



Whitehouse Planning Commission Meeting Notice

Notice is hereby given that the Planning Commission of the Village of Whitehouse will meet on Monday, January 5, 2026, at 6:00 p.m. in the Council Chambers, Whitehouse Village Hall, 6925 Providence Street, Whitehouse, Ohio.

AGENDA

1. Call the Public Hearing to order to hear testimony on a requested zoning map amendment for 11320 Archbold Whitehouse Road, Whitehouse, Ohio, Lucas County Parcel No. 98-02468. (Staff Report 01-2026)
2. Close the Public Hearing.
3. Call the Regular Meeting to Order
4. Election of Officers for 2026 (Chairman, Vice Chairman, Secretary)
5. Approve Minutes of the March 3, 2025, Planning Commission Meeting.
6. Review and make a recommendation to Whitehouse Village Council concerning a request for a zoning map amendment at 11320 Archbold Whitehouse Road, Whitehouse, Ohio.
7. Other business as appropriate under the Charter.
8. Adjourn.

Jordan D. Daugherty
Municipal Administrator

**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

**STAFF REPORT
PLANNING COMMISSION
ZONING CHANGE REVIEW
11320 ARCHBOLD WHITEHOUSE – STAFF REPORT 01-2026
JANUARY 5, 2026**

Owner/ Applicant: Charlie Grass, Artisan Craft Built Homes, LLC

Subject Property: 11320 Archbold Whitehouse

Current Zoning: S-1 Suburban (1 acre)

Request: Applicant is requesting a change to a R-2 zoning classification.

Adjacent Zoning: North: M-1 Light Industrial
East: R-3 Single family (10,800 s.f.)
South: R-3 Single family (10,800 s.f.)
West: R-2 Single-family (15,000 s.f.)

Adjacent Uses: North: A.W. Bus and Operations Building
East: Single family residences
South: Single family residences
West: Farmland and single family residences

Project Description: The owner is seeking to change the zoning classification from S-1 to R-2. The property is currently used for agricultural purposes and the likely future use would be residential housing.

Access: The property has access from Waterville Street from the south, West and Temperance Streets from the east, and a possible connection to Centerville Street from the north.

CONSIDERATIONS:

1. This property is currently owned by Artisan Craft Built Homes, LLC and is used for agricultural purposes.
2. The parcel is sandwiched between three (3) differing zoning classifications, M-2, R-2, and R-3. A copy of the development requirements for each of the classifications is included for review.
3. In addition to the design requirements, housing density, utilities capacity, drainage plans, and road accessibility should be considered.
4. The Commission is tasked with making a recommendation to either accept or reject the rezoning request. Later, a Village Council public hearing will take place on February 3, 2026 before Village Council's final decision on the matter.



PETITION

Before the Planning Commission and
Village Council

REQUEST FOR A ZONING AMENDMENT /
SPECIAL USE PERMIT

Docket No. _____

DO NOT WRITE IN THIS SPACE – FOR OFFICE USE ONLY

Date Filed: Nov. 13, 2025 Time: 9:09 AM

Date set for Hearing: _____ Time: _____

Published Notice Made _____ in the Anthony Wayne Mirror

Date adjacent property owners notified: _____

Fee Paid on: _____ Amount: _____

Comments: _____

NOTICE TO APPLICANTS

You must prove that the combination of the Zoning Ordinance and the uncommon conditions of your property prevents you from making any reasonable use of your land as permitted by your present zoning district.

No Special Use Permit or Zoning Map Amendment may be granted which would adversely affect surrounding property or the general neighborhood. All Special Use Permits and Zoning Map Amendments must be in harmony with the intent and purposes of the Zoning Ordinance.

You must file this Petition along with the following: The filing fee established by the Village of Whitehouse; a list of property owners which lie within 150 feet of the subject property; an 11 x 17 inch Site Plan and a 24 x 30 inch Site Plan giving dimensions and scale; a Legal Plat of Survey; and proof of ownership. You may also be required to submit additional information.

The Village Staff will prepare the required Legal Notice for publication in the Anthony Wayne Mirror Newspaper. The Applicant shall provide the names of the owners of property, which are within 150 feet of the property in question.

You must complete the following questions (if additional space is needed, attach extra pages to this Application).

