



Whitehouse Planning Commission Meeting Notice

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 126017219#. 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, September 9, 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. Roll Call
3. Approve Minutes of the August 5, 2024 Planning Commission Meeting
4. Review Staff Report 03-2024 and discuss applicant's request to change zoning classification from S-1 to R-3 for parcel located at 11320 Archbold Whitehouse
5. Other business as appropriate under the Charter
6. Adjourn

Jordan Daugherty
Municipal Administrator

MINUTES OF THE PLANNING COMMISSION
VILLAGE OF WHITEHOUSE, LUCAS COUNTY, OHIO
August 5, 2024

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

Roll Call: Tom Lytle, Dave Prueter, Allen Kuck, Charles Kethel, and Mayor Rich Bingham. Also in attendance were: Kyle and Renee Hertzfeld, John Sperry with DuBose & Associates, Municipal Administrator Jordan Daugherty and Deputy Administrator Josh Hartbarger

First item of business is to approve the minutes of the April 1, 2024, meeting; Mayor Bingham made a motion to approve the minutes, Mr. Kuck seconded the motion. Motion passed 5-0.

Next item was to review and discuss the architectural design and final site plan for the new commercial building to be located at 9910 Waterville-Swanton Road. In the previous meeting it was discussed that this property is in the Waterville Street overlay district. There are thirteen requirements that must be in general compliance within this overlay district.

1. Upper floors may have a mix of uses. *N/A*
2. Building design shall not serve to communicate or reflect the corporate identity or product marketed. *Standard met*
3. Windows shall be repeated across the façade on both bottom and upper stories. The first floor shall have larger storefront windows and taller ceilings. *This will be calculated and will be changed to meet the requirements*
4. Building Style shall incorporate various design details appropriate to existing local architecture. *Other than the Josh Doyle building, all other buildings in that area were built before the Overlay was established. The vertical siding will be corrugated along with horizontal wood siding and stacked stone. Awnings will be installed over each business entrance. Standard met*
5. Building Style Consistency-a single style is not required, but a building's style shall be consistent throughout. Buildings shall be designed to withstand the elements. *Standard met*
6. Modulate Mass & Elevation-intent is to create architectural relief and interest. *Standard met*
7. Undifferentiated Facades- shall not exceed 20 feet horizontally or 15 feet vertically and shall be differentiated through a change in siding or other material. *Standard met*
8. Relieve Blank Facades-blank facades shall not be visible to public spaces. *Standard met*
9. Visual Definition-architectural features shall provide further visual definition and reduce visual mass of larger buildings. *Standard met*
10. Appropriate Building Materials-exterior materials may include brick, wood siding and/or stucco. *Standard met*
11. Buildings located on street corners shall have additional detailing to emphasize the street corner. *N/A*

12. Horizontal Moldings should be considered and relate to the moldings of adjacent buildings. *N/A*
13. Awnings and marquees are encouraged where appropriate. *Standard met*

Dave asked if there was sufficient area for a semi to go around the back of the building. John said the clearance is the same for a semi and a fire truck. Dave is concerned there is not enough area there. John said he has enough parking figured in that he can redesign that area and remove a couple of parking spaces. Dave also asked about the pond out front. John said it will be a dry detention pond and will meet the OEPA requirements. Tom asked if it would be like the one at Dollar General. John said it is designed to meet current standards, so it should be easier to maintain. Tom asked if there are any catch basins figured into the design, next to the Steve Rogers property. John will get those put into the plans. Tom asked if there is a lighting plan for the property. John does not have one yet but will get that submitted for the final review. Dave Prueter made a motion to approve the plans, Chuck Kethel seconded. Motion passed 5-0

Jordan wanted the committee to know there will be a couple of zoning changes coming that are in the preliminary stages. They will be on the September Planning Commission meeting.

With no other business, Allan Kuck made a motion to adjourn at 6:39 PM. Chuck Kethel seconded. Motion passed 5-0.

Respectfully submitted,

Jordan Daugherty
Municipal Administrator

**STAFF REPORT
PLANNING COMMISSION
PRELIMINARY ZONING CHANGE REVIEW
11320 ARCHBOLD WHITEHOUSE – STAFF REPORT 03-2024
September 9, 2024**

Owner/ Applicant: Charlie Grass, Artisan Craft Built Homes, LLC

Subject Property: 11320 Archbold Whitehouse

Current Zoning: S-1 Suburban (1 acre)

Request: Applicant is requesting a **preliminary** discussion to review his request to change to an R-3 zoning classification.

