



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 132-206-5929. 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, October 5, 2020, 7:00 PM. This meeting will be held over the phone.

AGENDA

1. Call the Regular Meeting to Order
2. Approve Minutes of the September 14, 2020, Planning Commission Meeting.
3. Review and discuss the replat of Witte Walk (Staff Report 04-2020).
4. Other business as appropriate under the Charter.
5. Adjourn.

Tiffany Bachman
Planning Administrator

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whitehouseoh.gov

**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

WHITEHOUSE PLANNING COMMISSION
STAFF REPORT #04-2020
October 5, 2020

Owners: Jennifer L. Yoder, Trustee and Janis M. Witte, Trustee

Applicant: JCW Development, Ltd., by Jack Witte

Subject Property: Witte Walk subdivision

Current Zoning: S-1 Suburban Residential

Request: Replat of Lots 4-8

Adjacent Zoning: To the North: R-1 Single Family Residential

To the South: S-1 Suburban

To the East: R-2 Single Family Residential

To the West: A Agricultural (recently annexed)

Adjacent Uses: To the North: Single family homes

To the South: Agricultural

To the East: Single family homes

To the West: Agricultural

CONSIDERATIONS:

1. JCW Development, Ltd., through Mr. Jack Witte, appeared before the Planning Commission on February 6, 2017, June 5, 2017, and July 10, 2017, concerning proposed subdivisions on these parcels.
2. A Motion was passed at the July 10, 2017, Planning Commission meeting to approve the Witte Walk subdivision (Complete Minutes attached as Exhibit A):

“Chairman Lytle moved to approve the plat of Witte’s Walk, conditional upon final zoning, and the following conditions:

1. *Developer will remove Lot 9 from this plat,*
2. *Shorten the cul-de-sac, moving it to free up space at the end,*
3. *Variance to allow no connecting street to other areas,*
4. *Variance for the length of the cul-de-sac, and*
5. *Variance for the frontage of Lot 4 (under 150’)*

Commission member Don Atkinson seconded the motion. Motion passed unanimously with 4 ayes-Lytle, Atkinson, Prueter, and Ries. Chairman Lytle confirmed that they are all concerned with drainage and the design. ”

3. On September 14, 2020, Mr. Witte applied for a replat of lots 4-8 of Witte Walk (Current Plat attached as Exhibit B, Amendment request attached as Exhibit C).
4. Mr. Witte is requesting to combine lots 6 & 7 and make lots 5 & 8 larger.
5. Steve Pilcher, Director of Public Works, does not have concerns over the amendment.
6. Jason Francis, Deputy Fire Chief, does not have concerns over the amendment.

STAFF RECOMMENDATIONS:

1. Staff does not have objections to the amendments.



REQUEST FOR COMMERCIAL / RESIDENTIAL
SITE PLAN REVIEW
Village of Whitehouse, Ohio

Date: 09-14-2020

Staff Report No. _____

SECTION I

A. Name of Development: White Walk
B. Type of Development: (Please check one)
 R-1 Single Family
 R-2 Single Family
 R-3 Single Family
 Commercial
 R-4 Two Family
 R-5 Multi-Family
 PUD
 Industrial Site

C. Name of Developer(s): Sea W Development LTP
Address: Box 2715 Whitehouse Ph: 419-292-2899 Fax: _____

D. Name of Owner: White Walk LTP
Address: 10332 White Walk Ph: 419-461-3663 Fax: _____
Whitehouse

E. Name of Engineering Firm: William Moll Engineers
Address: Whitehouse Ph: 419-272-5556 Fax: _____

F. Location of Development: Greenway - White Walk
(Attach map) Whitehouse

SECTION II

A. Developers are requesting: (Check appropriate box)

Preliminary Plat Approval
 Final Plat Approval
 Commercial / Industrial Site Plan Approval
If requesting Final Plat Approval, complete B and C below

B. Date on which Preliminary Plat Approval was granted: _____

C. Financial Guarantees: N/A

Developer has filed a(n): (check one)
 Escrow Agreement
 Performance Bond with Surety
To assure improvements will be constructed and completed in a satisfactory manner
 Installed and Village has accepted improvements

*Request for Line Adjustment (Reduction of Lots)
Combining Lots 6 & 7 into one lot.
Adding Parcel of Lot 6 and Lot 4 to Lot 5
Adding Parcel Lot 7 to Lot 8*

DESIGN STANDARDS

MEETS OR EXCEEDS VARIANCE
STANDARDS REQUESTED*
(Mark in Red)

* If variance is requested, on an additional sheet describe in detail the reason for the variance request. *None*

A. Lot Requirements vary with the zoning classification:

- | | | |
|---|-------------------------------------|-------|
| 1. Minimum _____ ft. frontage | <input checked="" type="checkbox"/> | _____ |
| 2. Minimum square footage _____ | <input checked="" type="checkbox"/> | _____ |
| 3. Minimum rear yard of 35 ft. Single Fam.
25 ft. Multi Fam. | <input checked="" type="checkbox"/> | _____ |
| 4. Minimum Front Bldg. Line _____ ft. | <input checked="" type="checkbox"/> | _____ |
| 5. Minimum Side Yard of _____ ft. | <input checked="" type="checkbox"/> | _____ |
| 6. Maximum height of 2 1/2 stories | <input checked="" type="checkbox"/> | _____ |
| 7. Corner lots min. width 100 ft. | <input checked="" type="checkbox"/> | _____ |
| 8. All lots about a public street | <input checked="" type="checkbox"/> | _____ |

B. Streets:

- | | | |
|--|-------------------------------------|-------|
| 1. Street width (right of way) <i>N/A</i>
minimum in feet - 66 | <input checked="" type="checkbox"/> | _____ |
| 2. Streets intersection at right angles nearly as possible | <input checked="" type="checkbox"/> | _____ |
| 3. New streets shall continue from existing streets or jog at a minimum of 140 feet from existing | <input checked="" type="checkbox"/> | _____ |
| 4. Cul-de-sac streets shall not be over 600 ft in length and terminals shall be circular area with minimum of 100 ft diameter | <input checked="" type="checkbox"/> | _____ |
| 5. Streets in sub-division shall be improved with hard surface pavement with adequate drainage and shall be a minimum width of 29 ft. with curb along each side of such surfacing. | <input checked="" type="checkbox"/> | _____ |

C. Blocks:

- | | | |
|--|-------------------------------------|-------|
| 1. Maximum length shall generally be one fourth of a mile or 1,320 ft. | <input checked="" type="checkbox"/> | _____ |
|--|-------------------------------------|-------|

N/A

2. Width of block to accommodate two tiers of lots, except single tier lots which have greater depth than the minimum requirement of 120 ft.

