

**MINUTES OF THE PLANNING COMMISSION
VILLAGE OF WHITEHOUSE, LUCAS COUNTY, OHIO
February 3, 2025**

At 6:00 pm, Tom Lytle called the Whitehouse Planning Commission to order.

Roll Call: Tom Lytle, Charles Kethel, Dennis Kennedy and Mayor Bingham. Also in attendance were Tom Roehrs, Fernando Camaryo, Ryan Wamsher, Karen Gerhardinger, Administrator Jordan Daugherty, and Deputy Administrator Joshua Hartbarger.

Chuck Kethel made a motion to approve the minutes of the November 4, 2024, meeting; Dennis Kennedy seconded the motion. Motion passed all ayes.

The first agenda item was to elect officers for 2025. Chuck asked if this could be postponed to the next meeting. Jordan said that would be allowed.

Second Agenda item is to review and discuss the preliminary site plan for the Whitehouse Square Townhomes being proposed in the Whitehouse Square TND by West Rock Development.

- 33 residential units on individual lots, south of the existing strip plaza. Access would be from Whitehouse Square Blvd. 1600-2000 sq. ft. townhomes
- Staff recommends no street parking due to safety and traffic concerns.
- Park area isn't indicated on the plans. Northeast corner has a dry detention pond area which could be enhanced to work as a park or other recreational area.
- Sidewalks and parking. Plans show sidewalks along Whitehouse Square Blvd (front side of dwellings). Is there a need to have sidewalks at the back of the same property when it has a rear-load garage. That should eliminate street parking on the west side of the street
- Each townhome will have similar designs with varying materials on the façade.
- HOA will be formed after last lot is done. HOA will be responsible for upkeep of park/pond area
- Jameson Drive will be a public road
- Streetlights, hydrants and landscaping plans will be forthcoming
- Variance to allow garage access off the front on Jameson Drive, allow lot width below minimum requirements, front yard setback larger than five feet, and floor space less than 1,000 square feet

Dennis made a motion to approve the four variances as outlined in the staff report, seconded by Mayor Bingham. Motion passed all ayes.

A motion to adjourn was made by Charles Kethel and seconded by Dennis Kennedy. Motion passed all ayes.

Respectfully submitted,

Joshua Hartbarger
Deputy Administrator