1) Name of owner(s): Artisan Craftbuilt Homes Charles Grass
owner/operator

2) If Land Trust, name(s) of all beneficial owners: N/A

3) Name of Applicant(s): Charles Grass

4) Address of Applicant(s): PO Box 2755 Whitehouse

5) Applicant(s) phone number: Home _____ Office 419-277-7777
Home _____ Office _____

6) Property interest of Applicant:

☒ Owner

☐ Contract purchaser

☐ Attorney of owner

☐ Other (describe) _____

7) Address of property in question: 11320 Archbold Whitehouse

8) Size of parcel: 37.99 acres

9) Zoning category requested:

☐ A

☐ R-5

☐ C-3

☐ S-1

☐ R.P.D.

☐ C-4

☐ R-1

☐ B.P.D.

☐ M-1

☒ R-2

☐ C.P.D.

☐ M-2

☐ R-3

☐ C-1

☐ B-P

☐ R-4

☐ C-2

10) Adjacent Zoning:

To the North: R3 & M1
To the South: R3
To the East: R3
To the West: R2

11) How is the property in question presently improved? Not

12) Present Use:

- ☐ Commercial
- ☐ Industrial
- ☐ Residential
- ☒ Other

(Describe) Farming

13) Adjacent Uses:

To the North: R3 & M1 Residential & bus garage
To the South: R3 residential lots
To the East: R3 " "
To the West: R2 " "

14) A SPECIAL USE PERMIT/ZONING AMENDMENT is requested in conformity with the powers vested in the Commission and Board to permit the development of single family residential lots

(Proposed Use)

15) ATTACH LEGAL DESCRIPTION AS IT APPEARS ON THE DEED.

16) Is the property in question currently in violation of the Zoning Ordinance?

☐ Yes

☒ No

☐ If yes, how? _____

17) Is the property in question presently subject to a special-use?

☐ Yes

☒ No

If yes, list each date and ordinance granting the special-use(s). _____

18) From what section of the Zoning Ordinance are you requesting a Special Use/Zoning Amendment? 1248.01 1248.02

19) Explain why, in your opinion, the grant of this request will be in harmony with the neighborhood and not contrary to the intent and purpose of the Zoning Ordinance subject property completely surrounded by residential R3 with some R2

I (we) certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief.

I (we) consent to the entry in or upon the premises described in this application by any authorized official of the Village of Whitehouse for the purpose of securing information, posting, maintaining and removing such notices as may be required by law.

Charles S.
(Signature) Applicant

11-12-25
Date

(Signature) Owner

Date



September 4, 2024

37.99 Acres

1:9,604
0 0.1 0.2 0.4 mi
0 0.17 0.35 0.7 km

Lucas County Auditor's Office, GIS Dept.; US Census Bureau, Lucas County EMA, Lucas County Auditor's Office, ESRI, Lucas County Auditor's 2021

Anonymous

1256.02 Development Standards Matrix

The development and execution of this Chapter is based upon the division of the municipality into districts within which the uses of land and buildings and the bulk and location of buildings and structures in relation to the land are substantially uniform. The following provisions shall apply in the respective zoning districts. Development standards for the TND, Corridor Overlay District, and PUD are contained in Chapters 1251 to 1253.