D. Public Spaces:

1. Set aside reasonable amount of land for play areas, park or other public space as provided in Ohio R.C. 711.09.

E. Easements:

1. Utility easements @ least 5 ft in width shall be provided in rear of each lot and/or along side lot lines continuous to streets or alleys where necessary.

2. Open ditch easements equal to width of the required cross-section plus twenty feet on one side shall be provided.

3. Easements for enclosed drainage systems shall be minimum of fifteen feet in width.

F. Storm Sewer (Extension of Public Storm Sewer Main)

1. Drainage lateral, including an adequate outlet, shall be designed & constructed to provide for disposal of all surface water.

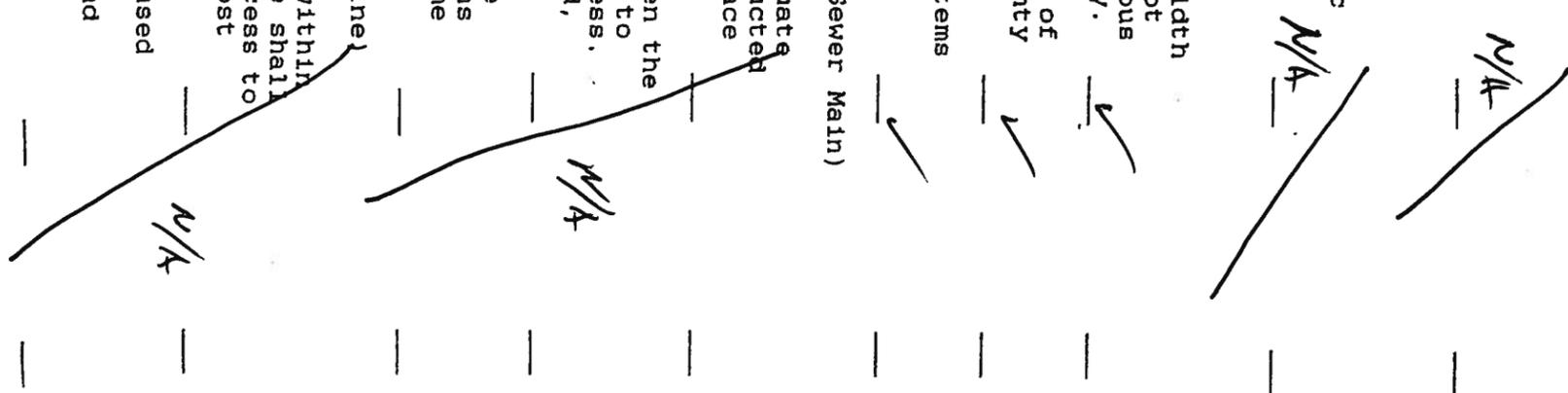
2. Drainage ditch shall be enclosed when the enclosure is equivalent in capacity to forty-eight inches in diameter or less. Such enclosures shall be constructed, installed & paid for by developer.

3. Storm hydraulic grade lines shall be based on estimated run-off conditions in watershed, ten years from the time the improvement is made.

G. Water Main (Extension of Public Water Line)

1. When adequate public water line is within 1,000 feet of subdivision, such line shall be extended so that each lot has access to the public water supply and total cost borne by developer.

2. When public water supply system is used and lots are less than 12,000 sq ft, sanitary sewers shall be provided and connected to a public system or an approved treatment plant.



H. Sewer Main (Extension of Sewer Line)

- 1. When the proposed subdivision is located within 500 feet of an adequate sanitary sewer line, a connection to the line shall be provided for each lot by the developer.

I. Street Lights

- 1. Acorn street lighting plan approved by the Village with developer paying total cost of installation.

J. Sidewalks

- 1. Concrete sidewalks covering all developable frontage with a minimum of five (5) ft. and conforming to all Village specs.

K. Utilities (Other)

- 1. All utilities (electric, gas, phone, cable etc.) must be located in public easement and installed underground.

L. Monuments

- 1. All subdivision boundary corners and others must be marked with cement and iron pipe monuments.

ZONING INSPECTOR COMMENTS

VILLAGE ADMINISTRATOR COMMENTS

PLANNING COMMISSION

None

VARIANCE REQUESTED (Section #)	DENIED	APPROVED	CONDITION, APPROVAL*
1. _____	___	___	___
2. _____	___	___	___
3. _____	___	___	___
4. _____	___	___	___
5. _____	___	___	___

*Specify Conditions Below:

PLANNING COMMISSION COMMENTS

I, Sackwith (Owner, Developer, Engineer (circle one)) of the

proposed development known as White Walk certify

that all the information provided herewith is true and accurate to the best of my knowledge.

Signed:

Sackwith

Date:

9-14-2020



SITE PLAN REVIEW CHECK LIST
Village of Whitehouse, Ohio

SHOWN ON NOT SHOWN
PLAN ON PLAN
(MK IN RED)

(1) IDENTIFICATION SHALL BE NOTED AS FOLLOWS:

- | | | |
|--|-----|-----|
| A. The title "Preliminary Drawing" | ___ | ___ |
| B. The proposed name of the subdivision | ___ | ___ |
| C. The location by township, section, town and range or by other legal description; | ___ | ___ |
| D. Names and addresses of the developer and his or her agent who designed the subdivision; | ___ | ___ |
| E. The scale of the drawing (one inch equals 100 ft. preferred); | ___ | ___ |
| F. The date and north point; | ___ | ___ |
| G. The approximate acreage; and | ___ | ___ |
| H. The key location. | ___ | ___ |

(2) DELINEATION SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:

