

Whitehouse

March 28, 2024

Whitehouse Planning Commission April 1, 2024 6:00 P.M.

The Whitehouse Planning Commission is encouraging citizens to consider accessing public meetings remotely. You may do so by phone at 1-567-318-0438. You will then be prompted to press the following Meeting ID 417 115 23#. You may also access the meeting online by going to the Village website at www.whitehouseoh.gov and clicking on the link from the home page, please make sure you mute your microphone.

Notice is hereby given that the Planning Commission of the Village of Whitehouse will meet on Monday, April 1, 2024, 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 2024 (Chairman, Vice Chairman, Secretary)
3. Approve Minutes of the September 18, 2023 Planning Commission Meeting
4. Review and discuss commercial site plan for the new commercial building to be located at 9910 Waterville Swanton Road
5. Other business as appropriate under the Charter
6. Adjourn

Jordan D. Daugherty
Municipal Administrator

**6925 Providence Street . PO Box 2476 . Whitehouse, Ohio 43571
Phone 419-877-5383 . Fax 419-877-5635
whitehouseoh.gov**

**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. Prueter seconded. Motion passes unanimously.

Respectfully submitted,

Jordan Daugherty
Municipal Administrator



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

Date: 03/10/24

Staff Report No. _____

SECTION I

A. Name of Development FIVE-H PROPERTIES, LLC

B. Type of Development:

(Please check one)

☐ R-1 Single Family

☐ R-2 Single Family

☐ R-3 Single Family

☒ Commercial (C.B.)

☐ R-4 Two Family

☐ R-5 Multi-Family

☐ PUD

☐ Industrial Site

C. Name of Developer(s): SAME AS OWNER

Address: _____ Ph: _____ Fax: _____

D. Name of Owner: Kyle Hertzfeld

Address: 8055 Heller Rd. Whitehouse Ph: 419.467.1798 Fax: _____

E. Name of Engineering Firm: THOMAS DUBOSE & ASSOC. - John Sperry

Address: 350 S. Reynolds Rd, Toledo 43615 Ph: 419.537.1441 Fax: 419.537.1866

F. Location of Development: 9910 Waterville Swanton Rd.

(Attach map)

SECTION II

A. Developers are requesting: (Check appropriate box)

☐ Preliminary Plat Approval

☒ Commercial / Industrial Site Plan Approval

☐ Final Plat Approval

If requesting Final Plat Approval, complete B and C below

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

C. Financial Guarantees:

Developer has filed a(n): (check one)
(To assure improvements will
be constructed and completed
in a satisfactory manner)

☐ Escrow Agreement
☐ Performance Bond with Surety
☐ Installed and Village has
accepted improvements

DESIGN STANDARDS

MEETS OR EXCEEDS
STANDARDS

VARIANCE
REQUESTED*
(Mark in Red)

* If variance is requested, on an additional sheet describe in detail the reason for the variance request.

A. Lot Requirements vary with the zoning classification:

1. Minimum 100 ft. frontage X
2. Minimum square footage 15000 S.F. X
3. Minimum rear yard of ²⁰~~25~~ ft. ~~Single Fam.~~ X
³⁰~~25~~ ft. ~~Multi-Fam.~~ X
ABU.H. RESID.
4. Minimum Front Bldg. Line 35 ft. X
507/150 (125.7)
5. Minimum Side Yard of 20 ft. X
6. Maximum height of 2 1/2 stories X
7. Corner lots min. width 100 ft. N/A
8. All lots abut a public street X

B. Streets:

1. Street width (right of way) minimum in feet - 66 N/A
2. Streets intersection at right angles nearly as possible N/A
3. New streets shall continue from existing streets or jog at a minimum of 140 feet from existing N/A
4. Cul-de-sac streets shall not be over 500 ft in length and terminus shall be circular area with minimum of 100 ft diameter N/A
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. N/A

C. Blocks:

1. Maximum length shall generally be one fourth of a mile or 1,320 ft. N/A

2. Width of block to accomodate two tiers of lots, except single tier lots which have greater depth than the minimum requirement of 120 ft: N/A

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. N/A

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. N/A
2. Open ditch easements equal to width of the required cross-section plus twenty feet on one side shall be provided. N/A
3. Easements for enclosed drainage systems shall be minimum of fifteen feet in width. N/A

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

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. N/A
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. N/A

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.

N/A

I. Street Lights

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

N/A

J. Sidewalks

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

EX. ASPHALT
BIKE PATH

K. Utilities (Other)

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

N/A
X

L. Monuments

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

N/A

ZONING INSPECTOR COMMENTS

VILLAGE ADMINISTRATOR COMMENTS

PLANNING COMMISSION

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

*Specify Conditions Below:

PLANNING COMMISSION COMMENTS

I, John R. Sperry, E.I. (Owner, Developer, Engineer of the
(circle one)

proposed development known as AW HEATING & Cooling certify
that all the information provided herewith is true and accurate to
the best of my knowledge.

Signed: John R. Sperry, E.I.

Date: 03-26-24



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

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

- | | | |
|---|-----|--|
| A. Boundary lines of the proposed ^{SITE} subdivision indicated by dashed heavy lines; | X | |
| 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; | N/A | |
| 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; | X | |
| D. Boundary lines of all tracts of unsubdivided and subdivided land abutting the proposed plat, showing owners of tracts greater than one acre; | X | |
| E. Indication of ground forms, preferably contours at two-foot intervals as measured in the field; | X | |
| F. The existing zoning of the proposed subdivision and abutting tracts in zoned areas; | X | |
| 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. | N/A | |
| H. Layout numbers and dimensions of lots or parcels with appropriate designations; | N/A | |
| I. Suggested locations of proposed water lines, sanitary sewer lines, storm sewer lines and sidewalks; | X | |

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PRELIMINARY PLAT CHECK LIST

- 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;
- M. In critical areas, high water levels and areas subject to flooding;
- N. A screen planting plan, if any; and
- O. Proposed building set-back lines, showing dimensions.

