Whitehouse

Whitehouse Planning Commission
Meeting Notice

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

AGENDA

1. Call the Regular Meeting to Order

2. Approve Minutes of the March 2, 2026, Planning Commission Meeting.

3. Review and discuss Staff Report 03-2026 regarding Country Meadows South preliminary plat, a subdivision plan submitted by Charlie Grass.

4. Review and discuss Staff Report 04-2026 regarding a requested revision to Whitehouse Square Townhomes preliminary plat, a plan submitted by West Rock Development.

5. Other business as appropriate under the Charter.

6. Adjourn.

Jordan D. Daugherty
Municipal Administrator

6925 Providence Street . PO Box 2476 . Whitehouse, Ohio 43571
Phone 419-877-5383 . Fax 419-877-5635
whitehouseoh.gov

MINUTES OF THE PLANNING COMMISSION
VILLAGE OF WHITEHOUSE, LUCAS COUNTY, OHIO
March 2, 2026

At 6:08 pm, Dennis Kennedy called the Planning Commission meeting to order.

Roll Call: Dennis Kennedy, Tom Lytle, Rob Casaletta and Mayor Bingham. Also in attendance were Charlie Grass, Administrator Jordan Daugherty, Deputy Administrator Joshua Hartbarger, Steve Fine, and Joe Bublick.

The first agenda item is to approve the minutes of the January 5, 2026, meeting. Dennis said there is one correction to the meeting minutes that needed to be brought up. It states that Allen Kuck was the only no vote on the recommendation to Council to change the zoning from S-1 to R-2 at 11320 Archbold Whitehouse Road. It should be noted that it was Dennis Kennedy that voted no. Minutes have been corrected to reflect that change. Rob Casaletta made a motion to approve the updated minutes, seconded by Tom Lytle. Motion passed all ayes.

The next agenda item was to review and provide feedback on a draft of the Country Meadows South Plat. This is a review only for feedback purposes with no action taken by the Commission. Mayor Bingham likes the change of the pond location so the residents living on Oakbrook have that to look at. The detention pond will be tied into the ditch per EPA standards. It will have stone banks and will be maintained by Charlie and eventually by the HOA when the subdivision is complete. Dennis said it looks like there will need to be some variances for some of the lots. Jordan reminded the commission that this is for review only. If variances are needed, Charlie will have to come back later for those. Stub streets off Oakbrook will be utilized for this subdivision. Those streets are Temperance and West Streets. Utilities will be in the front easement of each lot.

Dennis asked if there was any other business to bring before the commission. Jordan said assuming the zoning change gets approved, the normal process of approving the plat map for the subdivision will go before the Planning Commission. A motion to adjourn was made at 6:39 by Dennis Kennedy and seconded by Tom Lytle. Motion passed all ayes.

Respectfully submitted,

Jordan Daugherty
Village Administrator

STAFF REPORT
PLANNING COMMISSION
PRELIMINARY PLAT APPLICATION
11320 ARCHBOLD WHITEHOUSE – STAFF REPORT 03-2026
July 6, 2026

Owner/ Applicant:	Charlie Grass, Artisan Craft Built Homes, LLC
Subject Property:	11320 Archbold Whitehouse
Current Zoning:	R-2 Residential (15,000 s.f.)
Request:	Applicant is submitting a preliminary plat for Country Meadows South subdivision.
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 Developer proposes to build 21 single family dwellings within the R-2 zoning classification.
Access:	The property has access from Waterville Street from the south, West and Temperance Streets from the east, and a possible future connection to Centerville Street from the north.

CONSIDERATIONS:

1. 20.4 acres with 21 lots varying in size from 15,000 to 22,519 square feet.

2. *Subdivision Regulations Chapter 1127.03 (A)... The street patterns shall include some extensions to the boundaries of the development to provide circulation between adjoining neighborhoods."* It appears this requirement is met.

3. *Chapter 1127.05 (B) "It is recommended that when available, sites be joined by walking trails and/or multi-use paths ... to provide convenient pedestrian access to all portions of the subdivision and other areas in the municipality, such as shopping, parks and schools."* The plan appears to show sidewalks within the right-of-way. Additional discussion on any potential trail or multi-use paths is as the will of Planning Commission members.

4. The surrounding area is known to flood. Advise discussing the stormwater detention plan and capacity.

5. Chapter 1127.02 (C) of the Subdivision Regulations states *"All corner residential lots shall have extra width sufficient for maintenance of building lines on both streets. The minimum width shall be 100 feet."* The drawing shows six (6) corner lots (1, 13, 16, 17, 19, and 21). Lots 1, 19, and 21 show widths more than the 100-foot minimum requirement. Lots 13, 16, and 17 appear to have widths that do not satisfy the requirement. Due to these deficiencies, per this chapter of the Subdivision Regulations, the plat will require a variance.

6. Chapter 1256.02 (A) of the Subdivision Regulations describes minimum setback, area, and width requirements for R-2 developments. Depending on house placement, all lots appear to allow for a) 35' minimum rear yard setbacks, b) 35' minimum front building line setbacks, and c) 10' minimum side yard setbacks. However, lots 3 through 12 show lot widths below the 90' standard. If the plat is approved as presented, a width variance must be granted for Lots 3 through 12.

7. 1127.05 (C) states *"In cases of green space reserved for exclusive use of residents of a project or for parkland created and maintained by a homeowners' association, restrictions for use of the land shall be placed on the subdivision or plat drawing and on deeds for the land."* Will the stormwater detention area, including the pond, be used for the exclusive use of residents of this subdivision? Is this usable or recreational space?

8. 1127.10 (Street Tree Requirements) of the Subdivision Regulations state: *"Prior to approval of a Final Plat, the subdivider shall prepare a Street Tree Plan for review and approval by the Tree Commission. The subdivision is encouraged to confer with the Tree Commission prior to the preparation of such plan.*

9. All water, sanitary sewer, and storm water systems shall meet or exceed current Whitehouse standards, as well as Ohio Department of Natural Resources Rainwater and Land Development Manual.

10. A street lighting plan will need to be submitted using the acorn style streetlights. Once the plan is approved by Village staff and Engineer, the developer will be required to pay for the entire amount before construction will be authorized to proceed.

11. The Village Engineer will be asked to review and approve the plans as submitted. All work shall be inspected by an independent inspector to be named by the Village of Whitehouse. All expenses associated with the inspections will be paid by the developer. All "as built" drawings shall be the responsibility of the developer and submitted in both paper and electronic (PDF) format.

12. Chapter 1131.11 Financial Guarantees requires escrow deposits or bonds be provided to the Village and states: *All improvements, such as streets, utilities, sidewalks, trees, monuments and other facilities, required in this chapter shall be completed to the satisfaction of Council, unless the subdivider files with the Clerk of Council a bond with surety in such form as shall be approved by the Village Solicitor, or deposits in escrow, with like approval, an amount, which is 110% of the estimated cost by the Village*

Engineer. Such bond or escrow agreement shall; guarantee that all improvements will be constructed and completed in a satisfactory manner and within a reasonable period, not to exceed two (2) years, and that all required expenses shall be paid. All work performed shall be free from defects of material and/or workmanship for the period of two (2) years. Village Solicitor Kevin Heban will be asked to review the bonds and/or escrow agreements submitted by owner/developer prior to final approval and recording of this Plat.

13. Developer must conform to the current Ohio Department of Natural Resources Rainwater & Land Development standards. This includes gravel driveways on each lot during construction so that mud and debris are not tracked onto the roadways, eventually ending up in the storm sewers. Contractors must be responsible for daily cleanup of the roadway if necessary. A common concrete wash out area shall be constructed and maintained by the developer.

14. During construction of each individual lot, dumpsters must be placed and used during construction to avoid debris and litter from being blown around the neighborhood.

