

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

At 6:00 pm, Tom Lytle called the Public Hearing before the Planning Commission to order. The Public Hearing was to hear testimony on a requested zoning map amendment for 11320 Archbold Whitehouse Road.

A question was asked about what an R-2 PUD is. A Planned Unit Development allows for the same number of homes as an R-2 but with the flexibility of different setbacks. Utilities will all be in the front yards as it is not legal to have them in the back of the lots any longer. Many questions were asked about what the development is going to look like, if trees were going to be removed and aesthetics of the development. Jordan reminded everyone that this is strictly a meeting to change the zoning. The design and look of the development will come after, if the zoning is approved. The Public Hearing was closed at 7:05 pm. Chairman Lytle asked for a five-minute recess.

At 7:10 pm, Tom Lytle called the Planning Commission meeting to order.

Tom asked if there were any questions from the Planning Commission. Chuck thanked everyone who turned out for the public hearing. Mayor Bingham asked the residents if they thought an R-2 PUD would be a good compromise. One resident said at the meeting in October, the Planning Commission denied the R-3. Residents were under the impression that if the developer came back asking for an R-2, that it would more than likely be approved. The developer submitted the application for an R-2 PUD, which is the cause for concern.

Roll Call: Tom Lytle, Dennis Kennedy, Charles Kethel and Mayor Bingham. Also in attendance were Charlie Grass, and Administrator Jordan Daugherty. Missing was Planning Commission member Allen Kuck.

The first agenda item was to review and make a recommendation to Village Council concerning a request for a zoning map amendment at 11320 Archbold Whitehouse Road. Charles Kethel made a motion to approve the recommendation to Council for the R-2 PUD, seconded by Tom Lytle. Split vote 2-2. There will be no recommendation to Council.

The next agenda item is to approve the minutes of the February 3, 2025, meeting. Charles Kethel asked to make a correction to the minutes. Under the bullet points it states that the HOA will be formed after the development is done and West Rock Development will be on the hook to maintain the property until the HOA is formed. Dennis stated that the developer also said he would fund the HOA up until that point. Charles Kethel made a motion to approve the updated minutes, seconded by Dennis Kennedy. Motion passed all ayes.

Next item is to elect officers for the 2025 Planning Commission. Charles Kethel made a motion to keep Tom Lytle as the chairman. He nominated Allen Kuck to be the vice-chairman and himself as secretary, seconded by Dennis Kennedy. Motion passes all ayes.

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

Respectfully submitted,

Jordan Daugherty
Village Administrator