- | | | |
|---|-----|-----|
| A. Boundary lines of the proposed subdivision indicated by dashed heavy lines; | ___ | ___ |
| B. Locations, widths and names of all existing or prior platted streets or other public ways; railroad and utility rights of way and easements; parks and other public open spaces; permanent buildings and structures, and section and corporation lines, within or adjacent to the tract; | ___ | ___ |
| C. Existing sewers, water mains, culverts, other underground facilities and open drainage ditches in and within close proximity to the tract, indicating the size, depth, direction of flow and location; | ___ | ___ |
| D. Boundary lines of all tracts of unsubdivided and subdivided land abutting the proposed plat, showing owners of tracts greater than one acre; | ___ | ___ |
| E. Indication of ground forms, preferably contours at two-foot intervals as measured in the field; | ___ | ___ |
| F. The existing zoning of the proposed subdivision and abutting tracts in zoned areas; | ___ | ___ |
| G. The layout of proposed streets, their proposed names and widths and the widths of proposed alleys, crosswalkways and easements. Proposed street names shall be checked with the Real Estate Transfer Department of the County Auditor's office to avoid duplication. | ___ | ___ |
| H. Layout numbers and dimensions of lots or parcels with appropriate designations; | ___ | ___ |
| I. Suggested locations of proposed water lines, sanitary sewer lines, storm sewer lines and sidewalks; | ___ | ___ |

- J. Sanitary treatment plant, well and septic tank locations, _____
- K. Where septic tanks are proposed, the submission of the results of soil percolation tests. The location of soil percolation tests shall be indicated and keyed to the result submitted. _____
- L. A diagram of proposed drainage development, including streets and lots, with indication of their outlet into existing facilities, and proposed elevation of drains at critical points, in critical areas, high water levels and areas subject to flooding; _____
- M. A screen planting plan, if any; and _____
- N. Proposed building set-back lines, showing _____
- O. dimensions. _____

APPROVED: _____

BY: _____

DATE: _____

FINAL PLAT CHECK LIST

SHOWN ON NOT SHOWN
PLAN ON PLAN

(1) IDENTIFICATION:

- A. The name of the subdivision; _____
- B. The location by township, section, town and range, and by other legal description as necessary _____
- C. Names of owners and the signatures and seal of the registered surveyor; _____
- D. The scale shown graphically; _____
- E. The date, and _____
- F. The northpoint. _____

(2) DELINEATION:

- A. The boundary of the plat, based on an accurate traverse, with bearings and angular and linear dimensions in conformity to the legal description, superimposed with a heavy dashed line to indicate the limits of the plat; _____
- B. True angles and distances to at least three of the nearest established street lines or official monuments which shall be accurately described on the plat; _____
- C. Subdivision boundary lines tied to section lines or other U.S. Government Survey lines by distances and angles; _____
- D. Accurate locations of monuments. One monument shall be placed at each change in direction on the boundary of the plat, and one monument shall be placed on the centerline of the right of way of each street intersection and at the beginning and end of all street curves. _____
- E. Exact locations, widths and names of streets within and adjoining the plat, and exact locations and widths of alleys and crosswalkways. The name of a street shall not duplicate that of any existing street. Proposed street names shall be checked with appropriate public officials. _____
- F. Exact locations and widths of easements for rights of way provided for public services, utilities or other purposes; _____
- G. Lot or parcel numbers and lines with accurate dimensions in feet and hundredths of a foot; _____
- H. Accurate designations of areas to be dedicated or reserved for public use, with the purpose indicated thereon; _____
- I. Radial, internal angles, points of curvature, tangent bearing and lengths of all areas; _____

- J. Building set-back lines accurately shown with dimensions; and
- K. The estimated elevation for the high water level as determined by the appropriate agency designated in Section 1226.12.

(3) CERTIFICATION AND SIGNATURES:

- A. Surveyor's certification;
- B. Owner's certification;
- C. Notary;
- D. Planning Commission;
- E. Council;
- F. County Tax Map Department;
- G. County Auditor;
- H. County Recorder;
- I. Village Administrator.

APPROVED:

BY: _____

DATE: _____

**MINUTES OF THE PLANNING COMMISSION
VILLAGE OF WHITEHOUSE, LUCAS COUNTY, OHIO
July 10, 2017**

Members Present: Commission members-Donald Atkinson, Thomas Lytle, David Prueter, and Zachary Ries. Others Present: Rich Kotite, Brian Ramirez, Angela & Benjamin D'Amore, Diane O'Konski, Jack Witte, John & Julie Cunningham, Barb Szymaniak, Melinda Hoskins, Nick Lukachek, Mike & Jennifer Koralewski, Brad Hertzfeld, Bob Keogh, Aggy & Jerry Finfera, Sharon Prueter, Chuck & Judy Kethel, Thomas Redd, Fred Beening, Administrator Jordan Daugherty, Public Service Director Steve Pilcher, Solicitor Phil Davis, and Community Development Coordinator Barbara Knisely.

At 7:03 pm, Chairman Thomas Lytle called the meeting to order.

Commission member Zachary Ries moved to approve the June 5, 2017, Planning Commission meeting minutes. Commission member Don Atkinson seconded the motion. 4 ayes.

Chairman Lytle stated the first Agenda item was to review and discuss the Preliminary Site Plan submitted by Jack Witte for the Plat of Witte's Walk with 17 lots and Plat One of Sullivan's Farm with 12 lots. He added that the Planning Commission members would go through the Staff Report, item by item, then the audience would have a chance to comment.

The Planning Commission, at its June 5, 2017 meeting, voted to review only the Plat of Witte's Walk and will continue with that discussion tonight. Mr. Witte stated he thought Witte's Walk was already approved at the June meeting. Chair Lytle stated the underlying zoning does not meet what was requested. Solicitor Davis stated that after reviewing the Minutes from the June 5, 2017, meeting, it states that the matter had been bifurcated, and that only Witte's Walk is before the Planning Commission at this time. The annexation period is fully effective as to the property and the proper zoning needs to be approved for the plat.

Chairman Lytle stated they would proceed with review of the Staff Report, item by item:

- 1 -3. Informational only.
4. Zoning – portions of Witte's Walk were previously in the Village and are zoned R-1, while other portions were recently annexed in as A. All property located in Witte's Walk will need to be rezoned to the requested S-1 zoning category.
5. Mr. Witte confirmed that Lots 3 – 17 will front Witte Lane and Lots 1 and 2 will face Cemetery Road.
6. It was confirmed that 15 of the lots meet the minimum 150' frontage, but Lots 4 and 9 do not meet that requirement.
7. Setbacks requirements are met.

8. Witte Lane is a cul-de-sac and does not connect to any other streets or subdivisions. Staff and Planning Commission feel it would be advantageous to connect. Mr. Witte stated he will not consider that. He's asking for an S-1 zoning district with large lots just like Claystone subdivision.