15. "As built" plans must be submitted to the Village of Whitehouse by the developer when this plat is completed.

16. All utilities to meet most current Whitehouse design standards at the start of construction.

17. Water main is to be completely constructed prior to final plat approval.

18. Water taps to be completed by Developer and constructed to road Right-of-way (R/W); staked and painted blue.

19. All sanitary sewer taps to be constructed to R/W; staked and painted green.

20. All storm sewer taps to be constructed to R/W; staked and painted green.

21. Storm water plan will need to be reviewed by Lucas County Engineer and Whitehouse Engineer once the developers engineer provides new storm water calculations. Once provided, the area encompassing pond will need to meet current OEPA storm water regulations.

22. The United States Postal Service requires Cluster Box Units (CBU's) as opposed to individual mailboxes.

23. Will entrance signs be constructed?

24. Maintenance of the large pond and the storm water detention areas.

25. Will a homeowners' association be proposed?

26. Strongly encourage the enforcement of Section 931.13 of the Village's Ordinance 931 – Sediment and Erosion control. Section 931.13 reads as follows:

> If a SWP3 or abbreviated SWP3 is required by this regulation, soil disturbing activities shall not be permitted until a cash bond or deposit has been deposited with the Whitehouse Finance Department. The amount shall be a $1,500 minimum, and an additional $1,500 paid for each subsequent acre or fraction thereof or the cost of stabilizing disturbed areas based on a fee schedule established by Whitehouse Council. The bond will be used for Whitehouse to perform the obligations otherwise to be performed by the owner of the development area as stated in this regulation and to allow all work to be performed as needed in the event that the applicant fails to comply with the provisions of this regulation. The cash bond shall be returned, less Whitehouse administrative fees as determined from time to time by Council and adopted into the Whitehouse Rate and Fee Schedule, after all work required by this regulation has been completed and final stabilization has been reached, all as determined by the Whitehouse Engineer.

27. Whitehouse Fire Chief has reviewed the plan and has no concerns.

REQUEST FOR COMMERCIAL / RESIDENTIAL
SITE PLAN REVIEW
Village of Whitehouse, Ohio

Date: 6/23/26 Staff Report No. _____

SECTION I

A. Name of Development Country Meadows South

B. Type of Development:
(Please check one)

____ R-1 Single Family	____ R-4 Two Family
__x__ R-2 Single Family	____ R-5 Multi-Family
____ R-3 Single Family	____ PUD
____ Commercial	____ Industrial Site

C. Name of Developer(s): Artisan Craftbuilt Homes
Address: PO Box 2755, Whitehouse, OH Ph: 419-277-7777 Fax: _____

D. Name of Owner: Same
Address: _____ Ph: _____ Fax: _____

E. Name of Engineering Firm: Feller, Finch & Assoc.
Address: 1683 Woodlands Dr., Maumee, OH Ph: 419-893-3680 Fax: _____

F. Location of Development: The site is located on the north side of Waterville St. approximately ~600' west of Oakbrook Dr.
(Attach map)

SECTION II

A. Developers are requesting: (Check appropriate box)

☒ Preliminary Plat Approval ☐ Commercial / Industrial Site Plan Approval

☐ Final Plat Approval
If requesting Final Plat Approval, complete B and C below

B. Date on which Preliminary Plat Approval was granted: _____

C. Financial Guarantees:

Developer has filed a(n): (check one)
(To assure improvements will be constructed and completed in a satisfactory manner)

____ Escrow Agreement
____ Performance Bond with Surety
____ Installed and Village has accepted improvements

over

DESIGN STANDARDS

	MEETS OR EXCEEDS STANDARDS	VARIANCE REQUESTED* (Mark in Red)
* If variance is requested, on an additional sheet describe in detail the reason for the variance request.		
A. Lot Requirements vary with the zoning classification:		
1. Minimum 90 ft. frontage	___	X
2. Minimum square footage 15,000 sf	X	___
3. Minimum rear yard of 35 ft. Single Fam. 25 ft. Multi Fam.	X	___
4. Minimum Front Bldg. Line 35 ft.	X	___
5. Minimum Side Yard of 10 ft.	X	___
6. Maximum height of 2 1/2 stories	X	___
7. Corner lots min. width 100 ft.	X	___
8. All lots abut a public street	X	___
B. Streets:		
1. Street width (right of way) minimum in feet - 66	X	___
2. Streets intersection at right angles nearly as possible	X	___
3. New streets shall continue from existing streets or jog at a minimum of 140 feet from existing	X	___
4. Cul-de-sac streets shall not be over 600 ft in length and terminus shall be circular area with minimum of 100 ft diameter	NA	___
5. Streets in sub-division shall be improved with hard surface pavement with adequate drainage and shall be a minimum width of 29 ft. with curb along each side of such surfacing.	X	___
C. Blocks:		
1. Maximum length shall generally be one fourth of a mile or 1,320 ft.	X	___

over

2. Width of block to accomodate two tiers of lots, except single tier lots which have greater depth than the minimum requirement of 120 ft. X ___

D. Public Spaces:

1. Set aside reasonable amount of land for play areas, park or other public space as provided in Ohio R.C. 711.09. X ___

E. Easements:

1. Utility easements @ least 5 ft in width shall be provided in rear of each lot and/or along side lot lines continuous to streets or alleys where necessary. X ___

2. Open ditch easements equal to width of the required cross-section plus twenty feet on one side shall be provided. X ___

3. Easements for enclosed drainage systems shall be minimum of fifteen feet in width. X ___

F. Storm Sewer (Extension of Public Storm Sewer Main)

1. Drainage lateral, including an adequate outlet, shall be designed & constructed to provide for disposal of all surface water. X ___

2. Drainage ditch shall be enclosed when the enclosure is equivalent in capacity to forty-eight inches in diameter or less. Such enclosures shall be constructed, installed & paid for by developer. NA ___

3. Storm hydraulic grade lines shall be based on estimated run-off conditions in watershed, ten years from the time the improvement is made. X ___

G. Water Main (Extension of Public Water Line)

1. When adequate public water line is within 1,000 feet of subdivision, such line shall be extended so that each lot has access to the public water supply and total cost borne by developer. X ___

2. When public water supply system is used and lots are less than 12,000 sq ft, sanitary sewers shall be provided and connected to a public system or an approved treatment plant. X ___

over

H. Sewer Main (Extension of Sewer Line)

1. When the proposed subdivision is located within 500 feet of an adequate sanitary sewer line, a connection to the line shall be provided for each lot by the developer. X ___

I. Street Lights

1. Acorn street lighting plan approved by the Village with developer paying total cost of installation. X ___

J. Sidewalks

1. Concrete sidewalks covering all developable frontage with a minimum of five (5) ft. and conforming to all Village specs. X ___

