

**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