permit to build a greenhouse.

STAFF RECOMMENDATIONS:

1. Planning Commission can make a recommendation to Village Council. A second public hearing will be held before Village Council on Tuesday, June 2, 2020, at 6:15 pm. Council will then make a final determination as to the request for a zoning map amendment.

**PLANNING COMMISSION
REVIEW AND DISCUSS AN APPLICATION FOR A
SPECIAL USE PERMIT
STAFF REPORT #02-2020
June 1, 2020**

Applicant: Jeff & Rebecca Chamberlain

Property Owner: Jeff & Rebecca Chamberlain

Subject Property: 10511 Waterville St, Whitehouse, Ohio
Lucas County Parcel No. 98-00003

Current Zoning: S-1 Suburban Residential/TND (see Staff Report #01-2020)

Request: Applicant is requesting a Special Use Permit to allow the construction of a greenhouse within a Agricultural District

Adjacent Zoning: North: S-1 Suburban Residential/M-1 Light Industrial
South: S-1 Suburban Residential
East: TND Traditional Neighborhood Development
West: S-1 Suburban Residential

Adjacent Uses: North: Fire Department, Manufacturing
South: Farmland
East: Farmland, church
West: Residential, Metroparks

Number of Lots: One, approximately 57 acres

Access: Waterville Street

CONSIDERATIONS:

Special Use Permit

Mr. and Mrs. Chamberlain would like to construct a greenhouse for the use of growing plants and flowers at this location, which requires a Special Use Permit, per *Whitehouse Zoning Code Chapter 1255.02 Land Use Matrix, Agricultural Uses #5*. See Exhibit "A" attached.

"Greenhouse" is described as "a building or structure enclosed with glass or other glazing used for the cultivation and production of plants."

At this time, per Chapter 1246 of the Zoning Code, the Planning Commission is being asked to consider the Application for a Special Use Permit to allow the construction of a greenhouse at 10511 Waterville Street.

Currently, Mr. Chamberlain is not planning on selling produce or flowers at the Waterville location. He is hoping to construct another greenhouse next to General Pro Hardware on Providence Street. This has been denied by the Board of Zoning Appeals and may go to Council for review. If not passed by Council, Mr. Chamberlain may sell products from his home address on Waterville Street.

If the Special Use is granted, it shall be for one (1) main use and said permit shall automatically expire if, for any reason, the special use is not initiated within one (1) year of the granting of the permit or if the special use ceases to exist for more than two (2) years, per Chapter 1246.04.

Respectfully submitted,

Tiffany Bachman
Planning Administrator

1255.02 Land Use Matrix⁴⁷

Use Permitted: After obtaining a valid zoning permit in accordance with Section 1241.04 (Application and Issuance of Zoning Permits), the following uses are permitted:

| Land Uses | Zoning District | | | | | | | | | | | | | | | |
|--|-----------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|---|
| | A | S-1 | R-1 | R-2 | R-3 | R-4 | R-5 | C-1 | C-2 | C-3 | C-4 | TND | B-P | M-1 | M-2 | |
| <u>Agricultural Uses</u> | | | | | | | | | | | | | | | | |
| 1. Agriculture | P | | | | | | | | | | | | | | | |
| 2. Agriculture - Boarding of livestock and domesticated animals | P | | | | | | | | | S | | X | | | | |
| 3. Agriculture - Cropland uses only | P | P | | | | | | | | | | | | | | |
| 4. Farm markets | S | S | | | | | | | | | | | | | | |
| 5. Greenhouses (commercial) | S | | | | | | | | | | | | | | | |
| 6. Road side stands | S | S | | | | | | | | | | | | | | |
| <u>Residential Uses</u> | | | | | | | | | | | | | | | | |
| 1. Boarding house | | | | | | | | P | | | P | | P | | | |
| 2. Dwelling - Single family | P | P | P | P | P | P | P | | | | | P | | | | |
| 3. Dwelling - Two-family | | | | | | P | P | | | | | P | | | | |
| 4. Dwelling - Multi-family | | | | | | | P | | | | | P | | | | |
| 5. Nursing home | | S | S | S | S | S | S | P | | S | P | S | P | | | |
| 6. Residential unit(s) in the same building as a commercial use, subject to Section 1257.15.B. (Mixed Residential and Commercial Uses) | | | | | | | | | P | P | P | P | | | | |
| <u>Public and Semi-Public Uses</u> | | | | | | | | | | | | | | | | |
| | A | S-1 | R-1 | R-2 | R-3 | R-4 | R-5 | C-1 | C-2 | C-3 | C-4 | TND | B-P | M-1 | M-2 | |
| 1. Airports, Fixed Wing Air Facilities | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X |
| 2. Cemetery/Memorial Gardens | S | S | | | | | | | | | | S | | | | |
| 3. Child day care home, Type A | | | | | | | S | S | S | S | S | S | S | | | |
| 4. Child Day care home, Type B | P | P | P | P | P | P | P | S | S | S | S | P | | | | |
| 5. Child Day care center, only when an integral part of an office building or office complex | | | | | | | | S | | | S | P | S | S | S | |
| 6. Health care clinics | | | | | | | | P | | P | P | S | P | | | |
| 7. Institutional Health Care | | | | | | | S | | | | | S | | | | |

⁴⁷ Amended Ord. 27-2006; Effective August 1, 2006