K. Utilities (Other)

1. All utilities (electric, gas, phone, cable etc.) must be located in public easement and installed underground. X ___

L. Monuments

1. All subdivision boundary corners and others must be marked with cement and iron pipe monuments. X ___

ZONING INSPECTOR COMMENTS

VILLAGE ADMINISTRATOR COMMENTS

over

SITE PLAN REVIEW CHECK LIST
Village of Whitehouse, Ohio

	SHOWN ON PLAN	NOT SHOWN ON PLAN (MK IN RED)
(1) IDENTIFICATION SHALL BE NOTED AS FOLLOWS:		
A. The title "Preliminary Drawing"	X	
B. The proposed name of the subdivision	X	
C. The location by township, section, town and range or by other legal description;	X	
D. Names and addresses of the developer and his or her agent who designed the subdivision;	X	
E. The scale of the drawing (one inch equals 100 ft. preferred);	X	
F. The date and north point;	X	
G. The approximate acreage; and	X	
H. The key location.	X	
(2) DELINEATION SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:		
A. Boundary lines of the proposed subdivision indicated by dashed heavy lines;	X	
B. Locations, widths and names of all existing or prior platted streets or other public ways; railroad and utility rights of way and easements; parks and other public open spaces; permanent buildings and structures; and section and corporation lines, within or adjacent to the tract;	X	
C. Existing sewers, water mains, culverts, other underground facilities and open drainage ditches in and within close proximity to the tract, indicating the size, depth, direction of flow and location;	X	
D. Boundary lines of all tracts of unsubdivided and subdivided land abutting the proposed plat, showing owners of tracts greater than one acre;	X	
E. Indication of ground forms, preferably contours at two-foot intervals as measured in the field;	X	
F. The existing zoning of the proposed subdivision and abutting tracts in zoned areas;	X	
G. The layout of proposed streets, their proposed names and widths and the widths of proposed alleys, crosswalkways and easements. Proposed street names shall be checked with the Real Estate Transfer Department of the County Auditor's office to avoid duplication.	X	
H. Layout numbers and dimensions of lots or parcels with appropriate designations;	X	
I. Suggested locations of proposed water lines, sanitary sewer lines, storm sewer lines and sidewalks;	X	

OVER

PRELIMINARY PLAT CHECK LIST

J.	Sanitary treatment plant, well and septic tank locations;	NA	
K.	Where septic tanks are proposed, the submission of the results of soil percolation tests. The location of soil percolation tests shall be indicated and keyed to the result submitted.	NA	
L.	A diagram of proposed drainage development, including streets and lots, with indication of their outlet into existing facilities, and proposed elevation of drains at critical points;	X	
M.	In critical areas, high water levels and areas subject to flooding;	X	
N.	A screen planting plan, if any; and	NA	
O.	Proposed building set-back lines, showing dimensions.	X	

APPROVED:

BY: _____

DATE: _____

PLANNING COMMISSION

VARIANCE REQUESTED (Section #)	DENIED	APPROVED	CONDITION. APPROVAL*
1. _____	___	___	___
2. _____	___	___	___
3. _____	___	___	___
4. _____	___	___	___
5. _____	___	___	___

*Specify Conditions Below:

_____

_____

_____

_____

* *

PLANNING COMMISSION COMMENTS

_____

I, Charles Grass (Owner, Developer, Engineer) of the {circle one}

proposed development known as Country Meadows South certify that all the information provided herewith is true and accurate to the best of my knowledge.

Signed: Charles Grass

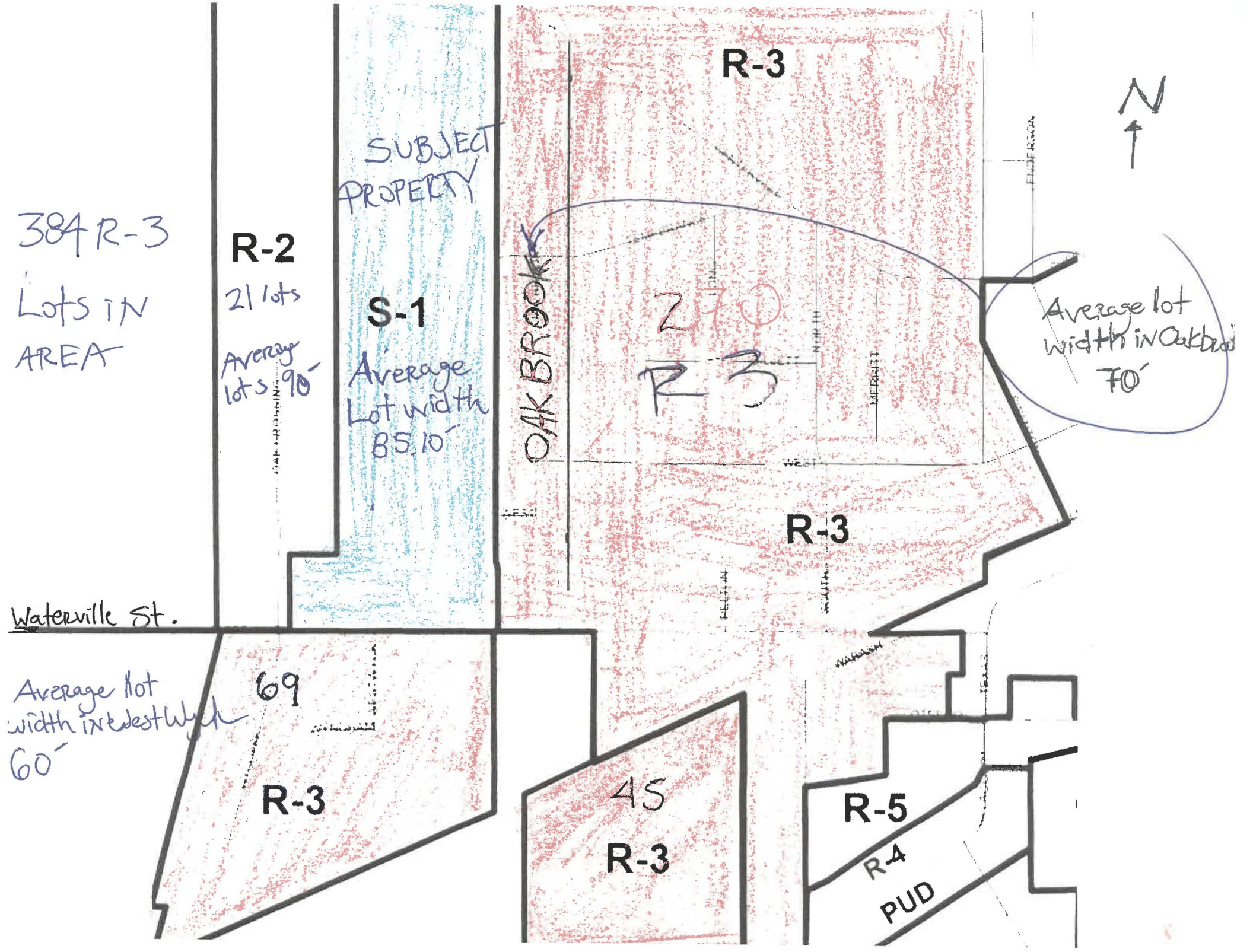
Date: [redacted] 6-23-26

over

I'm requesting a variance on 49% of the lots relative to width. From 90' to 80'

Average lot width to be 85.10'

LOCATION MAP


384 R-3
Lots IN AREA
R-2
21 lots
Average lots 90'
SUBJECT PROPERTY
S-1
Average Lot width 85.10'
R-3
OAK BROOK
270
R-3
Average lot width in Oakbrook 70'
R-3
Waterville St.
Average lot width in Westlyn 60'
69
R-3
45
R-3
R-5
R-4
PUD
N