N/A

N/A

X

N/A

X

X

APPROVED:

BY: _____

DATE: _____

FINAL PLAT CHECK LIST - 1/1/1

SHOWN ON PLAN	NOT SHOWN 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. Radii, internal angles, points of curvature, tangent bearing and lengths of all areas;

PAGE 2

FINAL PLAT CHECK LIST

- 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: _____

**WHITEHOUSE PLANNING COMMISSION
PRELIMINARY/FINAL PLAN REVIEW FOR
A NEW COMMERCIAL OFFICE BUILDING
STAFF REPORT #01-2024
April 1, 2024**

Development:	A new commercial office building
Applicant:	Kyle and Renee Hertzfeld
Property Owner:	Five H Properties LLC
Subject Property:	9910 Waterville Street
Current Zoning:	C-3 General Commercial District
Request:	Preliminary/final site plan approval for a new office and commercial building with parking lot
Adjacent Zoning:	North: R-1 Single family residential South: S-1 Suburban residential East: C-4 Highway commercial West: C-3 General commercial
Adjacent Uses:	North: Single family homes South: Vacant farmland (annexed in 2016) East: Steve Rogers Ford West: Sunoco Gas Station and Caress Car Wash
Number of Lots:	One, Lucas County Parcel No. 98-04243, consisting of approximately 1.71 acres
Access:	Existing joint drive/curb cut onto Waterville Street

BACKGROUND

This matter previously came before the Commission as a preliminary discussion on February 5, 2018 and continued on April 2, 2018. See attached Staff Report 02-2018 and the associated February 5, 2018 PC meeting minutes as well as Staff Report 04-2018 and the associated April 2, 2018 PC meeting minutes. The applicants were given preliminary approval on April 2, 2018 for the then-proposed office building. They subsequently indicated they would likely start with a portion of the building and add on to it in the future. However, shortly after this they decided to hold off on construction.

The site plan for the new building is similar to the previous one but has some alterations as noted in the following section.

REVIEW OF THE ZONING CODE

As discussed in previous meetings, this property is part of the Waterville Street Overlay District, Chapter 1251. The following information is provided for further consideration or has been previously discussed and agreed to:

Chapter 1251.03 No additional curb cuts will be granted. Access will be “right” turn only in and out onto State Route 64 from the existing curb cut. These stipulations were incorporated into the design of the roundabout near that intersection. This stipulation was affirmed at the February 5, 2018 PC meeting and again at the April 2, 2018 PC meeting. Please note that the applicants are requesting independent curb cut access to S.R. 64. with the updated preliminary site plan.

Chapter 1251.07 Development Standards

(A) The lot frontage is shorter than what is currently allowed but is grandfathered in at 178.9 feet.

(B) 1. Minimum building setback. The revised plans indicate a building setback in excess of one hundred fifty (150) feet from the right-of-way, which is the minimum required distance.

(B) 3. Landscaped screening area required. The revised plans do not appear to show a “landscaping, screening strip” along the full length of the front lot line. This is required, per this section. The applicant should also be advised that the multi-purpose trail must be included in the final landscape build-out. No variances will be required as previously discussed at the February meeting.

The minutes from the February 5, 2018, PC meeting state: *“As guidance to the applicants for the design and submittal of a final site plan, all PC members stated they are agreeable to allow parking along the front if it is heavily landscaped with a classy look and knee walls.”* No knee walls are shown on the drawing.

(B) (3) b) and c) The Whitehouse Tree Commission can assist with the type and number of plantings that would best suit this area. This Chapter also states that the landscaped areas must be irrigated to provide an adequate water source to ensure the long-term survival of these plants.

(C) *“Minimum side yard setbacks are determined by the underlying zoning district (C-3), unless they abut an incompatible land use or district.”* Side yard setbacks have met the 20’ code requirements.

(D) 1 and 2. *Rear yard setbacks are also determined by the underlying zoning district.* The Blue Prairie subdivision is located to the rear (north) of this property and is zoned R-1, which is an incompatible land use. Therefore, the rear yard setback must be at least thirty (30) feet, including a twenty-five (25) foot landscape buffer area per Chapter 1251.07(D)(2). The revised plans show that this requirement has been met.

(D) 3. *"No building or pavement shall be located within any required rear yard landscape area."* Discussions have taken place concerning the possibility of putting an additional access drive to this property from Finzel Road. No decisions or agreements have been made to date.

(F) 2. *"Efforts should be made to break up large expanses of pavement to absorb or detain storm water."* One area is shown on the plans using some level of landscaping to break up the large expansion of pavement. As stated above, the Whitehouse Tree Commission can assist with plant selection.

(F) 3. *Parking spaces required.* Five individual tenant spaces are shown on the plans. It is not clear how all the units will be used, but the staff's preliminary discussion with the applicant indicated that they will likely be available for warehousing, office, retail, and restaurant space. The plans show 66 parking spaces including 4 ADA spaces. The preliminary site plan shows that approximately 7,966 of the 16,320 square feet of the entire building will be classified as warehousing and another 3,527 square feet will be classified as office (together these are referred to as "1st Part"). The approximately 4,827 (16,320 minus 7,966 minus 3,527) remaining area (referred to as "2nd Part") will likely be a combination of office, retail, and/or restaurant. Unless all the 2nd Part is used exclusively for restaurants, there appears to be ample parking as demonstrated in the details below. Required spaces needed using the square footage for each tenant space as shown are:

1st Part:

Thirteen (13) spaces would be required for 7,966 square feet of **warehousing** space, plus;

Eleven (11) spaces would be required for 3,527 square feet of **office** space.

Total spaces required for 1st Part is twenty-nine (24).

2nd Part:

Ten (10) spaces would be required for 4,827 square feet of **office** space, or;

Twenty-four (24) spaces would be required for 4,827 square feet of **retail** space, or;

Forty-nine (49) spaces would be required for 4,827 square feet of **restaurant** space.

(G) It is unknown if any loading areas will be needed for the tenants in this building. This Chapter states that they should be suitably screened using landscaping or fencing. Again, based on actual tenants, this will need to be considered.

(H) *"All outdoor storage and refuse containment units shall be suitably screened from public view."* The revised plans show two dumpster enclosures. The type of screening to be used was not indicated, but the dumpsters must be screened from view.

1251.08 - 1251.10 *Architectural review and building design requirements.* To date, no Architectural drawings have been submitted. Staff advises that the Commission discuss the applicant's architectural designs at the meeting.