9. Concerning the length of the cul-de-sac, Mr. Witte stated that due to the topography and layout of the lots, it was not possible to shorten the length of the cul-de-sac. He added that the Village has allowed this in the past with long cul-de-sacs and this does not deter from access to other subdivisions or the bike trail. He added that Claystone might be approximately 100' shorter.

Commission member Prueter stated that the entire zoning code was reviewed less than a year ago. What Mr. Witte is asking for is double what the code allows and he does not want it that long.

Chairman Lytle stated that he feels this is an acceptable subdivision with S-1 zoning and extra large lots. He is happy with the density of housing, some homes are already there, and some will face Cemetery Road.

Commission member Prueter stated just because it's been done before doesn't mean we do it again.

Brief discussion about The Preserve subdivision and the fact that one cul-de-sac was allowed there. It was agreed that that is an entirely different property and subdivision. Mr. Daugherty added that staff looks at each development by itself and always looks at interconnectivity. He added that the proposed Witte family area should be considered and feels it could move forward as proposed.

A looped water line will be required at the end of the cul-de-sac.

10. Mr. Witte agreed to loop the water lines and install a fire hydrant in the cul-de-sac as required by the Whitehouse Fire Department personnel.

11. It was agreed that the length of the block was only slightly over the maximum allowed per the code.

12. Mr. Witte agreed that Disher Ditch would not be changed and this cul-de-sac does not cross over the ditch.

13. Mr. Witte agreed to install a 5' sidewalk along Cemetery Road, from Rupp to the bike trail, connecting to the existing sidewalk. He will not agree to sidewalks within the subdivision along Witte Lane and noted that the code does not require sidewalks within an S-1 district.

14. Mr. Witte is agreeable to the open ditch easements and will not build within 30' from the centerline of the ditch on each side.

15. Mr. Witte stated the storm water will flow both directions, western half going to the ditch and the eastern half going to Cemetery Road. He feels this will be an improvement from how the

property drains now, at times flooding Cemetery Road. He will work with the Village as to the size of the pipe required to drain the water.

16. Mr. Witte will work with the Village as far as street trees and understands the new requirement that the Village will plant the trees as construction proceeds. The Tree Commission will determine what type of trees will be planted.

17. Mr. Witte stated that none of the property is located within the flood plain and he will grade it and make it drain properly

18. As far as street lights, Mr. Witte stated he would like to go with a different look; "night sky light", which means street lights direct the light downward instead of up into the sky. He will work with Mr. Pilcher on this matter.

19. Sidewalks were previously discussed. No internal walks will be installed in the subdivision per the code.

20. Road width and right-of-way requirements are met.

21. Much discussion followed concerning the proposed Lot 9 and the lack of the required 150' frontage. Mr. Witte stated that he is willing to remove Lot 9 from this plat and include it later with the western portion of the property when that is developed, west of Disher Ditch. He added removing that lot would allow him the ability to shorten the cul-de-sac. He could change the rear lot lines of the other lots to coincide with the ditch banks. Solicitor Davis added that could be done tonight, if he wants to eliminate Lot 9 and make the cul-de-sac shorter and reconfigure the remaining lots at the western end of the cul-de-sac. Mr. Witte confirmed that he would have Mr. Moll, his engineer, redesign the plat, eliminating the oddly shaped Lot 9, reconfiguring a couple lots at the western edge, and shortening the cul-de-sac. New drawings will be promptly submitted to the Village for review.

Chairman Lytle stated that was the end of the Staff Report review. He confirmed that 3 variances would likely be needed, if approved: No connecting streets into other subdivisions; the length of the cul-de-sac, and the frontage of Lot 4. He confirmed that Mr. Witte could submit new plans showing the shortened cul-de-sac, removal of Lot 9, and reconfigured lots at the end. The Chairman then permitted audience comments, which were:

A) Jerry Finfera, 6261 Cemetery Road: Gave PC members pictures that were taken today after a heavy rain, showing the flooding. He feels with the addition of paved roads and rooftops, the flooding will only get worse. Currently the water has a chance to soak into the cornfields, but still runs off at this rate. Will the detention ponds be designed property so that they can handle the runoff?

B) Don Atkinson: Mr. Pilcher has not seen the design plans yet, but he (Atkinson) feels the drainage will likely be improved with the development. He reiterated that only half the water will go east to Cemetery Road and half will go west to the ditch. Much discussion on how much water the detention ponds will hold, the size of the metered pipe, etc.

- C) Jerry Finfera: Where will the cluster mail box unit be located? Does not think it should be on Cemetery Road, which could cause traffic backups. Mr. Witte confirmed that it will not be located on Cemetery Road and will likely place it on or near the cul-de-sac at the western end.
- D) Chuck Kethel, 6515 Blue Ridge Dr: Concerned with flow of water coming out of the metered pipes. Feels that a larger pipe is required to meter the water out so that ponds don't fill and overflow. Can't understand how this property is not in the flood plain when his property on Blue Ridge Drive North is. They've had issues and feels this property will too.
- E) Ben D'Amore, 6251 Cemetery Road: Can't believe the flood today since the cornfields are so dry and doesn't feel splitting the runoff will help. At least once a year his garage floods. Doesn't feel allowing the long cul-de-sac because "it's family" should be the reason. He doesn't think family members will always live there in the future.
- F) John Cunningham, 6333 Cemetery Road: Shouldn't we wait on the traffic study before any decisions are made? Chair Lytle replied that he is not concerned with only 17 lots being approved in this plat as far as traffic problems.
- G) Julie Cunningham, 6251 Cemetery Road: She agrees that no decisions should be made until the traffic study is completed.
- H) Don Atkinson: After looking at the pictures provided, it's obvious that part of the flooding is on the Witte property. He's sure Mr. Witte doesn't want to flood his own property. He asked what the consensus of this group was: do they want the property to remain a cornfield forever? If this subdivision is done responsibly with \$500,000+ homes built on 17 lots, isn't that an improvement? He does not feel that 17 homes will cause a traffic problem. He's alright with the Village using a different engineer to look at this plan. He added that he is in favor of this subdivision and will be voting for approval.
- I) Jerry Finfera: Agreed that he's always known it would be developed and he's happy with the 1+ acre lots. However, we have to live with any mistakes that are made. The back ponds are twice as big as the front pond. We can't risk it being done incorrectly and he doesn't not want to see traffic jams.
- J) Don Atkinson stated we are all in agreement with the traffic flow problems, but this is only 17 lots.
- K) Commission Member Zachary Ries asked Mr. Pilcher when the water shed calculations are done, aren't roof tops and pavement taken into account? Mr. Pilcher confirmed that was correct, and added that the pond sizes and exact locations can be changed once the calculations and studies are completed. This is a preliminary drawing.
- L) Mr. Lytle confirmed the process; the developers engineer submits the plans and calculations, then it is reviewed by the Village engineer to be sure it is correct.
- M) Jennifer Koralewski, 10220 Blue Ridge Drive: Are we talking about the same engineers who designed what is there now? It was confirmed that the County or Township reviewed these plans many years ago before this property was in the Village. The current catch basins and storm sewer are old.
- N) Mr. Witte confirmed that he hates to see the flooding too. The existing two catch basins are the only ones there now. The homes with flooded garages and yards were built a long time ago and they're in a low spot. The natural fall of the land is right there. He added that his engineer, Bill Moll, is a respected professional as far as water control and does lots of work in this area and he's never had a problem with the other developments that Mr. Moll has