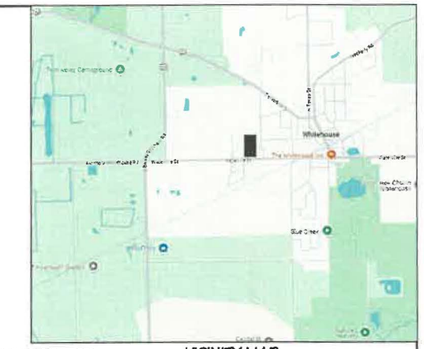
PRELIMINARY DRAWING
OF

Country Meadows South Plat 1

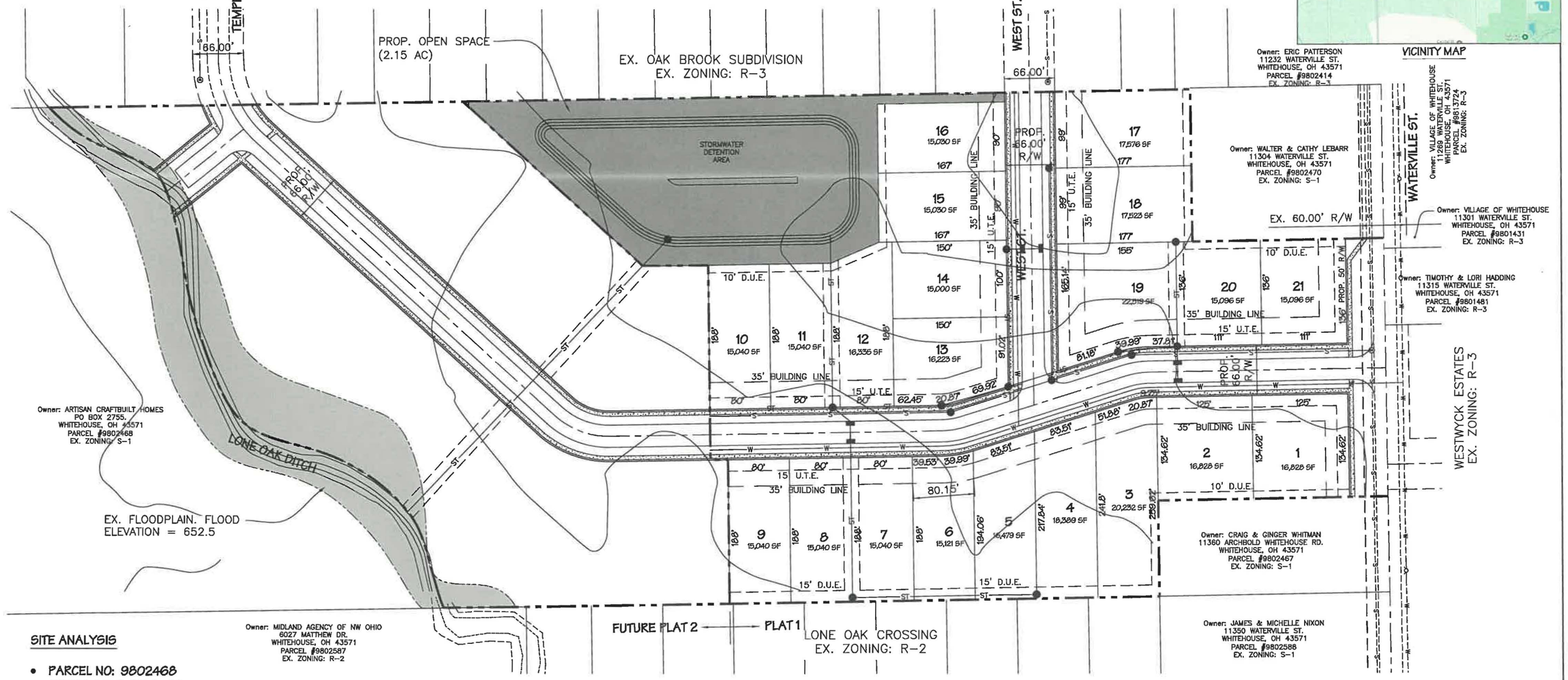
VILLAGE OF WHITEHOUSE, LUCAS COUNTY, OHIO

EASEMENT ABBREVIATIONS
D.U.E.....DRAINAGE & UTILITY EASEMENT
U.T.E.....UTILITY & TOLEDO EDISON EASEMENT

NORTH
SCALE: 1" = 60' (24x36)
1" = 120' (12x18)



VICINITY MAP



SITE ANALYSIS

- PARCEL NO: 9802468
- GROSS AREA: 20.4± AC.
- EX. ZONING: S-1
- PROP. ZONING: R-2
- NUMBER OF LOTS: 37
- 66' PROPOSED ROW WITH 29' ROAD (B/B)
- FRONT SETBACK: 35'
- SIDE SETBACK: 10'
- REAR SETBACK: 35'

LEGAL DESCRIPTION

THAT PART OF THE FOLLOWING DESCRIBED PROPERTY LYING WEST OF THE WEST LINE OF THE PLAT OF OAK BROOK AND SAID WEST LINE EXTENDED NORTHERLY: THE WEST ONE-HALF (½) OF THE WEST ONE-HALF (½) OF THE SOUTHEAST QUARTER (¼) OF SECTION THIRTY-FOUR (34), TOWN SEVEN (7) NORTH, RANGE NINE (9) EAST IN THE VILLAGE OF WHITEHOUSE, LUCAS COUNTY, OHIO, EXCEPTING THEREFROM THE EAST TWO HUNDRED (200) FEET OF THE SOUTH TWO HUNDRED FIFTY (250) FEET, AND ALSO EXCEPTING THEREFROM THE WEST ONE HUNDRED TWENTY-FIVE (125) FEET OF THE SOUTH THREE HUNDRED (300) FEET.

DEVELOPED BY:

ARTISAN CRAFTBUILT HOMES LLC
PO BOX 2755
WHITEHOUSE, OHIO 43571

PREPARED BY:

FellerFinch & ASSOCIATES, INC.
Engineers • Surveyors
1683 Woodlands Drive, Maumee, Ohio 43537
Phone: (419) 893-3680
Fax: (419) 893-2982
www.fellerfinch.com

1/1

PROJECT No.: 10E10367 DWG: 10-10367PRD0A13 DATE: 02-14-26

Revised

STAFF REPORT
PLANNING COMMISSION
Revised Site Plan Review 04-2026
Whitehouse Square Townhomes
July 6, 2026

Developer:	West Rock Development
Owner:	Tom Roehrs
Request:	Developer is seeking approval of a revised Preliminary Plat of Whitehouse Square Townhomes consisting of 33 residential units on individual lots in the Whitehouse Square TND.
Location:	On the east side of Whitehouse Square Boulevard, south of the existing strip center (State Farm, Jo Jo's, and AW Chiropractor).
Access:	Whitehouse Square Boulevard
Area:	3.548 acres total
Zoning:	Traditional Neighborhood Development District (TND)
Current Use:	Vacant land
Adjacent Zoning:	To the East: C-3 To the South: TND To the West: TND To the North: C-3
Adjacent Use:	To the East: Vacant land To the South: Vacant land To the West: Vacant land To the North: Vacant land

STAFF ANALYSIS

1. Civil & Environmental Consultants, Inc, on behalf of West Rock Development, submitted a revised development plan for Whitehouse Square Townhomes, a development in the Whitehouse Square TND. This development is located on the east side of Whitehouse Square Boulevard, just south of existing buildings.

2. Copies of proposed building renderings are included in this packet.

3. Copies of the original preliminary plat staff report and map are included in this packet.

4. Parcel 98-40476 (east side) consists of 3.548 acres per Lucas County records.

5. The developer is asking the Planning Commission to consider the request for three (3) types of variances: lot widths, rear yard setbacks, and minimum building size.

6. ***1252.05 Minimum Dimensional Requirements - Lots***

Dwelling	Minimum Lot Width	Maximum Coverage
Single	40 Feet	60%
Two Family Dwelling	75 Feet	80%
Commercial and Multifamily	None Specified	100%

The Village Subdivision Regulations state that all residential units in a TND must have minimum lot widths of 40 feet. When the original preliminary plat was approved, width variances were granted for all 33 lots. This resulted in lots widths ranging from 22 to 32 feet. The developer is now requesting adjustments to those variances for lots 1-3 and 16-32. The requested changes include minor (most are less than one foot) increases and decreases to the lot widths. None of the requested changes, either individual or cumulative, appears to be significant

7. ***1252.06 Yard Requirements***

Dwelling	Front Yard Minimum	Front Yard Maximum	Minimum Rear Yard	Minimum Side Yard
Single or Two Family	None	15 feet	25 feet	10' for each end unit

The Village Subdivision Regulations state that all residential units in a TND must have a minimum rear yard setback of 25 feet. No variances for rear yard setbacks were requested for the original preliminary plat. The developer is now requesting a rear yard setback variance of 24 feet (reducing the setback to one (1) foot) for lots 4 through 15.