1257.12 (D). Lighting. *"No lighting shall produce a strong, dazzling light or a reflection thereof that shall: shine directly on adjacent properties; unnecessarily illuminate any other lot and*

substantially interfere with the use or enjoyment of such other lot; in any way impair safe movement of traffic on any street or highway, or otherwise constitute a light nuisance.” No lighting designs appear to be indicated on the submitted drawings.

1259 Signage. No sign details are provided within the front landscaped area. Information pertaining to sign dimensions, distance from the street, and height will be needed before a sign permit can be issued per Chapter 1259. The fact that the existing multi-use trail runs through this area will need to be considered as far as the sign placement.

REVIEW OF THE ECONOMIC DEVELOPMENT AND LAND USE PLAN

The Economic Development and Land Use Plan that was adopted by Whitehouse Council in December 2015, encourages an upscale look and feel to the State Route 64 corridor, and includes the following statements:

5:5 – Key issues to consider: (1) Should the corridor be primarily a commercial retail strip or should it be more of a mixed use, (2) Building form and location, (3) Building design, (4) Should SR 64 be walkable and bikeable. No architectural drawings were submitted at this time so no staff comment is available.

5:8 – The development of the SR64 corridor is very important to the Village. It serves as a primary community gateway and will add character and a sense of place... There is a great emphasis on landscaping to soften hard surfaces, to limit curb cuts, encourage access roads where possible, “upscale” look to buildings, and parking lots should wrap around buildings to avoid deep fields of parking in front of buildings.

7:7 – Knee walls should be a required improvement with future private development. Materials could be consistent with the materials used in the gateway sign. Landscaping should be encouraged on both sides of the knee walls. No knee walls are shown on the drawing.

OTHER COMMENTS

Whitehouse Fire Department personnel had previously reviewed the plans and require a fire hydrant according to Whitehouse specifications. This hydrant can be shown on the final plans when submitted. Staff is happy to assist developer with this matter.

CONSIDERATIONS

1. What type of screening will be used to enclose the dumpsters? The plans show that the dumpsters are in the rear, which abuts a residential area.
2. Staff will continue to research the additional access drive across the back of this property, the Car Wash, and Steve Rogers Ford.

3. What type of light fixtures will be used? Is a cohesive look with the existing fixtures at the roundabout or Whitehouse Square needed?
4. The existing multi-use path that runs across the front of this property needs to be considered as part of the mounding and landscaping along the front.
5. Will knee walls be required?
6. Will architectural standards be required?
7. What is the landscaping plan?

Respectfully submitted,

Jordan D. Daugherty
Municipal Administrator

BOUNDARY SURVEY

OF A PARCEL OF LAND BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWN 7 NORTH, RANGE 9 EAST, AND ALSO PART OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 1, TOWN 6 NORTH, RANGE 9 EAST, ALL IN THE VILLAGE OF WHITEHOUSE, LUCAS COUNTY, OHIO

PREPARED FOR FIVE-H PROPERTIES, LLC AT THE REQUEST OF MR. KYLE HERTZFELD

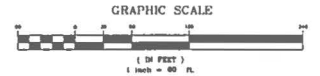
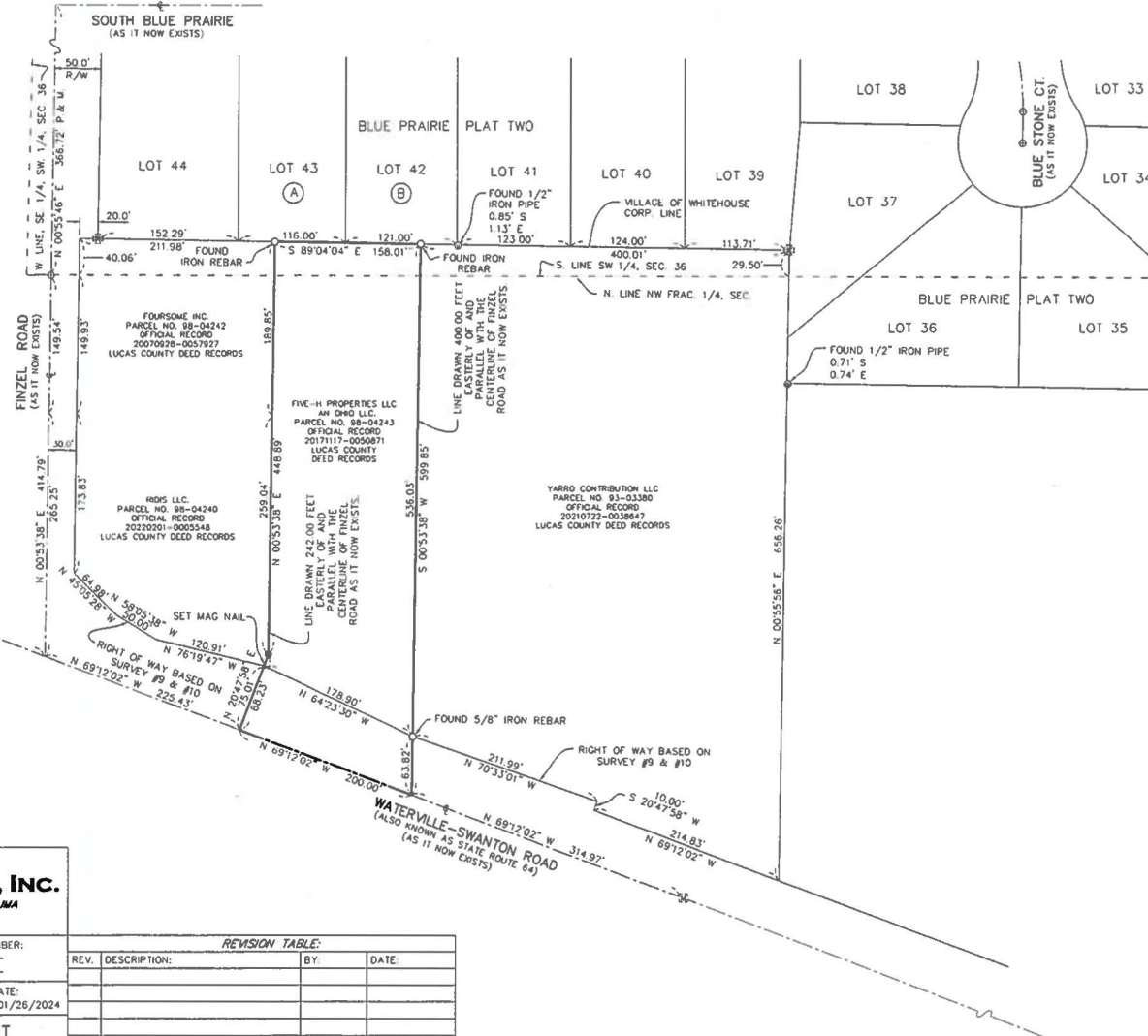
OWNERS:

