

CALL TO ORDER – ROLL CALL – PRAYER – PLEDGE OF ALLEGIANCE

Meeting called to order at 6:34 PM by Mayor Rich Bingham.

Council Members Present: Louann Artiaga, Dave Riggenbach, Carrie Tuohy, Steve Fine, Steve Connelly and Larry Yunker

Council Members Absent: N/A

Staff Present: Municipal Administrator Jordan Daugherty, Deputy Administrator Joshua Hartbarger, Solicitor Kevin Heban, Director of Public Services Mike Hill, Police Chief Allan Baer, Fire Chief Jason Francis, Clerk of Council Nicole Hartbarger

Guests Present: Karen Gerhardinger, Jeff Heaney, Bob Kimball, Nan Myers, Jacob Barnes, Stephen Bond, Jim Thomas, Tim Tuohy

Council Prayer was given by Pastor Stephen Bond, Community of Christ Lutheran Church

Mayor Bingham comments that they are reserving the right to enter into Executive Session at the end of the agenda to discuss a matter of Economic Development.

Motion by Councilman Connelly, seconded by Councilwoman Tuohy to approve the minutes of the March 4th, 2025 Council meeting. 6 ayes

Motion by Councilwoman Artiaga, seconded by Councilman Connelly to approve the bills totaling \$37,262.99 dated March 14th, 2025, and the Addendum bills totaling \$130,228.91 dated March 18th, 2025 and the January 2025 Financial Statements. 6 ayes

PERSONS TO APPEAR BEFORE COUNCIL

Mayor Bingham asked if there were any people to appear before Council.

Request for South Fork Duathlon on May 21st, 2025

Deputy Administrator Hartbarger shares that no one is here to speak but staff has reviewed the proposal with the host, and all are in support and agreement.

Motion by Councilman Riggenbach, seconded by Councilman Fine to approve the request for the South Fork Duathlon to be held on May 21st, 2025. 6 ayes

Request for Whitehouse Multi-Sport Festival on June 21, 2025

Deputy Administrator Hartbarger shares that no one is here to speak but staff has reviewed the proposal with the host, and all are in support and agreement.

Motion by Councilman Riggenbach, seconded by Councilwoman Tuohy to approve the request for the Whitehouse Multi-Sport Festival to be held on June 21st, 2025.

Jacob Barnes will Provide an Update on Village Wide Zoning Status

Barnes shares that it is a pleasure to be here in front of Council, just a few comments to share at this time. He shares his thanks to Council for implementing Go-Gov, this has been amazing for collaboration and real time details – has been extremely beneficial. All are still learning nuances to the program but has been very helpful. Explains that Go-Gov is a cloud-based program being utilized for enforcement and tracking of issues and complaints – much faster and all can access the same information. Fine comments that it is the same software being used for the Whitehouse app. Barnes comments this is the time of year when violations pop up with warmer weather – will handle as they come in being firm but fair. Wants to thank the Mayor for taking a lead in economic development projects and discussions in the Village.

Barnes asks if Council has any questions. Tuohy asks if there is an active list of complaints and zoning violations being monitored. Barnes confirms that there is in Go-Gov; Hartbarger says it is also shared in the operations report packet.

COMMITTEE REPORTS

Mayor Bingham asked if there were any committee reports to share.

Report on the February 27th, 2025 Tree Commission Meeting

Connelly shared that they started by approving meeting minutes from January 2025 meeting. They completed a tree ordinance review, will bring suggestions to next meeting. Nine trees have recently been removed. They will be working with the Village to post information on their Facebook page. James waiting on schedule visit details from the American Bloom group. Connelly shares the story walk project is moving along for installation in the spring. Elliott shared details of his recent visit to a Council meeting. Several members are attending the Tree City USA event. The Commission is coordinating Arbor Day event with third grade teachers. Resident engagement for tree planning is a priority, materials will be distributed.

Report on the March 11th, 2025 Committee of the Whole Meeting

Riggenbach shares that two separate executive sessions were held regarding pending litigation and then economic development. No citizen comments were shared.

Report on the March 13th, 2025 Charter Revision Commission Meeting

Yunker shares at the request of the chairman, the meeting report being postponed until the April 1st Council meeting.

Report on the March 18th, 2025 Public Hearing

Riggenbach shares that those in attendance heard comments from developer Charlie Grass and residents in the area of the property. Additional comments and question and answer time was heard.

Report on the March 5th, 2025 TMACOG Meeting

Fine shares that the Access Ohio plan was reviewed. There was no quorum at the meeting so additional comments and topics were rescheduled for March 20th.

REPORT OF THE MAYOR

Bingham shares that the Open House for library is upcoming on Wednesday from 5:30-7pm; Metroparks and Lucas County Library team will be here to answer questions and listen to comments. No formal presentation. He shares that the community survey results are online and on the app for residents to review.

