

MINUTES OF THE PLANNING COMMISSION
VILLAGE OF WHITEHOUSE, LUCAS COUNTY, OHIO
March 7, 2022

At 6:00 pm, Chairman Tom Lytle called the meeting of the Whitehouse Planning Commission to order.

Roll Call: Tom Lytle, Dave Prueter, and Justin Clampitt. **Also in attendance was:** Mayor Don Atkinson, Chad Scott, developer, Public Works Director Steve Pilcher, and Tiffany Bachman, Planning Administrator.

First item of business is to elect officers for 2022. Dave nominated Tom for Chairman, Tom nominated Dave for Vice Chairman, and Tom nominated Justin for Secretary. Motion passed 4-0.

Dave Prueter made a motion to approve the minutes of the November 2, 2020, meeting, Mayor Don Atkinson seconded the motion. Motion passed 4-0.

Next item was to review and discuss the preliminary site plan for Magnolia Estates. 1. Chad Scott wants to develop Plat 2 of Savanna Lake mainly as an area for his family to live and build a new house. Tom wondered why the name change since it is an extension of Savanna Lake. Chad wants it named after his daughter, so that's where the name came from. Steve said usually when the street turns, the name changes, so the street could be named Magnolia. It was decided to call it Savanna Lake Plat 2, to avoid confusion. 2. Lots meet the required 20,000 square foot minimum and 3. also meet or exceed the minimum 100-foot frontage at the building line. 4. Each lot will have the thirty-five-foot front yard setback and the fifteen-foot side yard setbacks. 5. Streets meet the required sixty-six-foot right-of way for a minor street. Variance will be granted for the length of the cul-de-sac being 931 feet instead of the 600 feet and will have a diameter of one hundred forty feet. 6. Mr. Scott will arrange to be placed on the Tree Commission agenda for a street tree plan. 7. Chad stated there will be curbs along the streets. 8. Water line material will be PVC C-909 with an eight-inch minimum. 9. A pump station is needed for the sanitary sewer and will be paid for by the developer. 10. Developer provided a signed agreement by Savanna Lake HOA allowing use of the current detention pond. Dave wanted to make sure the Savanna Lake HOA was aware there are eight lots and not four as stated in the letter. Chad said yes, they are aware. 11. Acorn style street lighting plan will be submitted. 12. Developer is requesting a variance to not install sidewalks. 13. Jeff Yoder of Poggemeyer Design Group is reviewing the plans. 14. Deals with the financial matters. 15. Villager Solicitor will be asked to review bonds and/or escrow agreements prior to final approval. 16. Improvements must conform to current Whitehouse requirements concerning OEPA. 17. Whitehouse Fire Department does not have any concerns. 18. Utility materials must be made in USA. 19. Plans must be submitted to the Village when the plat is completed. 20. Developer shall provide a copy of Legal Contract/ Maintenance Agreement Plan for the detention pond.

Motion made by Dave Prueter, seconded by Mayor Don Atkinson to approve the preliminary plat of Magnolia Estates, provided the following are met:

- Street Tree Plan submitted to the Tree Commission

- Street lighting plan to be reviewed and approved by Village Staff
 - Financial guarantees for all streets, utilities, sidewalks, trees, etc. to assure completion within a two-year period
 - Guarantee all work performed free from defect of material and/or workmanship for a two-year period
 - Developer acknowledges and understands regulations concerning erosion, sediment control, stormwater discharge and storm sewer connections pursuant to Chapters 930 and 931 of Whitehouse Codified Ordinances
 - A variance given for the requirement of concrete sidewalks and the nine hundred thirty-one foot length of the cul-de-sac
- Motion passed 4-0.

It was also agreed to change the meeting time from 7:00 pm to 6:00 pm.

With no other business to come before the Commission the meeting was adjourned at 6:24 pm.

Respectfully submitted,
Tiffany Bachman
Planning Commissioner