designed. He added that his goal is to improve the property and see that there is no flooding.

O) Barb Szymaniak, 10112 Rupp Road: Said she wants development, but 17 homes does not mean 17 cars. She lives on Rupp Road near the entrance to Morgan Marie Court where villas were built a few years ago. Even the villas have at least 2 cars. Her biggest concern is slowing traffic down. Mr. Lytle stated that the Planning Commission is not there to discuss traffic speed.

Chairman Lytle concluded the audience period.

Chairman Lytle moved to approve the plat of Witte's Walk, conditional upon final zoning, and the following conditions:

1. Developer will remove Lot 9 from this plat,
2. Shorten the cul-de-sac, moving it to free up space at the end,
3. Variance to allow no connecting street to other areas,
4. Variance for the length of the cul-de-sac, and
5. Variance for the frontage of Lot 4 (under 150')

Commission member Don Atkinson seconded the motion. Motion passed unanimously with 4 ayes-Lytle, Atkinson, Prueter, and Ries. Chairman Lytle confirmed that they are all concerned with drainage and the design. Mr. Daugherty said it is abundantly clear that the Village is going to fix this by looking at multiple ideas. Mayor Atkinson confirmed that the Village will be on top of this and does not want to see flooding. Chairman Lytle confirmed that the vote was 4-0 in favor of Witte's Walk with the conditions as stated in the motion to approve the preliminary plat.

The next Agenda item was to review a preliminary site plan for a cell tower to be located in Sandra Park.

Chairman Lytle introduced Brian Ramirez from New Par, dba Verizon Wireless and asked him to explain the request for the cell tower.

Mr. Ramirez stated basically there is a hole in the coverage and showed diagrams indicating areas that are covered now and areas that are lacking. With all the technology today, the use of cell phones, everyone having a tablet of some sort, security systems, etc., additional coverage is needed in this area, especially as it continues to grow. Industry data shows that by 2020, use of these items will triple.

He stated they did look at co-locating on the existing tower on Indianapolis/St. Louis Street, but they have an existing tower approximately 1.7 miles away from that tower. This site, Sandra Park, fits right in the middle of the current gap and is a perfect location. He stated they are requesting a 195' tower with a 4' lightning rod on top (total of 199'). This tower will be built so that up to 3 additional providers can co-locate on it. Verizon has agreed to pave the existing gravel driveway leading from Cemetery Road to this site.

Chairman Lytle questioned why they could not co-locate on the existing tower and Mr. Ramirez showed the diagram indicating where the hole in their coverage was.

Mr. Lytle stated he would like to go over the Staff Report, item by item.

1. Site needs to be aesthetically pleasing since it is located within a park in an R-2 district.
2. Plan shows arbor vitae spaced 6 feet apart on center. Whitehouse Tree Commission will be asked to review this.
3. Mr. Ramirez confirmed that no lights will be needed since the tower is below 200 feet.
4. The required signage will be placed on the fence, "no trespassing" and an emergency contact phone number.
5. Verizon will be responsible for weeds and trash removal.
6. The existing driveway will be paved per the plans and Village review.
7. Facility will be fully automated and unattended, except for visits for emergencies and periodic maintenance.
8. Mr. Ramirez stated the only utilities used will be power and fiber and both will be placed underground. Three levels of power will be used: the primary power source, a battery back-up, and a back-up generator which will run on natural gas or diesel. The generator will run once a week for 15 minutes, scheduled during daylight hours.
9. At least 3 additional supplies can co-locate on the tower. There is room for 3 additional equipment shelters/cabinets within the 75 x 75 foot fenced area.
10. All set back requirements are met.
11. A 49' variance will be required for the height of the tower. The current zoning code states a maximum height of 150'.
12. The tower will be painted a non-reflecting, non-contrasting gray color.
13. The existing tower in Village Park is greater than one mile away.

Equipment Shelter

16. The equipment shelter is proposed to be 240 square feet, which is less than the maximum of 300 square feet.
17. The equipment is below the maximum height of 35'

18. No concerns with the fencing setback.

19-21. Meet all requirements and have been discussed.

Safety Standards

Chief Building official will review the plans and issue a building permit per all Ohio codes.

Verizon has agreed to an 8 foot vinyl fence, color to be agreed upon by Staff and Verizon.

If this site plan is approved by the Planning Commission, a special use permit will be needed to allow a telecommunications tower within an R-2 district. Planning Commission can make a recommendation to Village Council who will then conduct a public hearing on the matter.

Solicitor Davis corrected information in the Staff Report concerning the lease agreement. He stated the lease has not been totally accepted by Council. If Planning Commission approves the preliminary site plan, Council will move forward with finalizing the lease agreement.

Chair Lytle asked why Verizon was not using a building shelter. Mr. Ramirez stated Verizon has gone to the canopy style. Over the years, the equipment has become smaller, uses less power, and makes less noise. He confirmed that this style is cooler and quieter.

Mr. Prueter asked if co-locators would use the same type of equipment. Mr. Ramirez stated some do, it all depends on technology. Phone styles change quickly so equipment must keep up with those changes. Providers are using fiber now instead of copper.

Mr. Ramirez asked for some relief to the landscaping required in the front of the enclosure near the gates due to the location of part of the equipment. Tree Commission can be advised of this request and work with them as far as plantings and location.

Chair Lytle stated he would now take public comments.