(A) KOSINSKI, STEPHEN A. & MORGAN
PARCEL NO. 98-40376
OFFICIAL RECORD 20190416-0013493
LUCAS COUNTY DEED RECORDS

(B) HOSTE, IROY & EMILY
PARCEL NO. 98-40376
OFFICIAL RECORD 20170912-0039926
LUCAS COUNTY DEED RECORDS

AREA SUMMARY:

GROSS 91.679 SQ FT OR 2.105 AC ±
PRT 12.686 SQ FT OR 0.291 AC ±
NET 78.993 SQ FT OR 1.814 AC ±



LEGEND

- SET 5/8" X 30" CAPPED IRON REBAR
- FOUND IRON PIPE
- ▲ SET MAG NAIL
- FOUND IRON REBAR
- FOUND MONUMENT BOX
- ⊙ FOUND CONCRETE MONUMENT
- ⊙ FOUND 6" CONCRETE MONUMENT (PLAT)

NOTE:
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY ADDITIONAL INFORMATION THAT MIGHT BE DISCLOSED BY SUCH A REPORT

BASIS OF BEARING:
THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN AND ARE FOR THE EXPRESS PURPOSE OF CALCULATING ANGULAR MEASUREMENT.

SURVEY REFERENCES:

- 1.) SURVEY PREPARED BY JAMES R. COLDREN DATED DECEMBER 16, 1999 SURVEY NO. D-88 LUCAS COUNTY SURVEY RECORDS
- 2.) SURVEY PREPARED BY PAUL J. WESTHOVEN DATED FEBRUARY 15, 2008 SURVEY NO. D-325 LUCAS COUNTY SURVEY RECORDS
- 3.) SURVEY PREPARED BY BOCKRATH & ASSOCIATES DATED JUNE 1, 2015 SURVEY NO. D-454 LUCAS COUNTY SURVEY RECORDS
- 4.) SURVEY PREPARED BY BOCKRATH & ASSOCIATES DATED JANUARY 18, 2016 SURVEY NO. D-484 LUCAS COUNTY SURVEY RECORDS
- 5.) SURVEY PREPARED BY GARCIA SURVEYORS, INC. DATED FEBRUARY 24, 2016 SURVEY NO. D-491 LUCAS COUNTY SURVEY RECORDS
- 6.) SURVEY PREPARED BY SANEHOLTZ & ASSOCIATES, INC. DATED SEPTEMBER 15, 2003 SURVEY NO. F-322 LUCAS COUNTY SURVEY RECORDS
- 7.) SURVEY PREPARED BY DAVID R. MAXSON DATED NOVEMBER 20, 2012 SURVEY NO. F-1020
- 8.) RECORD PLAT OF BLUE PRAIRIE PLAT TWO RECORDED AUGUST 7, 2002 OFFICIAL RECORD 153, PAGE 2002 LUCAS COUNTY PLAT RECORDS
- 9.) PREPARED BY POGGEMeyer DESIGN GROUP DATED NOVEMBER 13, 2014 STATE ROUTE 64 PLANS LUC-64-375 STATE OF OHIO DEPARTMENT OF TRANSPORTATION
- 10.) SUBORDINATION AGREEMENT (RIGHT OF WAY) DATED JULY 7, 2015 OFFICIAL RECORD 20151208-0050947 LUCAS COUNTY DEED RECORDS

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS THE RESULT OF A TRUE AND ACCURATE BOUNDARY SURVEY PERFORMED UNDER MY SUPERVISION DURING DECEMBER, 2023.

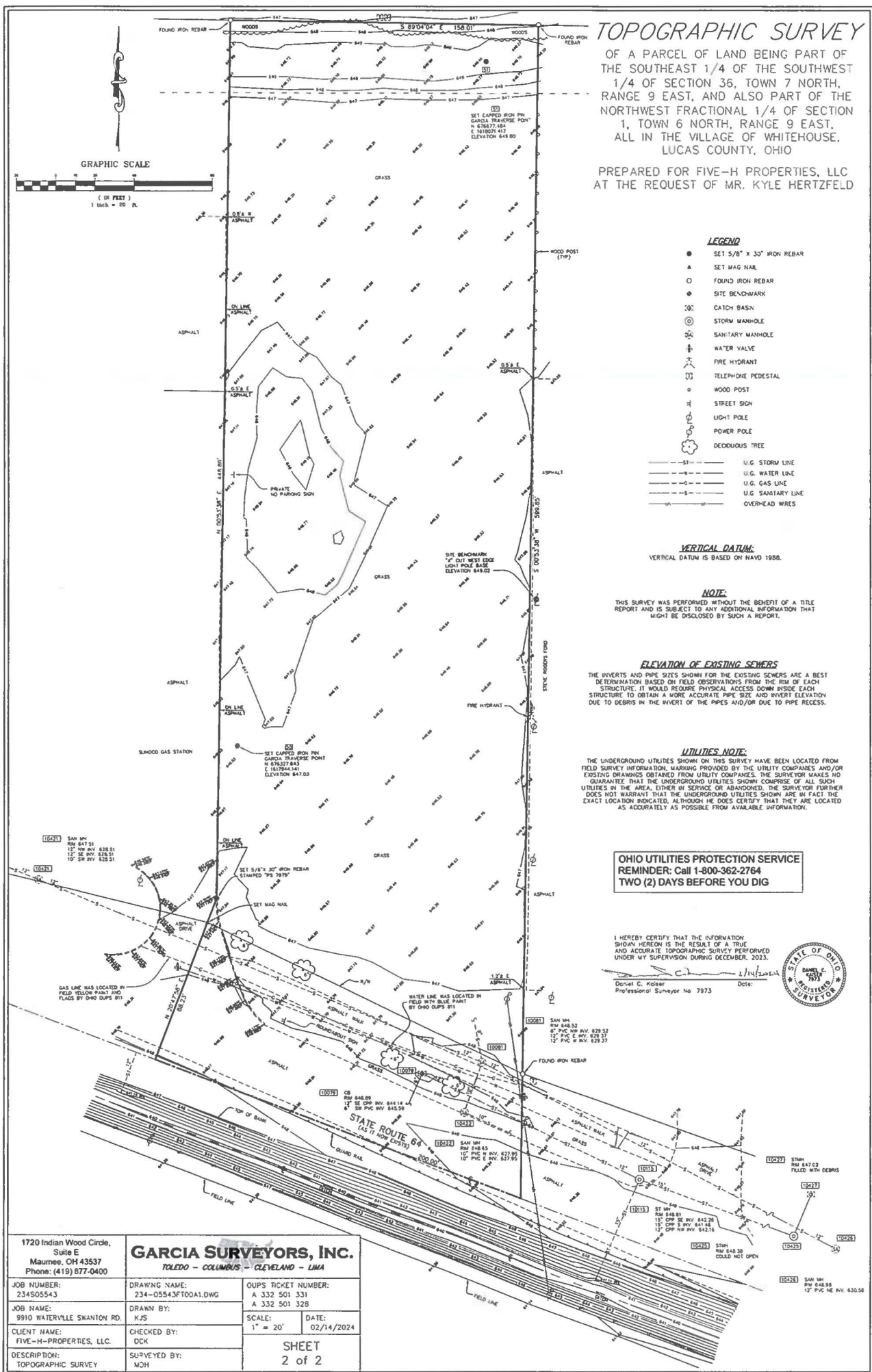
Daniel C. Kaiser
Professional Surveyor No. 7973



