

MINUTES OF THE PLANNING COMMISSION
VILLAGE OF WHITEHOUSE, LUCAS COUNTY, OHIO
September 18, 2023

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

Roll Call: Tom Lytle, Dave Prueter, Allen Kuck, and Charles Kethel. Also in attendance were: Don Flenner and Municipal Administrator Jordan Daugherty

First item of business is to elect officers for 2023. Charles Kethel nominated Tom Lytle for Chairman. Tom Lyle nominated Dave Prueter for Vice Chairman, and Tom Lytle nominated Allen Kuck for Secretary. These nominations were motioned by Mr. Lytle and seconded by Mr. Kether. Motion passed 4-0.

Mr. Prueter made a motion to approve the minutes of the March 7, 2022 meeting; Mr. Kether seconded the motion. Motion passed 4-0.

Next item was to review and discuss the preliminary site plan for Savanna Lake Plat II (A.K.A. Magnolia Estates). Mr. Lyle summarized that the meeting's purpose was to review the owner's request to finalize the preliminary plat and to include a new pond on Lot 35. Mr. Lytle then led the discussion and addressed each item under the Information to Review section of the Staff Report. Mr. Lytle noted that no full-scale review of the plat was necessary since it had already been approved at the March 7, 2022 meeting. Mr. Lytle also noted that the developer submitted a letter indicating that the preliminary plat conforms to Whitehouse's requirements and that all the conditions set forth during the March 7, 2022 meeting were met. The Commission noted that the proposed 2.9-acre pond does not meet the Village's minimum pond size and will require a 2.1-acre variance to move forward. The Commission then noted several requirements for pond construction have been met. The developer's representative, Don Flenner, acknowledged that the pond's surface does not exceed twenty-five (25) percent of the parcel's net acreage and that the pond must be constructed in conformity with the U.S. Soil Conservation Services specifications and recommendations. Mr. Flenner also noted that the pond will not include any beach area. Additionally, Mr. Flenner noted that the pond bank will not exceed the maximum requirement of four (4) feet. As for the pond drainage, Mr. Flenner stated that the overflow will go into the storm water lines. The Commission then discussed the need to articulate the owner's responsibility to maintain all ponds, whatever the type. Mr. Daugherty stated that the Administration requires a note be placed on the final plat that pond maintenance is the sole responsibility of the owner. Mr. Flenner stated that he would ensure that such language is printed on the final plat.

The main discussion centered on the lack of side and rear setback requirements. The Village requires 50 feet setbacks on both the side and rear. The proposed pond placement is 15 feet from the side and rear parcel line. Mr. Kuck noted that this is a significant variance and asked if the neighbors were notified of this pond requested. Mr. Daugherty stated that no neighbors were notified because undeveloped farmland constituted the most immediate parcels. After covering the review items, Mr. Lytle then asked if the Commission was prepared to make a motion. Mr. Kethel made a motion to approve the proposed pond and to a) grant a 2.1 minimum acreage

variance for the pond and b) grant a 35 feet side and rear setback variance for the pond. Motion was seconded by Mr. Prueter. Motion passed 4-0. Mr. Kuck asked that it be noted that he believed that surrounding property owners should have been notified of this pond request.

With no other business, Mr. Kuck made a motion to adjourn at 7:28 PM. Mr. Pruter seconded. Motion passes unanimously.

Respectfully submitted,

Jordan Daugherty
Municipal Administrator