

**Village of Whitehouse
Public Hearing – Zoning Change Request
Village Hall, Whitehouse, OH
March 18th, 2025 6:15pm**

CALL TO ORDER – ROLL CALL

Meeting opened at 6:15PM by Council President Dave Riggenbach

GENERAL

Riggenbach invites Charlie Grass to give a quick summary of drawing on display. Grass shares this was at previous Council meeting for review – states that the Village does not require drawings, but he felt better to provide. He shows the layout for the south piece of land, though zoning will be in effect for the whole property. Grass comments he did originally request R3 zoning update with lots no narrower than 82 feet. He comments that R2 zoning will not work on the property. Drawing does show 6 lots less than original R3 proposal including a two-acre lake. Grass comments that the PUD portion of zoning does allow some flexibility with housing distances.

Riggenbach asks for comments from the audience that they would like Council members to hear and consider.

Jeff Heaney - 11250 Centerville St – Heaney comments he lives just west of the proposed exit of the new subdivision. Comments that when the R3 zoning request failed back in October, compromise was supposed to be R2, not including the PUD – he comments the PUD allows him to increase the density in the houses. Does not believe that this is what was agreed upon back in October for a compromise. Heaney shares he was not real happy with the change in legislation that allowed Grass to come back so quickly with another change request – but does commend him for coming up with a new plan to present. Feels all residents are here tonight to stop the density that is being presented, do not want that many houses.

Merrill Rainey - 6614 Oak Brook – Rainey comments that he is seconding everything that Heaney commented. People do not want the subdivision with wall-to-wall houses.

James Forwerck - 11238 Centerville St – Forwerck shares that he somewhat echoes what has been said – he comments that this drawing does look somewhat less dense than the previous proposal. Believes that the Oak Brook intersection is already slightly dangerous because it is hard to see to the left – concerned this will make it worse. Concerned that people are hearing from teachers now that the elementary is already overfull, how can we put in this many houses with the impact of many more children on the school system.

Heaney asks Grass about the economically non-feasible with the R2 zoning, how many houses would a R2 be compared to the R2-PUD. Grass says it is hard to give solid answer without the drawing and math being done – but all the PUD does is state that you can't exceed the already set density. He says you can take the property and divide by 15,000 square feet after taking out the green space and right of way. Grass comments that he is at 39 houses which is one less than the allotment allows. Loan Oak Crossing is R2, not R2-PUD. Can adjust the lot sizes with frontage, side yard, etc. if you don't exceed the 15,000 square feet requirement. Heaney asks how many houses north of the ditch – Grass comments that he does not have that information available right now, he only has the drawing for the area on display. Confirms more acreage north of the ditch that includes more houses – Heaney shares concern on exit of subdivision on Centerville.

Mandy Tilton – 6438 Oak Brook – Tilton asking for confirmation that this is the south being shown, is the PUD request for just the south area of the land; Grass confirms that this request is for the whole lot, not just the image being displayed. Tilton asks if the lots backyards are going to match, at the property line; lots will not line up perfectly they will be offset. Tilton asks if she could have two backyards splitting her yard; Grass confirms yes this could happen.

ADJOURNMENT

Riggenbach adjourns the Public Hearing at 6:32pm.

Duly Appointed Clerk of Council

Mayor