1720 Indian Wood Circle,
Suite E
Maumee, OH 43537
Phone: (419) 877-0400

GARCIA SURVEYORS, INC.
TOLEDO - COLUMBUS - CLEVELAND - LIMA

JOB NUMBER: 234505543	DRAWING NAME: 234-05543F000A1.DWG	OWPS TICKET NUMBER: -----	REVISION TABLE:		
JOB NAME: 9910 WATERVILLE SWANTON RD	DRAWN BY: KJS	SCALE: 1" = 60'	DATE: 01/26/2024	REV.	DESCRIPTION:
CLIENT NAME: FIVE-H PROPERTIES, LLC	CHECKED BY: DCK	SHEET 1 of 2			
DESCRIPTION: BOUNDARY SURVEY	SURVEYED BY: MDH				
				BY:	DATE:







Whitehouse Planning Commission Meeting Notice

Notice is hereby given that the Planning Commission of the Village of Whitehouse will meet on Monday, February 5, 2018, at 7:00 p.m. in the Council Chambers, Whitehouse Village Hall, 6925 Providence Street, Whitehouse, Ohio.

AGENDA

1. Call the Regular Meeting to Order
2. Approve Minutes of the January 8, 2018, Planning Commission Meeting.
3. Review and discuss a preliminary drawing for a new office building to be located at 9910 Waterville Street.
4. Other business as appropriate under the Charter.
5. Adjourn.

Jordan D. Daugherty
Village Administrator

**WHITEHOUSE PLANNING COMMISSION
PRELIMINARY PLAN REVIEW FOR
A NEW COMMERCIAL OFFICE BUILDING
STAFF REPORT #02-2018
February 5, 2018**

Development:	A new commercial office building
Applicant:	Kyle and Renee Hertzfeld
Property Owner:	Five H Properties LLC
Subject Property:	9910 Waterville Street
Current Zoning:	C-3 General Commercial District
Request:	Preliminary review of a site plan for a new office building and parking lot
Adjacent Zoning:	North: R-1 Single family residential South: S-1 Suburban residential East: C-4 Highway commercial West: C-3 General commercial
Adjacent Uses:	North: Single family homes South: Vacant farmland (annexed in 2016) East: Yark Automotive West: Sunoco Gas Station and Caress Car Wash
Number of Lots:	One, Lucas County Parcel No. 98-04243, consisting of approximately 1.71 acres
Access:	Existing drive/curb cut onto Waterville Street with a possible future drive off Finzel Road

BACKGROUND INFORMATION

This parcel was originally part of a larger parcel owned by Chris Campbell. On August 4, 2003, Mr. Campbell appeared before the Planning Commission to request preliminary site plan review for the entire 4.05 acre parcel. The matter was reviewed, but no action was taken and further information was requested (Exhibit A).

On August 11, 2003, Mr. Campbell returned to the Planning Commission with revised plans for the entire parcel, which included the Sunoco gas station, an office building, and a retail sales building.

The PC voted unanimously to accept the preliminary site plan, with several conditions, including only one curb cut onto Waterville Street (Exhibit B).

On October 6, 2003, Mr. Campbell returned to the PC to request a Lot Split for that parcel, dividing it into three separate lots. See Staff Report and Minutes dated October 6, 2003, attached as Exhibit C.

After the lot split was approved, the Sunoco station was built on the corner lot. Caress Car Wash was built on the northerly lot, which originally showed an office building. The third lot (to the east) which originally showed retail space was never developed and has remained vacant, with several different owners over the years.

Mr. and Mrs. Hertzfeld purchased the property on November 17, 2017, and are now desirous of constructing an office building with multiple individual office areas for lease.

REVIEW OF THE ZONING CODE

Mr. and Mrs. Hertzfeld have met with Village staff on several occasions to discuss setbacks, the driveway, type of building to be constructed, building design, and parking requirements.

They are interested in staying with the original site plan that had preliminary approval on August 11, 2003. The new office building will sit east of the Sunoco station, with parking/driveways on all sides.

This property is part of the Waterville Street Overlay District, Chapter 1251. After a review of that Chapter, the following information is provided for your consideration:

Chapter 1251.03 Requires driveway access permits through ODOT. However, per the August 11, 2003, Planning Commission Minutes, this lot must share a driveway/curb cut with the Sunoco station. Therefore, no additional driveways/curb cuts are being requested. It was also agreed at that time that this driveway access area will be “right” turn only in and out onto State Route 64 from this curb cut. These stipulations were incorporated into the design of the roundabout that was recently completed near that intersection.