8. ***1252.07 Building Requirements***

Dwelling	Building Height Minimum	Building Height Maximum	Minimum Stories	Maximum Stories	Minimum Floor Area
Single or Two Family	20	35	1	2	1,000 sf for each floor above finished grade

The Village Subdivision Regulations state that all residential units in a TND must have a minimum of 1,000 square feet for each above-grade floor. When the original plat was approved, lots 1-3 and 31-33 had 1,100 sf footprints, lots 4-15 had 1,344 sf footprints, and lots 16-30 showed 902 sf footprints. This resulted in a variance to lots 16-30 due to not meeting the minimum floor area requirement of 1,000 sf. The developer is now requesting a variance to allow for the following changes:

Lots 1 through 3 and lots 16 through 33 = 955 square feet
Lots 4 through 15 = 936 square feet

VARIANCES REQUESTED:

1252.05 – Variance to allow lot widths below the minimum requirements (lots 1-3 & 16-33)

1252.06 – Variance to reduce the rear yard setbacks to one foot (lots 4-15)

1252.07 – Variance for units with floor area less than 1,000 square feet (lots 1-33)

Civil & Environmental Consultants, Inc.

letter of transmittal

One SeaGate, Suite 2050
Toledo, OH 43604
p: 419-724-5281 | t: 855-274-2324

DATE	June 22, 2026
PROJECT NUMBER	343-140
RE:	Whitehouse Square Townhomes Preliminary Plat

TO Whitehouse Planning Commission
6925 Providence St
Whitehouse, OH 43571

ATTN: Jordan Daugherty

☒ Attached ☐ Separate Cover Via _____ The Following Items:
☐ Shop Drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of Letter ☐ Change Order

Copies	Date	No.	Description
2	6/22/26		Preliminary Plat – Rev.2

We are Sending You

☒ For Approval ☐ Approval As Submitted ☐ Resubmit _____ Copies for Approval
☐ For Your Use ☐ Approved As Noted ☐ Submit _____ Copies for Distribution
☐ As Requested ☐ Returned For Correction ☐ Return _____ Prints
☐ For Review & Comment ☐ Planning Commission
☐ For Bids Due: _____ ☐ Prints Returned After Loan to Us

Remarks

Jordan, please see attached full-size drawing for the revised Preliminary Plat for the Whitehouse Square Townhomes development. As discussed, we are revising the following:

1) Lot widths (lots 1-3, 16-33)
2) Rear yard setback (lots 4-15) – need variance
3) Min. building size – need variance

Best regards,
Fernando Camargo

Copy To: _____ Signed _____

Whitehouse

REQUEST FOR COMMERCIAL / RESIDENTIAL
SITE PLAN REVIEW
Village of Whitehouse, Ohio

Date: 6/22/2026 Staff Report No. _____

SECTION I

A. Name of Development Whitehouse Square Townhomes
B. Type of Development:
(Please check one)

____ R-1 Single Family	____ R-4 Two Family
____ R-2 Single Family	____ R-5 Multi-Family
____ R-3 Single Family	____ PUD
____ Commercial	____ Industrial Site

C. Name of Developer(s): West Rock Development
Address: 7828 W. Bancroft St. Toledo, OH 43617 Ph: 419-270-8401 Fax: _____
D. Name of Owner: Tom Roehrs
Address: _____ Ph: _____ Fax: _____
E. Name of Engineering Firm: Civil & Environmental Consultants, Inc.
Address: One SeaGate, Suite 2050 Toledo, OH 43604 Ph: 419-274-5281 Fax: _____
F. Location of Development: Whitehouse Square Blvd.
(Attach map) Parcel No. 98-40746

SECTION II

A. Developers are requesting: (Check appropriate box)

- ☒ Preliminary Plat Approval (Revised)
- ☐ Final Plat Approval
- ☐ Commercial / Industrial Site Plan Approval

If requesting Final Plat Approval, complete B and C below

B. Date on which Preliminary Plat Approval was granted: 2/3/2025

C. Financial Guarantees:

Developer has filed a(n): (check one) (To assure improvements will be constructed and completed in a satisfactory manner)

- ____ Escrow Agreement
- ____ Performance Bond with Surety
- ____ Installed and Village has accepted improvements

DESIGN STANDARDS

	MEETS OR EXCEEDS STANDARDS	VARIANCE REQUESTED* (Mark in Red)

* If variance is requested, on an additional sheet describe in detail the reason for the variance request.

A. Lot Requirements vary with the zoning classification:

1.	Minimum 40 ft. frontage	___	22.9 ft
2.	Minimum square footage _____	___	900 sf
3.	Minimum rear yard of ~~35~~ 25 ft. Single Fam. 25 ft. Multi Fam.	___	1 ft
4.	Minimum Front Bldg. Line 0 ft.	✓	___
5.	Minimum Side Yard of 1 ft.	___	0
6.	Maximum height of 2 1/2 stories	✓	___
7.	Corner lots min. width 100 ft.	___	22.9 ft
8.	All lots abut a public street	✓	___

B. Streets:

1.	Street width (right of way) minimum in feet - 66	✓	___
2.	Streets intersection at right angles nearly as possible	✓	___
3.	New streets shall continue from existing streets or jog at a minimum of 140 feet from existing	✓	___
4.	Cul-de-sac streets shall not be over 600 ft in length and terminus shall be circular area with minimum of 100 ft diameter	N/A	___
5.	Streets in sub-division shall be improved with hard surface pavement with adequate drainage and shall be a minimum width of 29 ft. with curb along each side of such surfacing.	✓	___

C. Blocks:

1.	Maximum length shall generally be one fourth of a mile or 1,320 ft.	✓	___

2. Width of block to accomodate two tiers of lots, except single tier lots which have greater depth than the minimum requirement of 120 ft. ✓ ___ ___

D. Public Spaces:

1. Set aside reasonable amount of land for play areas, park or other public space as provided in Ohio R.C. 711.09. ✓ ___ ___

E. Easements:

1. Utility easements @ least 5 ft in width shall be provided in rear of each lot and/or along side lot lines continuous to streets or alleys where necessary. ✓ ___ ___

2. Open ditch easements equal to width of the required cross-section plus twenty feet on one side shall be provided. N/A ___ ___

3. Easements for enclosed drainage systems shall be minimum of fifteen feet in width. ✓ ___ ___

F. Storm Sewer (Extension of Public Storm Sewer Main)

1. Drainage lateral, including an adequate outlet, shall be designed & constructed to provide for disposal of all surface water. ✓ ___ ___

2. Drainage ditch shall be enclosed when the enclosure is equivalent in capacity to forty-eight inches in diameter or less. Such enclosures shall be constructed, installed & paid for by developer. N/A ___ ___

3. Storm hydraulic grade lines shall be based on estimated run-off conditions in watershed, ten years from the time the improvement is made. ✓ ___ ___

G. Water Main (Extension of Public Water Line)

1. When adequate public water line is within 1,000 feet of subdivision, such line shall be extended so that each lot has access to the public water supply and total cost borne by developer. ✓ ___ ___

2. When public water supply system is used and lots are less than 12,000 sq ft, sanitary sewers shall be provided and connected to a public system or an approved treatment plant. ✓ ___ ___

H. Sewer Main (Extension of Sewer Line)

1. When the proposed subdivision is located within 500 feet of an adequate sanitary sewer line, a connection to the line shall be provided for each lot by the developer. ✓ ___ ___

I. Street Lights

1. Acorn street lighting plan approved by the Village with developer paying total cost of installation. ✓ ___ ___

J. Sidewalks

1. Concrete sidewalks covering all developable frontage with a minimum of five (5) ft. and conforming to all Village specs. ✓ ___ ___

K. Utilities (Other)

1. All utilities (electric, gas, phone, cable etc.) must be located in public easement and installed underground. ✓ ___ ___

L. Monuments

1. All subdivision boundary corners and others must be marked with cement and iron pipe monuments. ✓ ___ ___

ZONING INSPECTOR COMMENTS

VILLAGE ADMINISTRATOR COMMENTS

PLANNING COMMISSION

VARIANCE REQUESTED (Section #)	DENIED	APPROVED	CONDITION. APPROVAL*
1. _____	___	___	___
2. _____	___	___	___
3. _____	___	___	___
4. _____	___	___	___
5. _____	___	___	___

*Specify Conditions Below:

_____

_____

_____

_____

* *

PLANNING COMMISSION COMMENTS

_____

I, Fernando Camargo (Owner, Developer, Engineer) {circle one} of the proposed development known as Whitehouse Square Townhomes certify that all the information provided herewith is true and accurate to the best of my knowledge.

