

MINUTES OF THE PLANNING COMMISSION
VILLAGE OF WHITEHOUSE, LUCAS COUNTY, OHIO
September 14, 2020

At 6.55 pm, Chairman Tom Lytle called the Public Hearing meeting of the Whitehouse Planning Commission to order.

First order of business is a public hearing on a request for a Special Use Permit for the property located at 6711 Gilead Street to be used as a recreational facility. Andy Nowicki stated the building would be used for sports teams to work out in, with nets being put in for softball, etc. He also stated the seller of the building has multiple properties and this may have to be sold as a bundle with the others, so it may not be available to purchase on its own. There were no public comments. Public Hearing was then closed.

Roll Call: Tom Lytle, Allen Kuck, Dave Prueter and Zach Ries. **Also in attendance were:** Planning Commissioner Tiffany Bachman, Jack McDonough and Tim Bockbrader from The Edge Group, Kristin Hopkins from CT Consulting and Andy Nowicki, applicant.

Motion made by Tom Lytle, seconded by Allen Kuck to approve the minutes of June 1, 2020 Planning Commission. Minutes were approved 4-0

Next item is to review, discuss and make a recommendation to Council concerning the request for a Special Use Permit for the property located at 6711 Gilead Street to be used as a recreation/sports facility. Current zoning is a C-2. The property has been vacant for roughly five years. It is surrounded by residential, the park and light industrial. It would be used the same as the property at DeweSoft on Logan Street. Tom asked if there were any complaints on the DeweSoft building with regards to lights and things of that nature. Motion made by Zach Ries to make a recommendation to Council, seconded by Allan Kuck. Motion passed 4-0.

The next item is to review and discuss changes of proposed Form-Based Code. In past meetings there were questions regarding accessory dwelling units and short-term rentals. Kristin Hopkins, from CT Consulting was present to answer questions. Would this replace the TND area? Yes it would. Kristen explained if the Village wanted to adopt regulations pertaining to short-term rentals, they could do that and add regulations for accessory dwelling units at a later date. It would be better to adopt majority of the code and put the rest on hold. Kristin stated that two-family dwellings were moved on the map to south of SR 64. Motion made by Allan Kuck to approve the recommendation to Council for SR 64 corridor district, seconded by Zach Ries. Motion passed 4-0.

With no other business to come before the Commission, Dave Prueter made a motion to adjourn, Zach Ries seconded. The meeting was adjourned at 7:20 pm.

Respectfully submitted,
Tiffany Bachman
Planning Commissioner

