

**MINUTES OF THE PLANNING COMMISSION
VILLAGE OF WHITEHOUSE, LUCAS COUNTY, OHIO
JUNE 1, 2020**

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

Roll Call: Tom Lytle, Allen Kuck, Dave Prueter and Zach Ries. **Also in attendance were:** Mayor Don Atkinson, Planning Commissioner Tiffany Bachman, Councilman Bill May, Councilwoman Louann Artiaga, and Jeff Chamberlain.

Motion made by Dave Prueter, seconded by Allen Kuck to approve the minutes of December 2, 2019 Planning Commission. Minutes were approved 5-0

First order of business is a public hearing for a zoning map amendment from Jeff and Rebecca Chamberlain at 10511 Waterville Street. Current zoning is S-1 Suburban and they are asking for A-1 Agricultural. There were no public comments on this item and the public hearing was closed.

The public hearing was then open for a request for a special use permit to allow the construction of a greenhouse within an agriculture district from Jeff and Rebecca Chamberlain at 10511 Waterville Street. The special use permit would only be allowed if the zoning map amendment takes effect. Mayor Atkinson was concerned if legal council had been contacted regarding the parameters of the request. Tiffany stated that Mr. Heban gave guidance regarding this issue. Mr. Chamberlain stated the greenhouse would be for growing plants and flowers, no hemp products and no selling at this location.

At this time the regular meeting of the Planning Commission took place. Since this is the first meeting for 2020 for this group, new officers need to be elected. Nominations were open for chairman. Tom Lytle stated he would be willing to serve again in this capacity if no one else is interested. Dave Prueter made a motion to have Tom Lytle remain chairman of the Planning Commission, seconded by Allen Kuck. Nomination made by Tom Lytle for Dave Prueter to be the Vice-Chairman, seconded by Zach Ries. Dave Prueter nominated Allen Kuck for Secretary, seconded by Tom Lytle.

Next item was to review Staff Report #01-2020 to make a recommendation to Council on the zoning map amendment at 10511 Waterville Street. Mayor Atkinson made a motion to make a recommendation to Council to approve the zoning map amendment to Agricultural, seconded by Zach Ries. 5-0

Next item was to review Staff Report #02-2020 for the special use permit for a greenhouse in the Agriculture district. The special use permit would be for the growing of plants only and no selling. Mr. Chamberlain stated there would not be any selling out of that location. Dave Prueter

asked what the construction of the greenhouse would be. Mr. Chamberlain said it would be a metal frame with a rip-stop covering. It would be 11 ½' tall and 20' wide. Allen Kuck asked if it mattered where on the property it was placed. Mr. Chamberlain said it would be set back approximately 80' from the road. Tom Lytle wondered about future selling at this location. This would require another special use permit if Mr. Chamberlain would desire to do so in the future. Dave Prueter made a motion to make a recommendation to council for the special use permit if the zoning map amendment is also approved, seconded by Allen Kuck. 5-0

With no other business to come before the Commission, the meeting was adjourned at 7:21 pm.

Respectfully submitted,
Tiffany Bachman
Planning Commissioner