Adjacent Zoning: North: M-1 Light Industrial
East: R-3 Single family (10,800 s.f.)
South: R-3 Single family (10,800 s.f.)
West: R-2 Single-family (15,000 s.f.)

Adjacent Uses: North: A.W. Bus and Operations Building
East: Single family residences
South: Single family residences
West: Farmland and single family residences

Project Description: The process of purchasing the 37.99-acre parcel is underway with the prospective owner seeking to change the zoning classification from S-1 to R-3. The property is currently used for agricultural purposes and the likely future use would be residential housing.

Access: The property has access from Waterville Street from the south, West and Temperance Streets from the east, and a possible connection to Centerville Street from the north.

CONSIDERATIONS:

1. This property is currently owned by Kennedy Investors Limited Partnership and is used for agricultural purposes.
2. The parcel is sandwiched between three (3) differing zoning classifications, M-2, R-2, and R-3. A copy of the development requirements for each of the classifications are included for review.
3. In addition to the design requirements, housing density, utilities capacity, and road accessibility should be considered.
4. This is a **preliminary** discussion to include the Commission's feedback on this zoning change request. A public hearing will take place on October 7, 2024 before the Commission's final decision.

APPLICATION FOR A ZONING MAP
AMENDMENT

Property Address: 11320 Archbold Whitehouse Rd.

Parcel #: 98-02468 Present Zoning: S-1 Proposed Zoning: R-3

Proposed Use: Single Family Residential

Property Owner: Kennedy Investors Limited Partnership Phone #: _____

Address: 11065 Dyke Rd. Cuyahoga, OH 43412

E-mail: Angela.kennedy2@ohio.edu

Applicant/Agent: Charles Grass Action Craftbuilt Phone #: 419-277-7777

Address: 6027 Matthew

E-mail: Charlesgrass@roadrunner.com

Legal Description of Subject Property (or attach copy): see attached

The undersigned state(s) that this Application is true, accurate and complete with all required documentation. Whitehouse relies on the completeness, relevancy, and accuracy of the Zoning Map Amendment Application. Any omission from, or misrepresentation in, the Application, Exhibits and data shall be the basis for the Planning Commission to void any Zoning Map Amendment approval. All provisions of the Whitehouse Zoning Code shall apply to all Applications.

Signature of Applicant(s):

Charles Grass

Date:

8-10-24

Signature of Owner(s):

Angela Scardina

Date:

8/13/24

Please return the original application with all documents, along with the application fee to:

Whitehouse Zoning Department
6925 Providence Street, PO Box 2476
Whitehouse, Ohio 43571
Phone: 419.877.5383

OFFICE USE ONLY

Received By:

Date:

Fee:

Receipt #:

Check #:

File No.: 2449750

EXHIBIT A

The Land is described as follows:

That part of the following described property lying West of the West line of the Plat of Oak Brook and said West line extended Northerly:

The West one-half (1/2) of the West one-half (1/2) of the Southeast Quarter (1/4) of Section Thirty-Four (34), Town Seven (7) North, Range Nine (9) East, in the Village of Whitehouse, Lucas County, Ohio, excepting therefrom the East 200 feet of the South 250 feet, and also excepting therefrom the West 125 feet of the South 300 feet.

Subject to Legal Highways.

Parcel No. 98-02468

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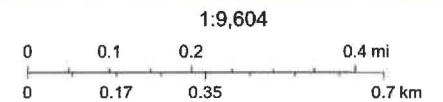
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September 4, 2024

37.99 Acres



Lucas County Auditor's Office, GIS Dept.; US Census Bureau, Lucas County EMA, Lucas County Auditor's Office, ESRI, Lucas County Auditor's 2021

Anonymous

1256.02 Development Standards Matrix

The development and execution of this Chapter is based upon the division of the municipality into districts within which the uses of land and buildings and the bulk and location of buildings and structures in relation to the land are substantially uniform. The following provisions shall apply in the respective zoning districts. Development standards for the TND, Corridor Overlay District, and PUD are contained in Chapters 1251 to 1253.