- A) Jerry Finfera, 6261 Cemetery Road: Could the tower be designed to look like a tree, like he's seen in other parts of the country? Mr. Ramirez stated a 190' tree would stick out more than the tower itself. Brief discussion on color of tower.
- B) Barb Szymaniak, 10112 Rupp Road: She lives on Rupp and the tower will be located directly behind her house. She would prefer a dirt or grass colored fence instead of white to blend in and be less noticeable. She also inquired about the decibel level of the equipment. Mr. Ramirez did not know the answer, but will get info to the Village concerning the decibel level.
- C) Commission member Prueter asked if the area was ever going to be used strictly as a park and would balls, etc. be hit over the fence into the equipment area?
- D) Chairman Lytle asked why it was located in the middle of the park? It was confirmed that it had to be placed there because of the required fall zone due to the height of the tower.

E) Julie Cunningham, 6251 Cemetery Road: 30 years ago someone wanted to develop the Sandra Park property. What was it previously used for, are there underground tanks on the property? Mr. Pilcher stated that was the former Village sewer treatment plant and there was probably existing concrete areas on the property, but assured the group that all EPA compliances were met when the treatment plant was abandoned.

F) Barb Szymaniak: Does the Village really need the lease money? Why not move the tower just outside of town on the Lial property; she's sure the nuns could use the money.

At this point, Chairman Lytle asked for a motion.

Commission Member Zachary Ries moved to approve the preliminary site plan for a telecommunication tower at Sandra Park submitted by New Par, dba Verizon Wireless, with variances for:

1. Height of the tower
2. Use of equipment cabinets instead of a shelter
3. Require a Special Use Permit

Chairman Tom Lytle seconded the motion. 4 ayes.

With no other business to come before the Planning Commission, motion by Commission member Zachary Ries, seconded by Commission member Donald Atkinson to adjourn. 4-0. Meeting adjourned at 9:11 pm.

Respectfully submitted,

Barbara Knisely
Community Development Coordinator

WITTE WALK

IN THE

N.E. 1/4 - SECTION 35 - TOWN 7 NORTH, RANGE 9 EAST
VILLAGE OF WHITEHOUSE, LUCAS COUNTY, OHIO

Parcel #98-17435

Lot 11

NEW 36' RW
MON. ON

\$ 89°29'34"E 420.00'
Offset Mon.
90.00' from
Corner
Lot 1
66,704 S.F.
1,531 Ac.

LOT R/W CURVE DATA

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	10°56'17"	333.00'	63.57'	31.88'	63.48'	S 86°01'30"W
2	25°48'54"	333.00'	150.13'	76.36'	148.86'	S 67°38'24"W
3	4°48'49"	333.00'	27.98'	14.00'	27.97'	S 52°19'03"W
4	16°48'00"	177.20'	51.96'	26.17'	51.77'	S 58°18'38"W
5	24°50'40"	467.00'	202.50'	102.87'	200.92'	S 79°07'58"W
6	57°32'35"	50.00'	50.22'	27.46'	48.13'	S 59°40'25"W
7	72°21'48"	70.00'	88.41'	51.20'	82.65'	N 67°05'01"W
8	50°50'02"	70.00'	62.11'	33.26'	60.09'	S 51°19'03"W
9	104°40'59"	70.00'	127.89'	90.71'	110.83'	S 26°28'27"E
10	41°48'42"	70.00'	51.08'	26.74'	49.96'	N 80°18'42"E
11	32°08'57"	50.000'	28.05'	14.408'	27.689'	N 75°28'50"E
12	6°58'28"	533.00'	65.03'	32.56'	64.99'	N 88°03'34"E
13	14°49'56"	533.00'	137.98'	69.38'	137.59'	N 77°08'52"E
14	3°01'17"	533.00'	28.11'	14.06'	28.10'	N 68°13'16"E
15	16°48'00"	243.20'	71.31'	35.91'	71.05'	N 58°18'38"E
16	10°38'57"	267.00'	49.63'	24.88'	49.55'	N 55°14'07"E
17	30°56'03"	267.00'	144.15'	73.88'	142.41'	N 76°01'37"E

LOT Ditch Curve DATA

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
18	04°09'57"	100.00'	7.27'	3.64'	7.27'	N 22°34'23"E
19	22°40'50"	100.00'	39.58'	20.06'	39.33'	N 09°09'00"E

