

MINUTES OF THE PLANNING COMMISSION
VILLAGE OF WHITEHOUSE, LUCAS COUNTY, OHIO
January 5, 2026

At 6:05 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 to a R-2 for 11320 Archbold Whitehouse Road.

A resident asked what constitutes a site plan? Tom Lytle said they would be drawings. The resident says the application is supposed to be submitted with site plans. Jordan Daugherty said this is a generic application, that typically site plans are required for developers that already have the zoning in place. They all use the same form. Another resident asked if Charlie Grass owns the property. That answer is yes. A resident asked why were site plans and drawings provided previously when Mr. Grass was asking for a zoning change? Mr. Daugherty asked to comment. He said the developer provided it as a courtesy. It is not a requirement until after the zoning is determined. A question was asked about what the difference is between a sketch and a site plan. A site plan is much more detailed after the zoning is decided. What is a legal plat of survey and why isn't it included in the application? Rob Casaletta commented that once the zoning is determined then all the other items come later, as far as site plans, surveys, plats, etc. This meeting is solely to change zoning from S-1 to R-2. What does R-2 include? It determines the square footage of the lots, which is 15,000 for a R-2. Lots of input from residents on what the development will look like and how many houses there will be. Jordan stated that the public will still have input on the site plan portion of the process when it comes time for that, but this is strictly for a zoning change. The Public Hearing was closed at 6:50 pm.

At 6:50 pm, Tom Lytle called the Planning Commission meeting to order.

Roll Call: Dennis Kennedy, Tom Lytle, Allen Kuck, Rob Casaletta and Mayor Bingham. Also in attendance were Charlie Grass, Administrator Jordan Daugherty, Jeff Heaney, Craig Whitman, Andrew Ulrich, James and Lisa Forwerck, Jean and Randy Ringle, Steve Fine, Larry and Brenda Druschel, David Prueter, Merrill Rainey, Kristine Urenovitch and Jim Thomas.

The first agenda item is to elect officers for the 2026 Planning Commission. Dennis Kennedy made a motion to nominate himself as the chairman. He nominated Rob Casaletta to be the vice-chairman and Allan Kuck as secretary, seconded by Mayor Bingham. Motion passes all ayes.

The next agenda item is to approve the minutes of the March 3, 2025, meeting. Mayor Bingham made a motion to approve the updated minutes, seconded by Rob Casaletta. Motion passed all ayes.

The last 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. Rob made a motion to approve the recommendation to Council for the R-2, seconded by Tom Lytle. Split vote 4-1, with Dennis Kennedy being the only no vote. Motion passed with majority consensus.

In other business, Jordan said the process is for this to go before Council, with another public hearing to take place before the Council meeting. We must allow 30 days for notices to go out to the public, so this will appear before Council at the March 3, 2026, meeting.

A motion to adjourn was made at 7:01 by Dennis Kennedy and seconded by Mayor Bingham. Motion passed all ayes.

Respectfully submitted,

Jordan Daugherty
Village Administrator