

MINUTES OF THE PLANNING COMMISSION
VILLAGE OF WHITEHOUSE, LUCAS COUNTY, OHIO
October 7, 2024

At 5:15 pm, Tom Lytle called the Public Hearing portion of the Whitehouse Planning Commission to order.

Merrill Rainey, resident, asked what the overall look of the property in question would be. Charlie Grass explained what he is wanting to do with the property by putting a subdivision in. Mr. Rainey has concerns with construction noise and disturbance of critters in the area that will be wanting to seek shelter in the nearby houses. Mr. Rainey asked when construction would start. Charlie is hoping for spring if everything goes well. Another resident is concerned with the traffic on Waterville Street. Bud Lebarr asked if it will be two family homes or single family. They will be single family homes. Andy Ulrich is concerned about the flooding that occurs now and what impact this will have. Greg Feller said when Oak Brook was developed, a detention pond was not required. Now, with new subdivisions, there are new rules to follow for the EPA and they require a detention pond for the drainage of storm water. Charlie said each yard will also have swales along with several catch basins for drainage. Tom Metzger asked if a drainage study was done. He said the drainage is much slower because of the flooding in the ditch. Mr. Feller said the detention pond is designed to be a slow release into the ditch. Mr. Metzger would like to see the development put off until the county cleans out the ditch. Mr. Lytle reminded everyone that the purpose of tonight's meeting is strictly to change the zoning and make a recommendation to Council. The recommendation will go before the Council on October 15 and there will also be a public hearing before the meeting. The public hearing was then closed by Chairman Lytle.

At 6:13 pm, Tom Lytle called 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, Greg Feller of Feller Finch, Municipal Administrator Jordan Daugherty and Deputy Administrator Joshua Hartbarger.

Mr. Prueter made a motion to approve the minutes of the September 9, 2024, meeting; Mr. Kethel seconded the motion. Motion passed 5-0.

Mayor Bingham is not in favor of an R-3 development but would rather see a R-2 development instead which would be bigger lots with less houses. Council will make the final decision on the zoning change for this property. Allen Kuck asked Charlie if it was possible to develop this as a R-2 instead of a R-3. Charlie said it might be difficult to do that, but he would have to crunch some numbers. Planning Commission members were not in favor of changing the zoning from a S-1 to an R-3. They would like to see an R-2 if possible. Jordan reminded the audience that Council ultimately makes the decision. They could overturn the commission's decision, or they can sustain the recommendation. The regular Council meeting takes place on October 15 at 6:30 where the decision will be made. There is a public hearing before the meeting at 5:45, where the public will be able to view the renderings again if they choose.

Mr. Lytle thanked everyone for coming and their comments on the issue. The meeting was adjourned.

Respectfully submitted,

Jordan Daugherty
Municipal Administrator