Bingham shares that on the Swan Creek Ditch Project, they are waiting for Commissioner to get back to reschedule meeting. Mayor, Daugherty and Hartbarger met with Bernie Moreno and staff; meeting was very positive, and they plan to help research funding solutions to help with issues. Bingham shares they will continue to work with state and federal partners to lower the burden on tax payers and the Village budget. Hoping the County picks up the lead on this planning, not just Whitehouse pushing.

Bingham shares that Coffee with Mayor and Council went well, great discussions with citizens in attendance.

Sgt Andy Eckert Memorial Bridge ceremony is planned for May 8th, 2025 at 6:30pm. Easter Egg hunt will take place on March 29th, there will be no bounce houses due to size and liability. There will be face painters, balloon animals and the egg hunt with crafts. Next planning meeting is scheduled for March 25th at 6:30pm for final planning.

Bingham shares that Station Day at Village Hall is planned for Friday May 2nd, waiting on confirmation of time. Kid Mayor and Council is planned for Friday May 9th, reaching out to Judge Hazard for his involvement. The Cherry Fest trailer has been reserved, Artiaga

suggested kid mayor and kid council joining the council on the float for the parade. The Memorial Day event is scheduled for May 26th at 10am, put on by the American Legion at Veterans Memorial Park.

Bingham shares there was one recent zoning complaint for 11025 Waterville Swanton, Jacob Barnes has been made aware and is handling.

REPORT OF THE CLERK OF COUNCIL

Mayor Bingham asked for any items to report from Clerk of Council Hartbarger. There were none.

REPORT OF THE MUNICIPAL ADMINISTRATOR

Mayor Bingham asks Administrator Daugherty for any items to report. Daugherty shares there are no report topics at this time knowing it was going to be a full meeting, unless Council has questions for him. There were none.

REPORT OF THE LAW DIRECTOR

Mayor Bingham asks Solicitor Heban for any items to report. He shares the topic for discussion is the zoning request that was discussed during the Public Hearing.

Discussion on Process of Proposed Zoning Change

Heban shares that at the next Council meeting there will be an ordinance presented to accept or reject, he will write it up to allow to go three readings but can go less as an emergency if so chosen. Planning Commission rejected the zoning change request. Ordinance will be written to accept no recommendation of Planning Commission with a yes vote from Council, or to override the Planning Commission recommendation to approve the requested change with a no vote from Council.

Riggenbach comments that he has more questions. He acknowledges it is a change from the original request. He does confirm the legislation change is for not requesting the same change more than once in a short time, i.e. R3 with the first request and then R3 again with the current request; but amended to allow for a different or changed zoning request such as the original request being R3 and now the request is R2-PUD. Riggenbach acknowledges the reduction in houses this time around but do need to review the housing density. Does see positives and negatives to the proposed zoning change. He comments that he looks forward to the three full readings as the request continues to be discussed over the next month and a half.

Tuohy asks if 70 feet is a normal lot. Grass asks normal compared to what. Tuohy shares that people keep saying they don't want long skinny lots where you can touch between houses; Grass confirms that the 70 feet is similar to Oak Brook lots. Going back to conversation about long, skinny lot, Yunker shares lots on Temperance are 75 feet on average and Oak Brook is 73-90 feet wide on average. This seems to be one of the biggest concerns for the community as it has been brought up repeatedly. Tuohy also appreciates the compromise. Grass comments there are some places where you can go smaller, but if you make a lot too narrow no homeowner will buy it; Whitehouse Meadows off Heller Road is a PUD zoning, at 60 feet. Grass shares that he came up with 70 feet for this new development so they can build slightly larger/wider houses.

Fine acknowledges comment from Riggenbach about the water issue. He says he is wrestling with the topic of density, has worked on some calculations. He comments there are two ways to think about density, first is how many houses on the parcel and second is when you go into neighborhood how close do you feel houses are to each other which gets into how big the lots are. Feels the PUD does make for a very dense neighborhood. Not sure if that type

of density is what we want in that area. Yunker clarifies one thing on Fine's grid, ordinance for R2 side yard is 10 feet.

Connelly shares he does not have a lot of substantial detail to add. It is important to see the effort to compromise. He also shares it is important for people to show up and voice their

concerns, looks forward to the first ordinance reading where there will be something to act on.