Signed: _____

Date: 6/22/2026

Whitehouse

SITE PLAN REVIEW CHECK LIST
Village of Whitehouse, Ohio

	SHOWN ON PLAN	NOT SHOWN ON PLAN (MK IN RED)
(1) IDENTIFICATION SHALL BE NOTED AS FOLLOWS:		
A. The title "Preliminary Drawing"	✓	
B. The proposed name of the subdivision	✓	
C. The location by township, section, town and range or by other legal description;	✓	
D. Names and addresses of the developer and his or her agent who designed the subdivision;	✓	
E. The scale of the drawing (one inch equals 100 ft. preferred);	✓	
F. The date and north point;	✓	
G. The approximate acreage; and	✓	
H. The key location.	✓	
(2) DELINEATION SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:		
A. Boundary lines of the proposed subdivision indicated by dashed heavy lines;	✓	
B. Locations, widths and names of all existing or prior platted streets or other public ways; railroad and utility rights of way and easements; parks and other public open spaces; permanent buildings and structures; and section and corporation lines, within or adjacent to the tract;	✓	
C. Existing sewers, water mains, culverts, other underground facilities and open drainage ditches in and within close proximity to the tract, indicating the size, depth, direction of flow and location;	✓	
D. Boundary lines of all tracts of unsubdivided and subdivided land abutting the proposed plat, showing owners of tracts greater than one acre;	✓	
E. Indication of ground forms, preferably contours at two-foot intervals as measured in the field;		✓
F. The existing zoning of the proposed subdivision and abutting tracts in zoned areas;	✓	
G. The layout of proposed streets, their proposed names and widths and the widths of proposed alleys, crosswalkways and easements. Proposed street names shall be checked with the Real Estate Transfer Department of the County Auditor's office to avoid duplication.	✓	
H. Layout numbers and dimensions of lots or parcels with appropriate designations;	✓	
I. Suggested locations of proposed water lines, sanitary sewer lines, storm sewer lines and		

PRELIMINARY PLAT CHECK LIST

J. Sanitary treatment plant, well and septic tank locations;	N/A	
K. Where septic tanks are proposed, the submission of the results of soil percolation tests. The location of soil percolation tests shall be indicated and keyed to the result submitted.	N/A	
L. A diagram of proposed drainage development, including streets and lots, with indication of their outlet into existing facilities, and ~~proposed elevation of drains at critical points~~;	✓	
M. In critical areas, high water levels and areas subject to flooding;	N/A	
N. A screen planting plan, if any; and	N/A	
O. Proposed building set-back lines, showing dimensions.	✓	

APPROVED:

BY: _____

DATE: _____

PRELIMINARY DRAWING

FOR

WHITEHOUSE SQUARE TOWNHOMES

6901 WHITEHOUSE SQUARE BOULEVARD
SECTION 2, TOWN 6 NORTH, RANGE 9 EAST
VILLAGE OF WHITEHOUSE, LUCAS COUNTY, OHIO

NORTH

Revised

LOCATION MAP
NTS

PARCEL ID: 9310005
OWNER: PIENERT-DUNN REAL ESTATE, LLC
ZONING: C-3

PARCEL ID: 9840482
OWNER: LOUISVILLE TITLE AGENCY FOR N.W. OHIO
ZONING: C-3

DRY DETENTION POND

JAMESON DRIVE — 29' B/B PVMT W/MOUNTABLE CURB — 66' R/W

CEDAR HILL DRIVE — 66' R/W

LINCOLN DRIVE

WHITEHOUSE SQUARE BLVD. — EX. ASPH. PVM'T W/MOUNTABLE CURB — 80' R/W

REAR SETBACK — FRONT SETBACK — SETBACK

20' DRAINAGE ESMT.

15' SIDEWALK & UTILITY ESMT.

PARCEL ID: 9840477
OWNER: CENTRAL PARK REAL ESTATE LLC
ZONING: TND

PARCEL ID: 9855680
OWNER: CENTRAL PARK REAL ESTATE LLC
ZONING: TND

PARCEL ID: 9855654
OWNER: CEDAR CREEK COMMUNITY CHURCH
ZONING: TND

SITE DATA

PARCEL ID: 98-40476
EXISTING SITE ZONING: TND
PROPOSED ZONING: TND
PROJECT SITE AREA: 3.548 ACRES
PROPOSED SETBACKS:
FRONT BLDG. LINE: 20 FT.
SIDE YARD: 0 FT.
REAR YARD: 25 FT. AND 1 FT. (PER PLAN)

BUILDING DATA:
33 TWO STORY TOWNHOMES
BUILDING FOOTPRINT SIZE:
LOTS 1-3 & 16-33 = 955 SQ. FT.
LOTS 4-15 = 936 SQ. FT.

APPLICANT/DEVELOPER

MR. TOM ROEHRS
WEST ROCK DEVELOPMENT
7828 W. BANCROFT ST.
TOLEDO, OHIO 43617
PH: 419-270-8401

LEGEND

- SETBACK LINE
- EXIST. PROPERTY LINE
- EXIST. ADJACENT PROPERTY LINE
- EXIST. RIGHT-OF-WAY
- ST — EXIST. STORM SEWER
- SAN — EXIST. SANITARY SEWER
- W — EXIST. WATER MAIN
- ST — SUGGESTED STORM SEWER
- SAN — SUGGESTED SANITARY SEWER
- W — SUGGESTED WATER MAIN

SCALE IN FEET
0 30 60

SUBMITTAL RECORD

NO	DATE	DESCRIPTION
2	02/03/2025	REVISIONS FOR PLANNING COMMISSION MEETING
1	06/2025	REVISED LOT WIDTHS (1-3, 16-33), BLDG. FOOTPRINTS, REAR SETBACK (4-15)

One SeaGate
Suite 2050
Toledo, OH 43604
Ph: 419.724.5281
www.cecinc.com

Civil & Environmental Consultants, Inc.