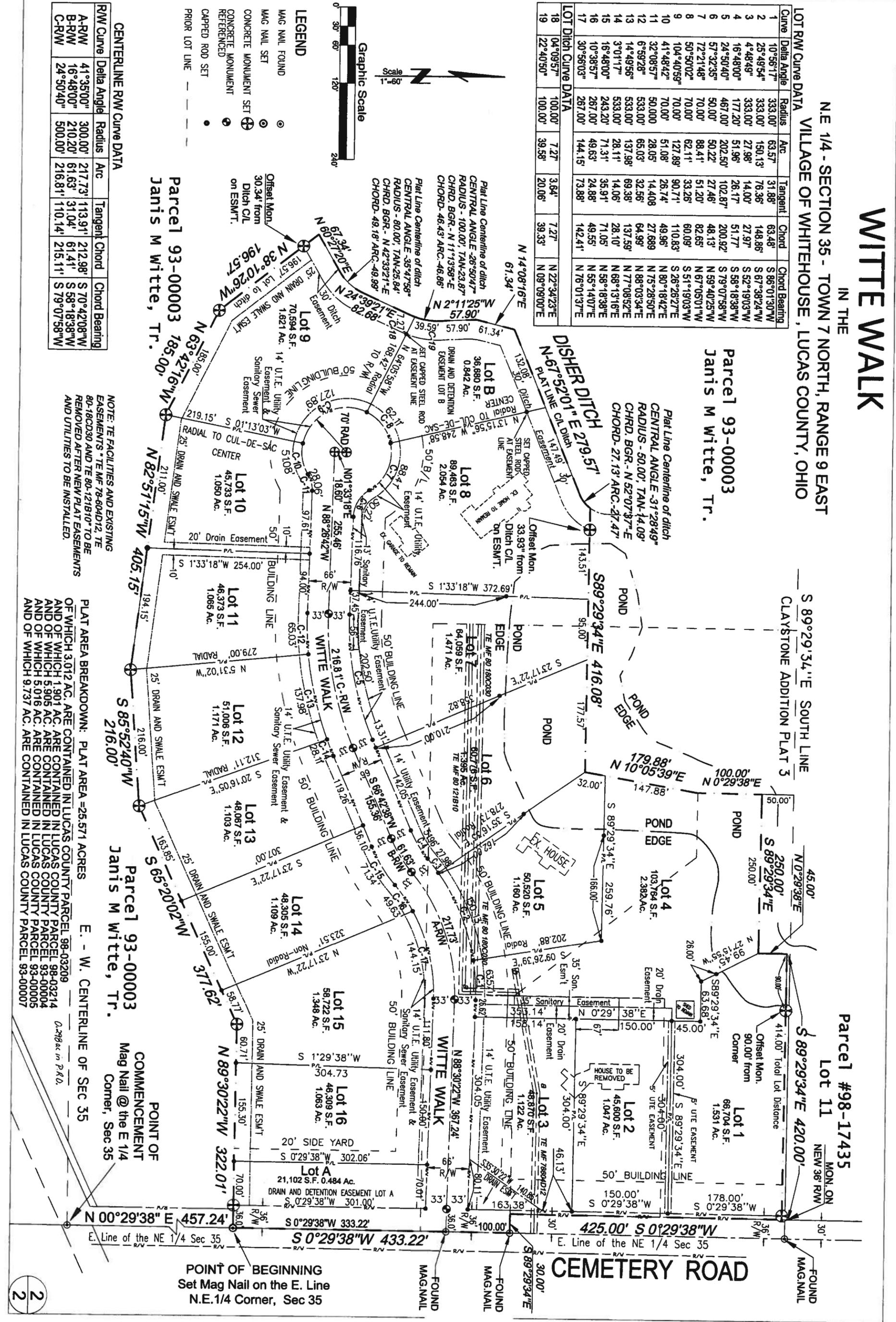
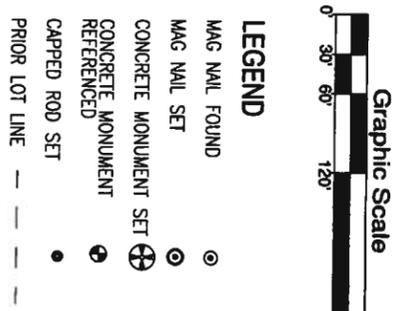
Parcel 93-00003
Janis M Witte, Tr.

DISHER DITCH
N-67°52'01"E 279.57'

Parcel 93-00003
Janis M Witte, Tr.

CENTERLINE R/W CURVE DATA

R/W Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
A-R/W	41°35'00"	300.00'	217.73'	113.91'	212.98'	S 70°42'08"W
B-R/W	16°48'00"	210.20'	61.63'	31.04'	61.41'	S 58°18'38"W
C-R/W	24°50'40"	500.00'	216.81'	110.14'	215.11'	S 79°07'58"W



Legal Description - PLAT OF WITTE WALK

Being part of the Northeast 1/4 of Section 35, Town 7 North, Range 9 East, in the Village of Whitehouse, Ohio, and being more particularly bounded and described as follows:

COMMENCING at a found mag nail at the East 1/4 corner of Section 35:

Thence N-00°29'38"-E along the east line of the Northeast 1/4 Section 35, also the centerline of Cemetery Road right-of-way, a distance of 457.24 feet to a set mag nail, the **POINT OF BEGINNING**;

Thence N-89°30'22"-W through a set concrete monument set at proposed Right of Way at 36.00 feet, a total distance of 322.01 feet to a set concrete monument;

Thence S-65°20'02"-W a distance of 377.62 feet to a set concrete monument;

Thence S-85°52'40"-W a distance of 216.00 feet to a set concrete monument;

Thence N-82°51'15"-W a distance of 405.15 feet to a set concrete monument;

Thence N-63°42'16"-W a distance of 185.00 feet to a set concrete monument;

Thence N-38°10'26"-W Thence N-38°10'26"-W through a set concrete monument at 166.23 feet, a total distance of 196.57 feet to a point in the center of Disher Ditch as surveyed during the summer of 2018;

Thence along the approximate centerline of Disher Ditch for the following eight (8) courses:

(1) N-60°27'20"-E a distance of 67.34 feet to a point of curvature;

(2) Along a curve to the left, being convex to the southeast, having a radius of 80.00 feet, a central angle of 35°47'58", a tangent of 25.84 feet, a chord distance of 49.18 feet bearing N-42°33'21"-E, an arc distance of 49.99 feet to a point of tangency;

(3) N-24°39'22"-E 82.68 feet to a point of curvature;

(4) Along a curve to the left, being convex to the east, having a radius of 100.00 feet, a central angle of 26°50'47", a tangent of 23.87 feet, a chord distance of 46.43 feet bearing N-11°13'58"-E, an arc distance of 46.86 feet to a point of tangency;

(5) N-02°11'25"-W 57.90 feet to a point;

(6) N-14°08'16"-E 61.34 feet to a point;

(7) N-67°52'01"-E 279.57 feet to a point;

(8) Along a curve to the left, being convex to the southeast, having a radius of 50.00 feet, a central angle of 31°28'49", a tangent of 14.09 feet, a chord distance of 27.13 feet bearing N-52°07'37"-E, an arc distance of 27.47 feet to a non-tangency point;

Thence S-89°29'34"-E through a set concrete monument at 33.93 feet a total distance of 416.08 feet to a point in a pond;

Thence N-10°05'39"-E a distance of 179.88 feet to a point in a pond;

Thence N-00°29'38"-E a distance of 100.00 feet to a point in a pond;

Thence S-89°29'34"-E a distance of 250.00 feet to a point in a pond;

Thence N-00°29'38"-E a distance of 45.00 feet to a point in a pond;

Thence S-89°29'34"-E, through a set concrete monument at 90.00 feet, and through a set concrete monument at 414.00 feet at the proposed west Right of Way (1/2-36.00) a total distance of 420.00 feet the existing west (1/2 - 30') Right-of-Way line of Cemetery Road;

Thence S-00°29'38"-W a distance of 425.00 feet along said west Right-of-Way line to a point;

Thence S-89°29'34"-E a distance of 30.00 feet to a set Mag nail on the east line of the Northeast 1/4 Section 35, also the centerline of Cemetery Road Right-of-Way;

Thence S-00°29'38"-W a distance of 433.22 feet along the east line of the Northeast 1/4 Section 35, also the centerline of Cemetery Road Right-of-Way, to the **POINT OF BEGINNING**;

The bearings used herein are based on State Plane Coordinates, Grid North, Ohio North Zone (3401), NAD83(2011)

Parcel described containing 1113856.74 square feet or 25.571 acres of land more or less.