Yunker seconds comments already heard. He appreciates the proposed drawing as Grass is under no obligation to present a drawing – but mindful to realize that drawing can be changed at any time as long as things fall within the scope of R2 PUD if the zoning change request is passed. Yunker comments the minimum lot width is 45 feet, would make sense for such small width on a Cul de sac; PUD makes it so there is essentially a zero lot line situation as long as still 10 feet between houses – this is a concern. He sees how difficult it can be to protect exposures to neighboring properties when there is a house fire; going with PUD zoning and small side yards can impact safety if there were to be a residential fire. Some communities have special building requirements where zero lot lines are allowed; they do have to have special construction on the side walls to withstand fire. Yunker asks Fire Chief Francis if there is anything like this in place on new construction with closely built houses in Whitehouse. Francis will review zoning code and come back. Grass confirms 15 feet between houses, 7.5ft on each side yard.

Artiaga comments when Grass first came with discussion on the original R3 request, compromise was thrown around a lot. She understood that R2 would be the compromise, not the R2 PUD which is quite different. Asks Grass when denied R3, why was R2 ok as a compromise then but today it is not financially feasible. Grass comments he shared back in October that he would investigate making it an R2 zoning, but did not explicitly say that it would be an R2. The PUD allows it to be financially feasible. Artiaga asks if decided to change to R2 PUD, can the drawings change after this zoning change is approved – Heban confirms Council is just voting on zoning change, Grass would still have to go to Planning Commission with the final development approval.

CITIZEN COMMENTS ON AGENDA ITEMS

Mayor Bingham asks for Citizen Comments pertaining to Agenda items. There were none.

ORDINANCES

Mayor Bingham asked Solicitor Kevin Heban for any ordinances to be reviewed or voted on. There were none.

RESOLUTIONS

Mayor Bingham asked Solicitor Kevin Heban for any resolutions to be reviewed or voted on. There were none.

OTHER ITEMS DISCUSSED

Department Heads

Public Works Director Mike Hill shares that the storybook trail in Whitehouse Park will be worked on soon.

Police Chief Baer shares that monthly stats have been provided. Baer shares that the Citizen Police Academy starts next month, asking Mayor to be keynote speaker on the last day.

Fire Chief Francis comments that stats were provided for month of February. He shares that the fire dept is starting to do spring clean-up on trucks, will also start seeing trucks on apron in front of the building for hose testing. They have over 12,000 feet of fire hose to test and can only test 800 ft at a time.

Mayor comments that Chief Francis took him around last week to review the recent hazmat spill that occurred. Clean up is progressing well; Francis confirms that they will be on site for another two weeks.

Council Comments

Fine shares his thanks all for coming out tonight to share their public comments on the zoning change request.

Artiaga asks Public Works Director Hill about bulk pick up; Hill confirms it is a dumpster drop off at the public works building, from 8am-4pm Friday and 8am-12pm Saturday.

Tuohy comments she is open for residents to share concerns if they did not want to speak publicly tonight.

CITIZEN COMMENTS

Mayor Bingham asks if there are any citizen comments to share. There were none.

STATE OF THE VILLAGE ADDRESS

Mayor Bingham begins his address by thanking Council, staff and residents. He says that community spirit makes Whitehouse a special place to live. The past year was focused on how we operate behind the scenes, updating Village charter including election laws, finalizing staff promotions based on new organization chart, established finance committee, created a more business friendly environment focusing on boosting local economy. He shares there is a proactive approach to pulling in new businesses including Adventure Distillery, Whitehouse Bakery and Coffee Shop, Acapulco, Flybar and ODOT leasing office space across from Buzz Restaurant. Bingham comments that economic growth is key, but not possible without the engagement of residents. There was increased input from residents by using ballot issues to hear resident voices. Looking forward to many things including working on the new library, engaging residents through survey and in person events, kid mayor and kid council events. Bingham shares they want to ensure Whitehouse is a beautiful and enjoyable place to live by recently adding the disc golf course, pedestrian bridge, and upgraded ballfield fencing. He comments on the Village supporting Cherry Fest and Farmers Market, summer concerts, and the Christmas festival. Bingham comments there is commitment to ensuring safety of all residents; reintroduced police bike patrols, Safety City for young residents, Police and Fire citizen events, and over \$870k in grants for Police and Fire upgrades. Bingham comments goals for 2025 include bringing a pharmacy back to Whitehouse, reducing costs to taxpayers, increasing grant revenue, compromise and find solutions when disagreements on issues occur. He says there will be financial challenges and anticipate a budget deficit as early as next year. He comments that the work we do today will leave a lasting impact for years to come.

Motion by Councilman Connelly, seconded by Councilwoman Tuohy at 7:25pm to enter into an executive session regarding ORC 121.22G8, confidential info regarding business strategy for economic development. 6 ayes

Motion by Councilwoman Artiaga, seconded by Councilman Riggensbach at 8:05pm to reconvene the Council meeting. 6 ayes

ADJOURNMENT

Motion by Councilman Riggensbach, seconded by Councilman Yunker to adjourn the meeting at 8:06pm. 6 ayes

Duly Appointed Clerk of Council

Mayor