

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