

Whitehouse

September 14, 2023

**Whitehouse Planning Commission
September 18, 2023
6:00 P.M.**

Notice is hereby given that the Planning Commission of the Village of Whitehouse will meet on Monday, September 18, 2023, at 6:00 p.m. in the Council Chambers, Whitehouse Village Hall, 6925 Providence Street, Whitehouse, Ohio.

AGENDA

1. Call the Regular Meeting to Order
2. Election of officers for 2023 (Chairman, Vice Chairman, Secretary)
3. Approve Minutes of the March 7, 2022 Planning Commission Meeting
4. Review and discuss Final Plat site plan for Savanna Lake Plat Two (Previously Magnolia Estates)
5. Other business as appropriate under the Charter
6. Adjourn

Jordan D. Daugherty
Village Administrator

**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

**STAFF REPORT
PLANNING COMMISSION
Review of Preliminary Plat for Savanna Lake Plat II (a.k.a. Magnolia Estates)
Staff Report #01-2023
September 14, 2023**

Owner: Chad Scott

Developer/Applicant: Chad Scott

Engineer: Feller, Finch & Associates, Inc

Subject Property: Savanna Lake Plat II

Current Zoning: R-1, Single Family Residential District

Request: Applicant is requesting Planning Commission's approval of additional pond (lot 35) included in the Amended Preliminary Drawing of Savanna Lake Plat II (a.k.a. Magnolia Estates). The previously approved plat includes eight (8) single family homes.

Adjacent Zoning: To the North: R-1, Single Family
To the West: R-1, Single Family
To the South: S-1, Suburban
To the East: S-1, Suburban

Adjacent Uses: To the North: Single Family Home
To the West: Savanna Lake Subdivision
To the South: Farmland
To the East: Farmland

Information for Review:

1. Mr. Scott is requesting a final review and approval of the plat which now includes a pond on Lot 35.
2. Since the preliminary plat was previously reviewed and approved, no full-scale re-review is necessary.
3. The project engineer has provided a letter indicating that all parts of the preliminary plat conform with the Village Code and conditions set forth during the March 7, 2022 plat approval decision.

1. Chapter 1257.13 (A) (1) requires a minimum parcel size of five (5) acres for the construction of a pond. The revised preliminary drawing shows a .5-acre pond on a 2.9-acre parcel. Thus, the applicant will need a 2.1-acre variance to move forward.
2. Pursuant to Chapter 1257.13 (A) (2), all ponds require a permit and must meet the requirements of Chapter 1241.04 (Application and Issuance of Zoning Permits). These requirements have been met.
3. Chapter 1257.13 (A) (3) requires all ponds conform to the U.S. Soil Conservation Service specifications and recommendations. The applicant is asked to acknowledge this.
4. Chapter 1257 (B) (1) requires a minimum pond surface area of .5 acres and not exceed twenty-five (25) percent of the parcel's net acreage. These requirements appear to be met.
5. Chapter 1257 (B) (2) requires the horizontal to vertical side slope of ponds to be 3:1. This requirement appears to be met.
6. Chapter 1257 (B) (3) refers to beach area slopes. No beach area specifics are noted on the drawing and should be clarified during the meeting.
7. Chapter 1257 (B) (4) sets forth the requirements for pond grading. The applicant should clarify whether there is compliance with the height (four (4) feet maximum) requirement.
8. Chapter 1257 (B) (5) addresses the need for proper installation of drainage systems. The applicant should acknowledge this at the meeting.
9. Chapter 1257 (C) (1) refers to a one hundred (100) foot minimum setback from any roadway right-of-way centerline. This requirement appears to be met.
10. Chapter 1257 (C) (2) requires ponds to have side and rear yard setbacks of not less than ten (10) percent of the width of the parcel (391'), with a minimum setback of fifty (50) feet. Based on the visual spacing on the Plan View, this requirement does not appear to be met.
11. Chapter 1257 (C) (3) requires ponds to be located no closer than one hundred (100) feet to any sanitary or stormwater improvement. This requirement appears to be met but should be clarified at the meeting.
12. All improvements must conform to current Whitehouse requirements concerning OEPA regulations and the need to obtain National Pollution Elimination Systems general permit coverage for the Municipal Separate Storm Sewer Systems.

Developer must conform to the Village of Whitehouse Erosion and Sediment Control Standards and Ohio Rainwater & Land Development manuals. This includes erosion and sediment control for small construction sites as well as stormwater discharge and storm sewer connection regulations. Whitehouse Council passed legislation on February 21, 2017 (Ordinance No. 5-2017), which sets forth the enforcement and penalties associated with these regulations.

Considerations:

Staff recommends that the Planning Commission approve the amended preliminary plat of Savanna Lake II, providing the following are met:

- A. A variance of 2.1 acres of the minimum parcel size of five (5) acres for the construction of a pond.
- B. The Plan View does not specify setback details but visually appears to not meet the Village's requirements. Once those details are confirmed with the applicant at the meeting, it is possible that a specific setback variance is necessary.
- C. The applicant should clarify and confirm conformity regarding the following:
 - a. Chapter 1257 (B) (3) refers to beach area slopes. No beach area specifics are noted on the drawing and should be clarified.
 - b. Chapter 1257 (B) (4) sets forth the requirements for pond grading. The applicant should clarify whether there is compliance with the height (four (4) feet maximum).
 - c. Chapter 1257 (C) (3) requires ponds to be located no closer than one hundred (100) feet to any sanitary or stormwater improvement. This requirement appears to be met but should be clarified at the meeting.
- D. The applicant should acknowledge the following items:
 - a. Requirement that all ponds conform to the U.S. Soil Conservation Service specifications and recommendations.
 - b. Chapter 1257 (B) (5): the need for proper installation of drainage system.