

MINUTES OF THE PLANNING COMMISSION
VILLAGE OF WHITEHOUSE, LUCAS COUNTY, OHIO
April 1, 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, Dave Riegenbach, 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 elect officers for 2024. Charles Kethel nominated Tom Lytle for Chairman, seconded by Dave Prueter. Tom Lytle nominated Dave Prueter for Vice Chairman, seconded by Charles Kethel. Tom Lytle nominated Charles Kethel for Secretary seconded Allan Kuck. These nominations were motioned by Mr. Lytle and seconded by Mr. Kethel. Motion passed 4-0.

Dave Prueter made a motion to approve the minutes of the September 18, 2023, meeting; Mr. Kuck seconded the motion. Motion passed 4-0.

Next item was to review and discuss the commercial site plan for the new building at 9910 Waterville-Swanton Road. Mr. Lytle asked if John would be speaking or Kyle. John Sperry said he would be speaking for the most part unless there were specific questions for the property owners to answer. John said when this project came to the planning commission back in 2018, it was assumed that there was a shared driveway with the gas station and that it was split between the two properties. That is not the case, as most of it is on the gas station's property. The Hertzfeld's have tried contacting the current owners of the gas station to ask about the shared drive but could not get anyone to return their call. John said by sharing this drive, it will create a small depth throat intersection right outside of an intersection off a highway. It would be safer if this property could have its own driveway closer to Steve Rogers' property. The traffic coming off SR 64 into the gas station is going to pull directly into that drive and not look to see if anyone is coming out of the Hertzfeld's property, causing an accident at the entrance to the two properties. John also said that the building is being built with the intention of leasing out the front spaces to other businesses. He feels that other businesses will not like the idea of the shared drive because of the potential volume entering and exiting, especially if it is a small diner or restaurant type of business that comes in. It also reduces the visibility of Hertzfeld's building. It was asked what the speed limit is in that section of road. It is 45 mph there. There is also no left turn into the gas station because of stacking up in the roundabout. Jordan asked the commission to keep in mind that although there is not an issue with stacking now, what will it look like in the future. What type of flow in and out of the building do you foresee? Renee said they have vendors bringing equipment and their own trucks would park out back. Their crew would come in and out, essentially twice a day. John said there is also the issue of the twenty-foot setback on the side of the building for fire vehicles. The fire department previously asked for twenty-five feet to accommodate emergency vehicles. John said he has three solutions for that. Jordan said

he spoke with the fire chief, and he is good with the twenty feet. A discussion was had on the fire hydrant for the property. John said there is one to the east of the property on Steve Roger's property. Josh said that it is a private hydrant that is maintained by the property owner. John wants to look at a possible shared agreement for the hydrant. Tom asked if anyone wanted to make a motion for the driveway. Rich made a motion to approve the driveway, Dave seconded. Allen said he will approve it but wants it noted that he thinks it will be a nightmare down the road. Motion passed unanimously.

Next item was to discuss the landscaping and integration with the walking trail. John wants to do a detention basin in the forty-foot landscaping area required at the property's front. Dumpsters will be in the back with an enclosure. Chuck asked if the dumpsters were in the fire lane. John said they could be moved back or even put at an angle to allow for the turning radius of a fire truck. It was brought up in the past about the landscaping required out front, being mounded up to block the view of the vehicles in the parking spots. John said he could do a combination of landscaping and mounding. What type of lighting will there be in the front parking area? John said he will do LED's and put shields on the lighting in back facing the residential area. Tom Lytle mentioned, for the record, that the applicant must return to the Planning Commission to review the architectural design to receive final site plan approval. Jordan asked if the Commission would like to give preliminary plan approval to allow them to move forward with finalizing their documents. Preliminary plans were approved unanimously.

With no other business, Dave Prueter made a motion to adjourn at 6:55 PM. Allan Kuck seconded. Motion passes unanimously.

Respectfully submitted,

Jordan Daugherty
Municipal Administrator