A. Development Requirements for "A," "S," and "R" Districts								
District	Minimum Lot Area (#1)		Minimum Yard (#2)			Maximum Height (#3)		Minimum Living Area (s.f. per dwelling unit by number of bedrooms)
	Net Acreage (or s.f.) per dwelling unit	Width (ft.)	Front	Side	Rear	Stories	Feet	
"A" Agricultural District	5 acres	150	50	20	35	2-1/2	35	SF/One BR: 1,000 SF/Two BR: 1,200 SF/Three BR: 1,350
"S-1" Suburban Residential	1 acre	150	50	20	35	2-1/2	35	
"R-1" Single Family Residential	20,000 s.f.	100	35	15	35	2-1/2	35	
"R-2" Single Family Residential	15,000 s.f.	90	35	10	35	2-1/2	35	
"R-3" Single Family Residential	10,800 s.f.	80	35	10	35	2-1/2	35	
"R-4" Two-Family Residential	SF: 10,800 s.f. 2F: 15,000 s.f.	SF: 80 2F: 100	35	SF: 10 2F: 15	35	2-1/2	35	SF/One BR: 1,000 SF/Two BR: 1,200 SF/Three BR: 1,350 2F/One BR: 650 2F & MF/Two BR: 850
"R-5" Multi-Family Residential (#4)	SF: 10,800 s.f.; 2F: 15,000 s.f.; MF: 18,000 s.f. or 3,500 s.f. per dwelling unit, whichever is greater	SF: 80 2F: 100 MF: 100	SF: 30 2F: 35 MF: 35	SF: 10 2F: 15 MF: 15	25	2-1/2	35	
Footnotes to Table: ("ft." = feet; "s.f." = square feet; "BR" = Bedroom; "SF" = Single Family; "2F" = Two Family; "MF" = Multi-Family)								
#1 The minimum lot area standard indicated in the table shall not include public rights-of-way or easements. Measurement of the lot area shall be made to the street right-of-way. A lot of less area or width, which was so recorded at the time of the adoption of this Ordinance, and the owner thereof owns no adjoining land, may be occupied by a single family dwelling and shall meet the requirements of Chapter 1260 (Nonconforming Lots, Structures, and Uses).								
#2 When the boundary line of two (2) zoning districts divide a lot held in single ownership, the minimum yard requirements shall apply and extend from the zoning district line.								
#3 No building, except those for agricultural purposes where permitted, shall be erected or enlarged to exceed the standards indicated for each district except as provided for in Section 1256.01.D. (Architectural Projections).								
#4 Site design and development shall be required in accordance with provisions of Section 1241.06 (Site Plan Requirements).								

B. Development Requirements for "C," "B," and "M" Districts

District (#1)	Minimum Lot Area (#2)		Minimum Yard (#3)			Maximum Height (#4)	
	Net Acres (or s.f.)	Width (ft.)	Front	Side	Rear	Stories	Feet
"C-1" Neighborhood Commercial	25,000 s.f.	90	50	20; 30 if abutting an "A", "S-1" or "R" District	30	2-1/2	35
"C-2" Village Center Commercial	10,800 s.f.	90	0	0	10	2-1/2	35
"C-3" General Commercial	25,000 s.f.	100	50	20; 30 if abutting an "A", "S-1" or "R" District	20; 30 if abutting an "A", "S-1" or "R" District	2-1/2	35
"C-4" Highway Shopping Center Business District	120,000 s.f. (600 feet depth)	200	100	20; 100 if abutting an "A", "S-1" or "R" District	25; 100 if abutting an "A", "S-1" or "R" District	2-1/2	35; 15 for accessory bldg.
"B-P" Business Park District	2 acres	150	50; 100 if abutting an "A", "S-1" or "R" District	50 (driveway side) 25 (other side); 100 if abutting an "A", "S-1" or "R" District; 30 (accessory bldg)	50; 100 if abutting an "A", "S-1" or "R" District; 30 (accessory bldg)	3-1/2	40; 15 (accessory bldg)
"M-1" Light Industrial / Office Research District	1 acre	150	50	30; 50 if abutting an "A", "S-1" or "R" District	40; 45 if abutting an "A", "S-1" or "R" District	3-1/2	40
"M-2" General Industrial	5 acres	250	50; 100 if abutting an "A", "S-1" or "R" District	40; 100 if abutting an "A", "S-1" or "R" District	40; 100 if abutting an "A", "S-1" or "R" District	3-1/2	40

Footnotes to Table:

- #1 Site design and development shall be required in accordance with provisions of Section 1241.06 (Site Plan Requirements).
- #2 The minimum lot area standard indicated in the table shall not include public rights-of-way or easements. Measurement of the lot area shall be made to the street right-of-way. A lot of less area or width, which was so recorded at the time of the adoption of this Ordinance, and the owner thereof owns no adjoining land, may be occupied and shall meet the requirements of Chapter 1260 (Nonconforming Lots, Structures, and Uses).⁵²
- #3 When the boundary line of two (2) zoning districts divide a lot held in single ownership, the minimum yard requirements shall apply and extend from the zoning district line.
- #4 No building shall be erected or enlarged to exceed the height standards indicated except as provided for in Section 1256.01.C. (Height).

⁵² Amended Ord. 12-98; Passed 4-7-98