Chapter 1251.07 Development Standards (Exhibit D)

(A) This chapter currently states that lot frontages in the Waterville Street Overlay must be two hundred fifty (250) feet. When the lot split for this property was approved on October 6, 2003, a variance of nineteen (19) feet was granted to the required two hundred (200) foot frontage, allowing a frontage width of 181.19 feet. Apparently, the zoning code was updated since then with the minimum frontage required on Waterville Street going from two hundred (200) feet to two hundred fifty (250) feet. At any rate, this lot would be grandfathered with a 181.19 foot frontage in the Waterville Street Overlay.

(B) 1. Minimum building setback. The preliminary plans indicate a building setback of one hundred fifty (150) feet from the centerline of Waterville Street, as required in this Chapter.

(B) 3. Landscaped screening area required. This chapter requires a forty (40) foot landscaped screening area to be included in the one hundred fifty (150) foot front yard setback. It further states

"The Planning Commission shall have the authority to vary the requirements of this Chapter for the Waterville Street Overlay District in furtherance of creativity and excellence in design quality of the landscaped, mounding, and screening areas of future development." The preliminary plans show a twenty-five (25) foot landscaped buffer area long Waterville Street. If this is allowed, a fifteen (15) foot variance would be required from the Planning Commission.

(B) (3) (b and c) describe the requirements of the forty (40) foot landscaped buffer area. See Exhibit D, attached. The Whitehouse Tree Commission can assist with the type and number of plantings that would best suit this area. This Chapter also states that the landscaped areas must be irrigated to provide an adequate water source to ensure the long-term survival of these plants.

The ARIES aerial views (Exhibit E), show the location of the multi-use trail that was installed as part of the roundabout project. Any buffer areas, including landscaping and knee walls, will need to be located taking this into consideration. See information below concerning knee walls as set forth in the Economic Development Land Use Plan (Exhibit F).

(C) *"Minimum side yard setbacks are determined by the underlying zoning district (C-3), unless they abut an incompatible land use or district."* (Exhibit D). Properties to the east and west are both designated as Commercial properties; therefore a twenty (20) foot setback is sufficient, as shown on the preliminary plans. No buffering is required between these properties. However, please note that the Fire Department will require a twenty-five (25) foot setback on the easterly property line to accommodate the newer fire apparatus (Exhibit K).

(D) 1 and 2. Rear yard setbacks are also determined by the underlying zoning district. The Blue Prairie subdivision is located to the rear (north) of this property and is zoned R-1, which is an incompatible land use. Therefore, the rear yard setback must be at least thirty (30) feet, including a twenty-five (25) foot landscape buffer area per Chapter 1251.07(D)(2) (Exhibit D).

As you can see in the attached photographs (Exhibit G), there is a mound and landscape buffer separating this property from the residential area in the Blue Prairie subdivision. However, in the aerial views taken from Lucas County ARIES program (Exhibit E), the trees appear to be on the residential lots to the north of this lot. The property line locations are not always accurate on ARIES, so it is unclear exactly where the property line is and where the landscape buffer is located. The Car Wash and Yark Automotive do appear to have an extra row of trees separating those properties from the residential lots. Owners should confirm where the property line is and if the trees and mounds are on their property. If not, additional buffers will need to be added within the 30 foot buffer on their property.

(D) 3. *"No building or pavement shall be located within any required rear yard landscape area."* Owners have discussed with Village staff the possibility of putting an additional access drive to this property from Finzel Road. It should be noted that driveways and parking spaces, if any, will not be allowed within the required rear yard landscaped area (Exhibit D).

(F) 1. *"Parking is prohibited in the required, landscaped screening area located in the Waterville Street yard setback and in any required yard setback when adjoining a residential district."* This preliminary plan shows a twenty-five (25) foot landscape area along Waterville Street instead of the required forty (40) foot with parking spaces next to it. *"Parking lots are encouraged behind buildings*

to the rear of the lots.” Variances would be required to approve the smaller landscaped buffer area and to allow parking along the front of the lot on Waterville Street (Exhibit D).

(F) 2. “Efforts should be made to break up large expanses of pavement to absorb or detain storm water.” Appropriate planting areas are encouraged between parallel parking aisles whenever possible (Exhibit D).

(F) 3. Parking spaces required. The owner has not determined the number of individual tenant spaces to be available in this building. Assuming four tenant spaces (offices) with approximately 5,000 square feet each, the following number of spaces would be required per Chapter 1258.06 (4):

5,000 square feet = 14 spaces
4 tenant areas x 14 spaces each = 56 spaces
56 spaces = 2 handicapped spaces

If there were five tenant spaces (offices), with approximately 4,000 square feet each, the approximate number of spaces would be:

4,000 square feet = 12 spaces
5 tenant areas x 12 spaces each = 60 spaces
60 spaces = 2 handicapped spaces

These numbers are approximate and cannot be finalized until the size and use of each tenant space is determined (Exhibit H).

(G) It is unknown if any loading areas will be needed for the tenants in this building. This Chapter states that they should be suitably screened using landscaping or fencing (Exhibit D).

(H) “All outdoor storage and refuse containment units shall be suitably screened from public view.” The preliminary plans show dumpster enclosures on the east side of the building, in both the north and south corners. It is suggested that the dumpster enclosure in the front (south) of the lot, be eliminated and that dumpsters be allowed only in the rear of the property, properly screened from the adjoining R-1 residential district located to the north (Exhibit D).

1251.08 - 1251.10 Architectural review and building design requirements (Exhibit I). No architectural drawings have been submitted at this time. Owners have been given a copy of this Chapter. If the preliminary plan is approved at this meeting, owners can return to a later meeting with final plans and architectural drawings. A discussion could take place now, if desired. Staff has briefly discussed the type of building that would fit in the Waterville Street Overlay and its importance in the overall look and feel of this gateway into the community.

1251.11 Access to Individual Parcels. Staff has discussed the possibility of an additional access drive off Finzel Road, if the adjoining property owners would agree. The access drive would cut through the car wash property, across this property, and end at Yark Automotive. This would help to alleviate ingress and egress traffic on State Route 64/Waterville Street. No consideration is being given for this at the current time, but it may come up in the future.

1257.12 (D). Lighting. *"No lighting shall produce a strong, dazzling light or a reflection thereof that shall: shine directly on adjacent properties; unnecessarily illuminate any other lot and substantially interfere with the use or enjoyment of such other lot; in any way impair safe movement of traffic on any street or highway, or otherwise constitute a light nuisance."* (Exhibit J).

