



Whitehouse Planning Commission Meeting Notice

Notice is hereby given that the Planning Commission of the Village of Whitehouse will meet on Monday, October 7, 2024, at 5:15 p.m. in the Council Chambers, Whitehouse Village Hall, 6925 Providence Street, Whitehouse, Ohio.

AGENDA

1. Call the Public Hearing to order to hear testimony on a requested zoning map amendment for 11320 Archbold Whitehouse Road, Whitehouse, Ohio, Lucas County Parcel No. 98-02468. (Staff Report 04-2024)
2. Close the Public Hearing.
3. Call the Regular Meeting to Order
4. Approve Minutes of the September 9, 2024, Planning Commission Meeting.
5. Review and make a recommendation to Whitehouse Village Council concerning a request for a zoning map amendment at 11320 Archbold Whitehouse Road, Whitehouse, Ohio.
6. Other business as appropriate under the Charter.
7. Adjourn.

Jordan D. Daugherty
Village Administrator

**MINUTES OF THE PLANNING COMMISSION
VILLAGE OF WHITEHOUSE, LUCAS COUNTY, OHIO
September 9, 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 Bingham. Also in attendance were: Charlie Grass and Municipal Administrator Jordan Daugherty

Mr. Kethel made a motion to approve the minutes of the August 5, 2024 meeting; Mr. Prueter seconded the motion. Motion passed 5-0.

Next item was to review staff report 03-2024 and discuss applicant's request to change zoning classification from S-1 to R-3 for a parcel located at 11320 Archbold Whitehouse Rd. Planning Commission will ultimately decide if the utilities, road accessibility and housing density are adequate for this area when the final plat comes before the Commission. Mr. Lytle asked how many lots would be for sale. Mr. Grass is looking to put a subdivision on this parcel of land and it would likely be split into a north and south subdivision due to the creek. The south section will be 35-45 lots with the north section being less than that. Mr. Lytle asked if there is any consideration for tying into Oak Crossing. Mr. Grass said probably in the future, but not now. Mayor Bingham said the Council members have gotten numerous phone calls regarding the change in zoning. Residents are concerned about flooding if a new subdivision goes in. Right now, there is a lot of flooding in the yards that occurs in that area. Residents are also concerned about the traffic flow. If there is a way to mitigate the flooding in the area, that will help the residents in Oak Crossing and Oak Brook. Mr. Grass said there would have to be a retention pond put in, which would give the water some place to go. The traffic is an issue now on Waterville Street and Providence. This subdivision will only add to the traffic situation. Mayor Bingham said that is something that is being looked at regardless of a new subdivision being added to Waterville St.

With no other business, Mr. Kuck made a motion to adjourn at 7:14 PM. Mr. Kethel seconded. Motion passes unanimously.

Respectfully submitted,

Jordan Daugherty
Municipal Administrator

**STAFF REPORT
PLANNING COMMISSION
ZONING CHANGE REVIEW
11320 ARCHBOLD WHITEHOUSE – STAFF REPORT 04-2024
OCTOBER 7, 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 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, drainage plans, and road accessibility should be considered.
4. The Commission is tasked with making a recommendation to either accept or reject the rezoning request. Later, a Village Council public hearing will take place on October 15, 2024 before Village Council's final decision on the matter.

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. Cuthrie, OH 43412

E-mail: Angela.Kennedy2@ntledo.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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1,9,604

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

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

<u>District (#1)</u>	<u>Minimum Lot Area (#2)</u>		<u>Minimum Yard (#3)</u>			<u>Maximum Height (#4)</u>	
	<u>Net Acres (or s.f.)</u>	<u>Width (ft.)</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>	<u>Stories</u>	<u>Feet</u>
"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