WEST ROCK DEVELOPMENT
WHITEHOUSE SQUARE TOWNHOMES
WHITEHOUSE, LUCAS CO., OHIO

PRELIMINARY DRAWING

DATE:	JAN. 2025
DWG SCALE:	1"=30'
PROJECT NO:	343-140.CV01
DRAWN BY:	RGS
CHECKED BY:	JHR
APPROVED BY:	FNC*

DRAWING NO.: 1
SHEET 1 OF 1

*HAND SIGNATURE ON FILE

Whitehouse Square Townhomes
Lots 4-15
Back View

Whitehouse Square Townhomes
Lots 4-15
Front View

Whitehouse Square Townhomes
Lots 1-3, 16-33
Front View

Original

STAFF REPORT
PLANNING COMMISSION
Site Plan Review 01-2025
Whitehouse Square Townhomes
February 3, 2025

Developer:	West Rock Development
Owner:	West Rock Development
Request:	Preliminary plat approval of Whitehouse Square Townhomes consisting of 33 residential units on individual lots in the Whitehouse Square TND.
Location:	On the east side of Whitehouse Square Boulevard, south of the existing strip center (State Farm, Acapulco, Jo Jo's, and AW Chiropractor).
Access:	Whitehouse Square Boulevard
Area:	3.548 acres total
Zoning:	Traditional Neighborhood Development District (TND)
Current Use:	Vacant land
Adjacent Zoning:	To the East: C-3 To the South: TND To the West: TND To the North: C-3
Adjacent Use:	To the East: Vacant land To the South: Vacant land To the West: Vacant land To the North: Vacant land

STAFF ANALYSIS

1. Civil & Environmental Consultants, Inc, on behalf of West Rock Development, has submitted a development plan for Whitehouse Square Townhomes, a proposed development in the Whitehouse Square TND. This proposed development is located on the east side of Whitehouse Square Boulevard, just south of existing buildings.

2. Parcel 98-40476 consists of 3.548 acres per Lucas County records.

3. The Preliminary Drawing shows access from Whitehouse Square Boulevard, with ingress and egress onto a proposed street, shown as sixty-six (66) feet right-of-way with twenty-nine (29) feet of pavement. Staff recommends that parking be disallowed on the proposed street (Jameson Drive) due to safety and traffic concerns.

4. The Traditional Neighborhood Development Concept (Exhibit A) allows for a maximum ten (10) minute walk from one boundary to another or any internal destination. Connecting sidewalks leading to and from these areas are included in the plans.

5. The owner will be required to provide plan review, EPA permits to install, preliminary construction plans, and final "as built" construction plans for the roadway, water, sewer, storm, curbing and sidewalks of the extended Whitehouse Square Boulevard.

6. The Village of Whitehouse State Route 64 Corridor Vision Plan (Form Based Code) adopted in March of 2018, provides for townhomes on portions of this property along with park space (Exhibit B). There is currently no designated park space specifically called out in the plan.

7. The Village of Whitehouse State Route 64 Corridor Vision Plan and the TND zoning concept calls for mixes commercial and residential buildings. No commercial buildings are proposed in the plan.

8. ***Chapter 1252 TND Traditional Neighborhood Development.***

1252.01 states the intention of the TND is to provide for interconnecting streets and paths for ease of travel throughout the entire TND development and can be accomplished by a variety of methods, such as walking, biking, or automobile. As stated above, connecting sidewalks are shown on this plan.

1252.03 states:

> Neighborhood Residence Subdistrict. The Neighborhood Residence Subdistrict is a primarily residential part of a TND development, typically the largest area within the pedestrian shed. It consists of single-family, both attached and detached, houses with one (1) accessory permitted on each lot. Buildings are situated on smaller lots with shorter setbacks to the front and side yards. The narrow lots require that the parking be accessed from the rear by alleys or lanes. Building frontages allow for porches, fences, and small lawns…

As stated in this Section, narrow lots require that parking be accessed from the rear, by alleys or lanes. It appears that some of the units (e.g., lots 1-3 and 16-33) show front load garages. This should be confirmed with the applicant. If it is confirmed, a variance of Section 1252.03 to allow garage access from the front of those units will be required.

1252.04 C. Promotes a pedestrian orientation to allow a resident to walk from any internal destination within the TND.

1252.04 D.1 Requires a "central focus such as a park, public open space, etc." As stated in section 6 above, there is currently no designated park space called out in the plan. Will there be a designated park and will the "central focus" provision be satisfied?

9. 1252.04 G. Pedestrian Orientation

1. TND developments shall provide connectivity through an interconnected street grid network which disperses traffic and encourages a greater use of non-motorized transportation. It shall have a high-quality pedestrian environment to make walking pleasurable.

3. Pedestrian connections to neighboring streets and paths are recommended where possible. Paths and walkways should be designed throughout to make the development pedestrian-friendly for those who live and work there and also to make this development easily accessible to the adjacent land uses.

This site plan shows proposed sidewalks along only one side of Jameson Drive. Does having a sidewalk on only one side satisfy, enhance, or diminish the "pedestrian friendliness" recommendation?

The sidewalk along Whitehouse Square Boulevard must extend to the parcel boundaries to eventually connect to the sidewalks to be build on neighboring parcels. Sidewalks will be required along the existing stub street (Lincoln Drive) and will need to be extended along the entire length of the parcel.

(H) Landscaping

Landscaping has not been addressed. Developer will need to meet with the Whitehouse Tree Commission for their review and comments. This group meets on the fourth Thursday of each month. Prior to installation, the contractor must contact Whitehouse employees to arrange for a staff or Tree Commission member to be present during the landscaping installation. Another inspection will be required with the Landscape Contractor and Village representative six months after the initial installation (or as soon as weather permits during the growing season) to be sure that all plants are being properly cared for and maintained. If trees/plants have not survived, they must be replaced at Developers expense.

(I) Lighting

Street lighting shall be provided along all streets in the district. More, smaller lights, as opposed to fewer, high-intensity lights, shall be used. Streetlights shall be installed on both sides of the street at intervals of no greater than seventy-five (75) feet. Lighting fixtures shall be distinctive, decorative lampposts designed on a human scale for pedestrian utility...

The Preliminary Drawing does not appear to show any lamp posts along the streets. The Village will require lights spaced no more than 75' apart, with light fixtures to match what has been installed in the other developments.

(J) Signage

Will the development include any signs on Whitehouse Square Boulevard? If so, like materials should be used to match what the Village is requiring on the State Route 64 Corridor. Chapter

1259 of the Zoning Code deals with the size and location of signs and must be adhered to before any signage can be approved for this development.

For public roadway signs, the developer should use the standard street signs used throughout the Village, a tall sign with 9" white lettering on green background with a high intensity prismatic face.

(K) Streets, Alleys and Sidewalks.

Sidewalks. The drawing shows proposed walking paths/sidewalks on one side of Whitehouse Square Boulevard, which meet the requirements of this section, but only one side of Jameson Drive, which does not meet the requirements. It should be noted that ADA ramps are required at intersections and other major points of pedestrian flow, including where Jameson Drive intersects with a) Whitehouse Square Boulevard and b) Lincoln Drive. Construction requirements must meet ORC 729.12 (ramped curbing for handicapped).

(L) Parking

Each individual unit will have a one-car garage and driveway space for one additional car. Will parking be allowed on one or two sides of the street? Should additional parking spaces be provided somewhere within the development for guest parking?

(M) Required Open Space

1. States that the minimum open space is thirty (30) percent of the gross acreage. The development east of the Boulevard is a total of 3.548 acres, which would require 1.07 acres as open space.

(N) Utilities

The Code requires all utilities shall be provided by underground lines and utility boxes and equipment shall be screened from view of the public right-of-way. This will need to be confirmed with the developer and appropriate contractors.

13. ***1252.05 Lot Requirements*** **Minimum Dimensional Requirements - Lots**

Dwelling	Minimum Lot Width	Maximum Lot Coverage
Single	40 feet	60%

All proposed units are below the Minimum Lot Width requirement ranging from 22' to 32'. Therefore, variances will be required for all 33 proposed units.

No fencing is shown on the site plan, but it should be noted that if fences are to be constructed, chain link fences are prohibited.

The Developer shall provide restrictive covenants or other provisions guaranteeing the perpetual maintenance of open spaces, sidewalks, walkways, and other spaces dedicated to public use.

14. 1252.06 Yard Requirements

Dwelling	Front Yard Minimum	Front Yard Maximum	Minimum Rear Yard	Minimum Side Yard
Single or Two Family	None	15 feet	25 feet	10' for each end unit

All proposed units appear to show front yard setbacks (20 feet) that exceed the Maximum Lot Width requirement. Therefore, variances will be required for all 33 proposed units. All units appear to meet the Minimum Rear Yard requirement. The developer should confirm that the Minimum Side Yard requirement is met for each end unit.