Parcel being ALL of parcels #9300004, #9300005, #9803209, # 9803214 AND #93-00007.

SEE SHEET 2 FOR AREA BREAKDOWN

Surveyor's certification.

I hereby certify that during Fall of 2014 and Fall of 2019, I surveyed the property hereon described subdividing some into lots numbered consecutively from 1 to 16 both inclusive and Lots A and B (storm water detention areas) and that this is a true and a complete plat of said survey made by me. Distances are given in feet and decimal parts thereof. Concrete monuments, marked thus ⊕ have been set at boundary change of directions or offsets. 5/8" iron re-bar with I.D. copes, stamped WSC 7190 have been set at all lot corners. Additional monuments marked thus ⊙ have been referenced by me and set by the developer.

WATERVILLE SURVEY COMPANY

804 Roche De Bouef Ct.
Waterville, Ohio 43566
Ph. 419-215-0632

By: *Dennis J. Pritscher* DENNIS J. PRITSCHER, P.S. #7190

Date: 12/01/19



Owner's certification.

I, the undersigned, owner of the property hereon described, do hereby adopt the subdivision as shown on this plat, establish setback lines as shown, dedicate to public use the street White Walk and right-of-way as shown.

We hereby acknowledge the creation of lots A and B as common lots for the non-exclusive use of the owners of lots 1 thru 16, as described in the recorded deed restrictions, and further grant the "Village of Whitehouse" the right of access to Lots A and B for the purposes of maintenance, reconstruction of storm sewers and storm sewer structures, and grading or re-grading of ground surfaces for storm water flow.

We, do hereby establish easements as shown hereon and designated as Utility and Toledo Edison easement (U.T.E.) for the purpose of permitting the construction, installation, relocation and maintenance of public or quasipublic utility facilities thereon. Maintenance shall include the right to remove any branches or other growth or obstructions that might interfere with the construction, maintenance or safe operation of utility lines or facilities.

We further establish a 14' sanitary sewer easement as located on the plat for the installation, maintenance of public use by the VILLAGE OF WHITEHOUSE.

We further establish drain and swale easements for the installation and maintenance of conduits and for the grading of ground surfaces for positive surface flow. Filling and regrading of swale easements is prohibited without prior written permission by the VILLAGE OF WHITEHOUSE.

We further establish a 30 foot wide ditch easement along "DISHER DITCH", as shown on the plat, for the purpose of access and maintenance. Construction of structures, fences or modification of ground surfaces within the easement is prohibited.

We, further certify that we will improve this subdivision with the following installations; asphalt pavement with concrete curb and gutter, storm sewers, sanitary sewers, and water lines.

WITNESSES: *Michelle Bowler* OWNER: WITTE WALK LTD AN OHIO LIMITED LIABILITY COMPANY

PRINT NAME *Michelle Bowler*

SIGNATURE *Tami S. Rittie* BY *Jennifer L. Yoder* SOLE MEMBER

PRINT NAME

Notary State of Ohio) ss County of Lucas)

On this 6th day of February 2020 before me personally appeared Jennifer L. Yoder, SOLE MEMBER OF WITTE WALK LTD who acknowledged the signing of this plat to be his free act and deed for the purpose herein mentioned.

Witness my hand and seal the day and year above written.

Jessyca Rice
Notary Public
Kerly M. Hill
print name

My Commission Expires: JUNE 1, 2024

Kerly M. Hill
Notary Public, State of Ohio
My Commission Expires 6/1/2024

Village of Whitehouse



WITTE WALK

IN THE
N.E. 1/4 SECTION 35, TOWN 7 NORTH, RANGE 9 EAST
VILLAGE OF WHITEHOUSE, LUCAS COUNTY, OHIO.

Whitehouse Planning Commission.

We hereby certify that this plat is approved by the Whitehouse Planning Commission in accordance with the Subdivision Rules and Regulations for Whitehouse, Ohio.

Signed this 4th day of February 2020

Thomas Lyle *David Trueter*
THOMAS LYLE, Chairman DAVID TRUETER, Secretary

Whitehouse Village Council.

This plat is hereby accepted and approved by Village Council this 4th day of February 2020

Susan Miller
SUSAN MILLER, Clerk of the Village of Whitehouse, Ohio

Donald Atkinson
DONALD ATKINSON, Mayor of the Village of Whitehouse, Ohio

County Tax Map Department.

Ownership of the property comprising this plat is correctly shown.

Lucas County Tax Map Department

County Auditor.
This plat has been submitted for the purpose of appraisalment this 25th day of February 2020

Daisy Pappas
Lucas County Auditor

Lucas County Recorder

County Recorder.
Received for record this 25th day of February, 2020 at M.
Recorded in Volume , pages , Book of Plats,

Walter Gaudin
Lucas County Recorder

Whitehouse Village Administrator.

I find that the streets shown on this plat have been constructed in accordance with Village specifications, are in good repair and said streets are hereby accepted for public use pursuant to Ohio Revised Code, Section 711.091.

Jordan Daugherty
JORDAN DAUGHERTY, Whitehouse Village Administrator

PLAT NOTES

The owners of all lots within this plat shall be responsible for the maintenance of the drainage easement area of Common Lot A and B in Witte Walk. In this regard, all lots of this Plat shall be subject to drainage maintenance assessments in the event that, and at such time as, Lucas County and/or Village of Whitehouse determines that the owner or owners of the property herein described are not properly maintaining the above mentioned drainage facilities. In such event, the amount and method of assessment shall be determined by the Lucas County Engineer or the Village of Whitehouse Engineer. In addition, at such times as adjoining real property is platted that uses the drainage easement area known as Common Lot A and B in Witte Walk, for drainage, the owner or owners of such platted lots shall also share in the responsibility for the maintenance of the drainage easement area known as Common Lot A and B in Witte Walk.

The building elevations within the subdivision shall be at least one foot above the 100 year floodplain elevation. The 100 year flood elevation is calculated at 643.0.

The owner of each lot in this plat shall each have an equal and undivided interest in the Common Lot A and B, as shown hereon. The owners of all lots in this plat shall be responsible for the maintenance of Common Lot A and B, as shown hereon.