A. Development Requirements for "A," "S," and "R" Districts								
District	Minimum Lot Area (#1)		Minimum Yard (#2)			Maximum Height (#3)		Minimum Living Area (s.f. per dwelling unit by number of bedrooms)
	Net Acreage (or s.f.) per dwelling unit	Width (ft.)	Front	Side	Rear	Stories	Feet	
"A" Agricultural District	5 acres	150	50	20	35	2-1/2	35	SF/One BR: 1,000 SF/Two BR: 1,200 SF/Three BR: 1,350
"S-1" Suburban Residential	1 acre	150	50	20	35	2-1/2	35	
"R-1" Single Family Residential	20,000 s.f.	100	35	15	35	2-1/2	35	
"R-2" Single Family Residential	15,000 s.f.	90	35	10	35	2-1/2	35	
"R-3" Single Family Residential	10,800 s.f.	80	35	10	35	2-1/2	35	
"R-4" Two-Family Residential	SF: 10,800 s.f. 2F: 15,000 s.f.	SF: 80 2F: 100	35	SF: 10 2F: 15	35	2-1/2	35	SF/One BR: 1,000 SF/Two BR: 1,200 SF/Three BR: 1,350 2F/One BR: 650 2F & MF/Two BR: 850
"R-5" Multi-Family Residential (#4)	SF: 10,800 s.f.; 2F: 15,000 s.f.; MF: 18,000 s.f. or 3,500 s.f. per dwelling unit, whichever is greater	SF: 80 2F: 100 MF: 100	SF: 30 2F: 35 MF: 35	SF: 10 2F: 15 MF: 15	25	2-1/2	35	
Footnotes to Table: ("ft." = feet; "s.f." = square feet; "BR" = Bedroom; "SF" = Single Family; "2F" = Two Family; "MF" = Multi-Family)								
#1	The minimum lot area standard indicated in the table shall not include public rights-of-way or easements. Measurement of the lot area shall be made to the street right-of-way. A lot of less area or width, which was so recorded at the time of the adoption of this Ordinance, and the owner thereof owns no adjoining land, may be occupied by a single family dwelling and shall meet the requirements of Chapter 1260 (Nonconforming Lots, Structures, and Uses).							
#2	When the boundary line of two (2) zoning districts divide a lot held in single ownership, the minimum yard requirements shall apply and extend from the zoning district line.							
#3	No building, except those for agricultural purposes where permitted, shall be erected or enlarged to exceed the standards indicated for each district except as provided for in Section 1256.01.D. (Architectural Projections).							
#4	Site design and development shall be required in accordance with provisions of Section 1241.06 (Site Plan Requirements).							

B. Development Requirements for "C," "B," and "M" Districts

<u>District (#1)</u>	<u>Minimum Lot Area (#2)</u>		<u>Minimum Yard (#3)</u>			<u>Maximum Height (#4)</u>	
	<u>Net Acres (or s.f.)</u>	<u>Width (ft.)</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>	<u>Stories</u>	<u>Feet</u>
"C-1" Neighborhood Commercial	25,000 s.f.	90	50	20; 30 if abutting an "A", "S-1" or "R" District	30	2-1/2	35
"C-2" Village Center Commercial	10,800 s.f.	90	0	0	10	2-1/2	35
"C-3" General Commercial	25,000 s.f.	100	50	20; 30 if abutting an "A", "S-1" or "R" District	20; 30 if abutting an "A", "S-1" or "R" District	2-1/2	35
"C-4" Highway Shopping Center Business District	120,000 s.f. (600 feet depth)	200	100	20; 100 if abutting an "A", "S-1" or "R" District	25; 100 if abutting an "A", "S-1" or "R" District	2-1/2	35; 15 for accessory bldg.
"B-P" Business Park District	2 acres	150	50; 100 if abutting an "A", "S-1" or "R" District	50 (driveway side) 25 (other side); 100 if abutting an "A", "S-1" or "R" District; 30 (accessory bldg)	50; 100 if abutting an "A", "S-1" or "R" District; 30 (accessory bldg)	3-1/2	40; 15 (accessory bldg)
"M-1" Light Industrial / Office Research District	1 acre	150	50	30; 50 if abutting an "A", "S-1" or "R" District	40; 45 if abutting an "A", "S-1" or "R" District	3-1/2	40
"M-2" General Industrial	5 acres	250	50; 100 if abutting an "A", "S-1" or "R" District	40; 100 if abutting an "A", "S-1" or "R" District	40; 100 if abutting an "A", "S-1" or "R" District	3-1/2	40

Footnotes to Table:

- #1 Site design and development shall be required in accordance with provisions of Section 1241.06 (Site Plan Requirements).
- #2 The minimum lot area standard indicated in the table shall not include public rights-of-way or easements. Measurement of the lot area shall be made to the street right-of-way. A lot of less area or width, which was so recorded at the time of the adoption of this Ordinance, and the owner thereof owns no adjoining land, may be occupied and shall meet the requirements of Chapter 1260 (Nonconforming Lots, Structures, and Uses).⁵²
- #3 When the boundary line of two (2) zoning districts divide a lot held in single ownership, the minimum yard requirements shall apply and extend from the zoning district line.
- #4 No building shall be erected or enlarged to exceed the height standards indicated except as provided for in Section 1256.01.C. (Height).

⁵² Amended Ord. 12-98; Passed 4-7-98