(D) 1. B. *"All developments with ten (10) or more parking spaces shall provide exterior lighting for all exterior doorways, pedestrian pathways and vehicular use areas."* This would include light fixtures at each tenant entrance and within the parking lot. Care should be given so that lights do not shine on the neighboring residential neighborhood. No lighting plans were included in the preliminary drawing. When owners come back with a final drawing, lighting fixtures and locations should be included, per Chapter 1257.12, attached as Exhibit J.

1259 Signage. No signs identifying the building or businesses has been shown on the preliminary plan. Owners understand that a sign permit will be required prior to installing any signage. Chapter 1259 has been provided to them for review.

REVIEW OF THE ECONOMIC DEVELOPMENT AND LAND USE PLAN

The Economic Development and Land Use Plan that was adopted by Whitehouse Council in December 2015, encourages an upscale look and feel to the State Route 64 corridor. Portions of this document are attached as Exhibit F, and include the following statements:

5:5 – Key issues to consider: (1) Should the corridor be primarily a commercial retail strip or should it be more of a mixed use, (2) Building form and location, (3) Building design, (4) Should SR 64 be walkable and bikeable.

5:8 – The development of the SR64 corridor is very important to the Village. It serves as a primary community gateway and will add character and a sense of place... There is a great emphasis on landscaping to soften hard surfaces, to limit curb cuts, encourage access roads where possible, "upscale" look to buildings, and parking lots should wrap around buildings to avoid deep fields of parking in front of buildings.

7:7 – Knee walls should be a required improvement with future private development. Materials could be consistent with the materials used in the gateway sign. Landscaping should be encouraged on both sides of the knee walls.

OTHER COMMENTS

Whitehouse Fire Department personnel have reviewed the plans (Exhibit K) and offer the following comments:

1. A fire hydrant, according to Village of Whitehouse specifications, will need to be installed at the rear of the parking lot on the northern end of this lot.

2. The fire lane/driveway shown on the eastern edge of the property will need to be increased from twenty (20) feet to twenty-five (25) feet to accommodate the largest fire apparatus.

Mr. Mike Melnyk, from the Lucas County Engineer's office has reviewed the plans and has submitted his comments (Exhibit L).

CONSIDERATIONS

1. Width of landscape buffer area along Waterville Street and any specific buffer designs such as knee walls.
2. Whether parking should be allowed along the front of the lot next to Waterville Street or located to the rear of the building.
3. What type of screening should be required around the dumpsters located to the rear of the property, abutting the R-1 Residential district.
4. Should an additional access drive be encouraged across the back of this property, the Car Wash, and Yark Automotive?
5. What type of light fixtures should be used? Is a cohesive look with the light fixtures at the roundabout or Whitehouse Square properties needed?

Respectfully submitted,

Jordan D. Daugherty
Village Administrator



Whitehouse Planning Commission Meeting Notice

Notice is hereby given that the Planning Commission of the Village of Whitehouse will meet on Monday, April 2, 2018, at 7:00 p.m. in the Council Chambers, Whitehouse Village Hall, 6925 Providence Street, Whitehouse, Ohio.

AGENDA

1. Call the Regular Meeting to Order
2. Approve Minutes of the February 5, 2018, Planning Commission Meeting.
3. Review and discuss a change of use and site plan approval for a new business located at 10820 Waterville Street. Staff Report 03-2018
4. Review and discuss final site plan approval for a new office building located at 9910 Waterville Street. Staff Report 04-2018
5. Other business as appropriate under the Charter.
6. Adjourn.

Jordan D. Daugherty
Village Administrator

**6925 Providence Street . PO Box 2476 . Whitehouse, Ohio 43571
Phone 419-877-5383 . Fax 419-877-5635
whitehouseoh.gov**

**WHITEHOUSE PLANNING COMMISSION
PRELIMINARY PLAN REVIEW FOR
A NEW COMMERCIAL OFFICE BUILDING
STAFF REPORT #04-2018
April 2, 2018**

Development: A new commercial office building

Applicant: Kyle and Renee Hertzfeld

Property Owner: Five H Properties LLC

Subject Property: 9910 Waterville Street

Current Zoning: C-3 General Commercial District

Request: Final site plan approval for a new office building and parking lot

Adjacent Zoning: North: R-1 Single family residential
South: S-1 Suburban residential
East: C-4 Highway commercial
West: C-3 General commercial

Adjacent Uses: North: Single family homes
South: Vacant farmland (annexed in 2016)
East: Yark Automotive
West: Sunoco Gas Station and Caress Car Wash

Number of Lots: One, Lucas County Parcel No. 98-04243, consisting of approximately 1.71 acres

Access: Existing drive/curb cut onto Waterville Street with a possible future drive off Finzel Road

BACKGROUND

This matter previously came before the Planning Commission as a preliminary discussion on February 5, 2018. See Staff Report 02-2018 and the February 5, 2018 PC meeting Minutes attached as Exhibit A. Mr. and Mrs. Hertzfeld were given preliminary approval on that date for the proposed office building. They have verbally indicated they will likely start with a portion of the building and add on to it in the future. This information can be confirmed at the meeting.

REVIEW OF THE ZONING CODE

As previously discussed, this property is part of the Waterville Street Overlay District, Chapter 1251. The following information is provided for further consideration or has been previously discussed and agreed to:

Chapter 1251.03 No additional curb cuts will be granted. Access will be “right” turn only in and out onto State Route 64 from the existing curb cut. These stipulations were incorporated into the design of the roundabout that was recently completed near that intersection.

Chapter 1251.07 Development Standards

(A) The lot frontage is somewhat shorter than what is currently allowed, but is grandfathered in at 181.19 feet.

(B) 1. Minimum building setback. The revised plans indicate a building setback of one hundred fifty-two (152) feet from the right-of-way, which exceeds the required amount.

(B) 3. Landscaped screening area required. The revised plans show a seventy-five (75) foot “mounded landscaped” area and an “eco swale with grasses” in the required front yard setback, between the road right-of-way and the parking lot. The existing multi-purpose trail is not shown on the plans, so it is unclear where it will be located within this landscaped area. No variances will be required as previously discussed at the February meeting.