15. 1252.07 Building Requirements

Dwelling	Building Height Minimum	Building Height Maximum	Minimum Stories	Maximum Stories	Minimum Floor Area
Single or Two Family	20	35	1	2	1,000 sf for each floor above finished grade

Although the plans do not specify the number of stories, the developer stated during a meeting with staff that all 33 units are two stories and that all units share at least one common wall with another unit. Additionally, the plans show that lots 1-3 and 31-33 have 1,100 sf footprints, lots 4-15 have 1,344 sf footprints, and lots 16-30 have 902 sf footprints. Due to lots 16-30 not meeting the minimum floor area requirement of 1,000 sf, variances will be required.

(C) Commercial and Multi-Family Residential Building Design

> *4. Building Style.* No renderings of the townhomes are provided to determine whether the use of brick, stone, and/or siding will be used. Subsection C.10. prohibits the use of aluminum, vinyl or plastic siding on the street front sides of buildings. If the developer is going to use siding on the fronts of the buildings, a variance will be required for that purpose.
>
> *11. Buildings Located on Street Corners. Buildings located on street corners shall have additional architectural detailing to emphasize the street corner... provide some form of visual interest such as: placement of the primary entry; articulation, towers; plazas, distinctive roof forms; or other distinctive architectural features.*

Therefore, the ends of each row of residential units will require some type of architectural feature.

16. Flood Zone. No portion of this development is located within the 100 year flood plan per the FEMA maps.

17. With the number of proposed units, the Village will look at the traffic situation at the corner of State Route 64 and Whitehouse Square Boulevard and consider a roundabout at this intersection.

CONSIDERATIONS AND CONDITIONS:

1. All structures along Whitehouse Square Boulevard shall be front facing.

2. The Village will require that all streets be extended to the entire length of the property shown on the Preliminary Drawing.

3. Curbs will be required on all streets.

4. Minor streets require a 66' right-of-way and all utilities shall be constructed within the right-of-way, per Chapter 1127.03 (B).

5. Sidewalks to be constructed shall be five (5) feet with concrete on Whitehouse Square Boulevard and all remaining development shall meet current ADA standards throughout the development.

6. Acorn-style street lights are already installed along Whitehouse Square Boulevard, however street lights will need to be installed within the development.

7. Water: The entire water distribution system in the subdivision shall be looped to eliminate the dead ends.

8. Sanitary Sewer: All sanitary sewers should be constructed in the road right-of-way to avoid special easement areas as shown on the plans.

9. Sanitary Sewer: The proposal currently shows a sewer cut and access from Whitehouse Square Blvd connected at the northern access of Jameson Street. The Public Service Department is requesting that 10" sewer access on Whitehouse Square Blvd take place on the southern side of Lincoln Drive in order for optimal access for the future development of parcel 98-55660.

10. Building style materials (e.g., brick, stone, and siding) needs to be determined as well as architectural style.

11. All utilities shall be extended to the furthest lot limit and meet current Village of Whitehouse standards.

12. Will there be a designated park and will the "central focus" provision be satisfied?

13. The drawing shows proposed walking paths/sidewalks on one side of Whitehouse Square Boulevard, which meet the requirements of this section, but only one side of Jameson Drive, which does not meet the requirements.

14. Should additional parking spaces be provided somewhere within the development for guest parking?

VARIANCES REQUESTED:

1252.03 – To allow garage access from the front off of the Jameson Drive.

1252.05 – To allow lot widths to be blew the minimum requirements

1252.06 – To allow front yard setbacks greater than five feet

1252.07 – Variances will be required if each floor is less than 1,000 square feet (e.g., lots 16-30)

NORTH

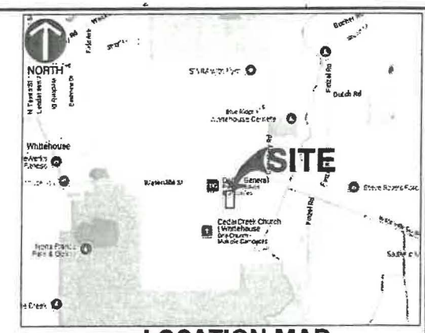
Original

PRELIMINARY DRAWING

FOR

WHITEHOUSE SQUARE TOWNHOMES

6901 WHITEHOUSE SQUARE BOULEVARD
SECTION 2, TOWN 6 NORTH, RANGE 9 EAST
VILLAGE OF WHITEHOUSE, LUCAS COUNTY, OHIO



LOCATION MAP
NTS

PARCEL ID: 9310005
OWNER: PIENERT-DUNN REAL ESTATE, LLC
ZONING: C-3

PARCEL ID: 9840482
OWNER: LOUISVILLE TITLE AGENCY FOR N.W. OHIO
ZONING: C-3

DRY DETENTION POND

JAMESON DRIVE

WHITEHOUSE SQUARE BLVD.

LINCOLN DRIVE

29' B/B PVM'T W/MOUNTABLE CURB

EX. ASPH. PVM'T W/MOUNTABLE CURB

REAR SETBACK

FRONT SETBACK

5' WALK, TYP.

20' DRAINAGE ESMT.

15' SIDEWALK & UTILITY ESMT.

PARCEL ID: 9840477
OWNER: CENTRAL PARK REAL ESTATE LLC
ZONING: TND

PARCEL ID: 9855654
OWNER: CEDAR CREEK COMMUNITY CHURCH
ZONING: TND

LEGEND

- SETBACK LINE
- EXIST. PROPERTY LINE
- EXIST. ADJACENT PROPERTY LINE
- EXIST. RIGHT-OF-WAY
- ST — EXIST. STORM SEWER
- SAN — EXIST. SANITARY SEWER
- W — EXIST. WATER MAIN
- ST — SUGGESTED STORM SEWER
- SAN — SUGGESTED SANITARY SEWER
- W — SUGGESTED WATER MAIN

SITE DATA

PARCEL ID: 98-40476
EXISTING SITE ZONING: TND
PROPOSED ZONING: TND
PROJECT SITE AREA: 3.548 ACRES
PROPOSED SETBACKS:
FRONT BLDG. LINE: 20 FT.
SIDE YARD: 0 FT.
REAR YARD: 25 FT.
BUILDING DATA:
33 TWO STORY TOWNHOMES
BUILDING FOOTPRINT SIZE:
LOTS 1-3 & 31-33 = 1,100 SQ. FT.
LOTS 4-15 = 1,344 SQ. FT.
LOTS 16-30 = 902 SQ. FT.

APPLICANT/DEVELOPER

MR. TOM ROEHRS
WEST ROCK DEVELOPMENT
7828 W. BANCROFT ST.
TOLEDO, OHIO 43617
PH: 419-270-8401

SCALE IN FEET
0 30 60

NO	DATE	DESCRIPTION

One SeaGate
Suite 2050
Toledo, OH 43604
Ph: 419.724.5281
www.cecinc.com

Civil & Environmental Consultants, Inc.

WEST ROCK DEVELOPMENT
WHITEHOUSE SQUARE TOWNHOMES
WHITEHOUSE, LUCAS CO., OHIO

PRELIMINARY DRAWING

DATE:	JAN. 2025
DRAWN BY:	RGS
DWG SCALE:	1"=30'
CHECKED BY:	JHR
PROJECT NO:	343-140.CV01
APPROVED BY:	FNC*

DRAWING NO.: 1
SHEET 1 OF 1

*HAND SIGNATURE ON FILE

P:\343-0001\343-140\-0001\dwg\CV01\343140-CV01-Preliminary Drawing.dwg(LAYOUT) LS:(By Page - Homepg) - LP: 1/6/2025 2:19 PM