The minutes from the February 5, 2018, PC meeting state: *“As guidance to the applicants for the design and submittal of a final site plan, all PC members stated they are agreeable to allow parking along the front if it is heavily landscaped with a classy look and knee walls.”* No knee walls are shown on the drawing.

(B) (3) (b and c) The Whitehouse Tree Commission can assist with the type and number of plantings that would best suit this area. This Chapter also states that the landscaped areas must be irrigated to provide an adequate water source to ensure the long-term survival of these plants.

(C) *“Minimum side yard setbacks are determined by the underlying zoning district (C-3), unless they abut an incompatible land use or district.”* Side yard setbacks have been met, including along the east side, which was increased to 25’ at the request of the Whitehouse Fire Department.

(D) 1 and 2. *Rear yard setbacks are also determined by the underlying zoning district.* The Blue Prairie subdivision is located to the rear (north) of this property and is zoned R-1, which is an incompatible land use. Therefore, the rear yard setback must be at least thirty (30) feet, including a twenty-five (25) foot landscape buffer area per Chapter 1251.07(D)(2). The revised plans show a one hundred forty (140) foot setback between the parking lot and the residential lot lines to the north, which exceeds the required distance. The plans show an “ECO swale with grasses, a grassy area, and mounded landscape” areas all within the 140 feet.

It is unclear whether the “mounded landscape” area shown is new or whether that is the existing area that can be seen on the aerial view. (Exhibit B)

(D) 3. *“No building or pavement shall be located within any required rear yard landscape area.”* Discussions have taken place concerning the possibility of putting an additional access drive to this property from Finzel Road. No decisions or agreements have been made to date.

(F) 2. *“Efforts should be made to break up large expanses of pavement to absorb or detain storm water.”* Five areas are shown on the plans using landscaping to break up the large expansion of pavement. As stated above, the Whitehouse Tree Commission can assist with plant selection.

(F) 3. *Parking spaces required.* Eight individual tenant spaces are shown on the plans. It is not clear whether these will be used for office or retail space. The plans show 69 parking spaces including 6 ADA spaces. This is ample parking, whether the tenants are office or retail. Required spaces needed using the square footage for each tenant space as shown are:

Thirty-five spaces would be required for office space

Forty-four spaces would be required for retail space

(G) It is unknown if any loading areas will be needed for the tenants in this building. This Chapter states that they should be suitably screened using landscaping or fencing. Again, based on actual tenants, this will need to be considered.

(H) *“All outdoor storage and refuse containment units shall be suitably screened from public view.”* The revised plans show two dumpster enclosures. The type of screening to be used was not indicated, but the dumpsters must be screened from view.

1251.08 - 1251.10 *Architectural review and building design requirements.* Architectural drawings were submitted on March 21, 2018, and are included in this packet. Materials proposed include:

Rear Elevation (east side): Painted block and vinyl siding. Nine doors, four windows and light fixtures are shown. This side faces Yark Automotive, and is highly visible as you enter Whitehouse coming from the east.

Front Elevation (west side): Brick, EIFS (exterior insulation finishing system), and stone. Four doors, fifteen windows, awnings and light fixtures are shown. This side will face the Sunoco Station and will be visible as you leave Whitehouse heading east.

North Elevation (rear): Painted block and vinyl siding. Three windows with light fixtures are shown. This is the end that will face the residential area and heavily landscaped area.

South Elevation (front): Brick and EIFS. One door, four windows with awnings and light fixtures are shown. This end will face Waterville Street.

1257.12 (D). Lighting. *"No lighting shall produce a strong, dazzling light or a reflection thereof that shall: shine directly on adjacent properties; unnecessarily illuminate any other lot and substantially interfere with the use or enjoyment of such other lot; in any way impair safe movement of traffic on any street or highway, or otherwise constitute a light nuisance."* Applicant shows wall mounted light fixtures on all sides of the building and five light poles in the parking lot. No designs have been provided.

1259 Signage. A "sign" is shown within the front landscaped area. Dimensions, distance from the street, and height are not shown. This information will be needed before a sign permit can be issued per Chapter 1259. The fact that the existing multi-use trail runs through this area will need to be considered as far as the sign placement.

REVIEW OF THE ECONOMIC DEVELOPMENT AND LAND USE PLAN

The Economic Development and Land Use Plan that was adopted by Whitehouse Council in December 2015, encourages an upscale look and feel to the State Route 64 corridor, and includes the following statements:

5:5 – Key issues to consider: (1) Should the corridor be primarily a commercial retail strip or should it be more of a mixed use, (2) Building form and location, (3) Building design, (4) Should SR 64 be walkable and bikeable. Based on the drawing submitted, this building looks very upscale and the existing multi-use path runs across the front of the property which encourages pedestrian and bicycle use.

5:8 – The development of the SR64 corridor is very important to the Village. It serves as a primary community gateway and will add character and a sense of place... There is a great emphasis on landscaping to soften hard surfaces, to limit curb cuts, encourage access roads where possible, "upscale" look to buildings, and parking lots should wrap around buildings to avoid deep fields of parking in front of buildings. This statement appears to be met.

7:7 – Knee walls should be a required improvement with future private development. Materials could be consistent with the materials used in the gateway sign. Landscaping should be encouraged on both sides of the knee walls. No knee walls are shown on the drawing.

OTHER COMMENTS

Whitehouse Fire Department personnel had previously reviewed the plans and require a fire hydrant, according to Whitehouse specifications. This hydrant can be shown on the final plans when submitted. Staff is happy to assist developer with this matter.

Mr. Mike Melnyk, from the Lucas County Engineer's office has reviewed the plans and submitted his comments. These comments will need to be addressed concerning the ECO swales shown and drainage from the parking areas.

CONSIDERATIONS

1. What type of screening will be used to enclose the two dumpsters? One dumpster is in the rear, which abuts a residential area and one is in the front which abuts Waterville Street.
2. Staff will continue to research the additional access drive across the back of this property, the Car Wash, and Yark Automotive.
3. What type of light fixtures will be used? Is a cohesive look with the existing fixtures at the roundabout or Whitehouse Square needed?
4. The existing multi-use path that runs across the front of this property needs to be considered as part of the mounding and landscaping along the front.
5. Will knee walls be required?

Respectfully submitted,

Jordan D. Daugherty
Village Administrator