



**CITY OF WHITEHALL PLANNING COMMISSION
MEETING AGENDA
THURSDAY FEBRUARY 5, 2026, 6:30 PM**

CALL TO ORDER:

6:30 p.m. by Chairman, Terry Anderson

ROLL CALL:

| | |
|----------------|-----------|
| TERRY ANDERSON | 2026-2029 |
| MIKE BROWN | 2023-2026 |
| BARBARA BLAKE | 2024-2027 |
| JEFF PHILLIPS | 2026-2029 |
| JASON THOMAS | 2025-2028 |
| JACKIE PLANK | 2023-2026 |
| CASEY ROWLANDS | |

EXCUSE ABSENT MEMBERS:

APPROVAL OF MINUTES:

January 15th, 2026

ACTION ON CURRENT PLANNING CASES:

N/A

ACTION ON LEGISLATION (CODE OR ORDINANCES):

ORD. NO. 004-2026, WPC Case No. 902

AMENDING SECTION 1116.03 AND ENACTING SECTION 1116.04 TO STANDARDIZE THE DEVELOPMENT OF ACCESSORY DWELLING UNITS (ADUs) IN THE CITY OF WHITEHALL

- **Staff Presentation – Curtis Nutter, Intern**
- **Applicant Presentation – N/A (legislation is by City)**
- **Poll Public**
- **Poll Commission**
- ~~**Motion and Vote**~~
 - **N/A because applicant (the City) is requesting to postpone the case**

OTHER BUSINESS:

ADJOURN:

CITY OF WHITEHALL PLANNING COMMISSION

MEETING MINUTES

Thursday, January 15, 2026

CALL TO ORDER

The Whitehall Planning Commission Meeting for Thursday, January 15, 2026, was called to order by Chairman Terry Anderson at 6:30 p.m.

OATH OF OFFICE TO MEMBERS

Mayor Michael T. Bivens administered the oath of office to Terry Anderson and Jeff Phillips for their terms from 2026-2029.

ROLL CALL

Chairperson Anderson asked for roll. All members were present:

- Terry Anderson (2026-2029)
- Mike Brown (2023-2026)
- Barbara Blake (2024-2027)
- Jeff Phillips (2026-2029)
- Jason Thomas (2025-2028)
- Jackie Plank (2023-2026)
- Casey Rowlands (City of Whitehall, Director of Public Service)

EXCUSE ABSENT MEMBERS

No members were absent.

ELECTION OF CHAIRPERSON FOR 2026

A nomination was made to elect Terry Anderson as Chair for 2026.

Motion by Service Director Rowlands to appoint Terry Anderson as Chair for 2026.

Seconded by Commissioner Brown. Motion passed unanimously with all members voting in favor.

ELECTION OF VICE CHAIRPERSON FOR 2026

A nomination was made to appoint Mike Brown as Vice Chair for 2026.

Motion by Service Director Rowlands to appoint Mike Brown as Vice Chair for 2026.

Seconded by Commissioner Blake. Motion passed unanimously with all members voting in favor.

ACCEPTANCE OF CLERK FOR 2026

A nomination was made to appoint Natia Hinton as Clerk for 2026.

Motion by Service Director Rowlands to appoint Natia Hinton as Clerk for 2026.

Seconded by Commissioner Plank. Motion passed unanimously with all members voting in favor.

APPROVAL OF MINUTES

Chairperson Anderson asked if everyone had reviewed the minutes from December 4, 2025, and requested a motion to approve them.

Motion by Commissioner Phillips to approve the minutes from December 4, 2025.

Seconded by Commissioner Plank. Motion passed unanimously.

ADOPT RULES AND REGULATIONS

CITY OF WHITEHALL PLANNING COMMISSION

MEETING MINUTES

Thursday, January 15, 2026

Chairman Anderson requested a motion to adopt the Rules and Regulations for 2026.

Motion by Commissioner Thomas to adopt the Rules and Regulations for 2026.

Seconded by Commissioner Plank. Motion passed unanimously.

ACTION ON CURRENT PLANNING CASES

CASE 900: JACOB REHL REQUESTING 090-00855-00, 558 COLLINGWOOD AVE., TO SPLIT INTO THREE LOTS FOR FUTURE DEVELOPMENT.

Staff Presentation

Economic Development Specialist, Lara Jones presented Case 900, noting that Jacob Rehl, the property owner at 558 Collingwood Avenue, was requesting to split his T-shaped parcel into three tracks. Lara explained that Mr. Rehl had previously presented this case, and this current proposal included official paperwork for the lot split. Lara described how the northern-most tract would be for a proposed duplex development, while the existing garage on the western track would be demolished and relocated south to allow easier access for a shared drive.

Lara displayed slides showing the rough sketch of the proposed development, highlighting the duplex and existing house for reference. She explained that this case was reviewed as a quasi-subdivision due to its size and proposed site changes.

Lara noted that the Board of Zoning and Building Appeals had already approved a variance this week to allow the existing secondary house to remain in its current position despite being closer to lot lines than current code allows. An additional variance for a wider driveway (exceeding the 25-foot maximum) was also approved to accommodate access to the new garage and duplex. However, a variance request for a gravel driveway material was denied, meaning Mr. Rehl would need to upgrade to asphalt, concrete, or another permanent material. The staff report recommended favorable approval for the lot split case.

Applicant Presentation

Mr. Jacob Rehl, the property owner, offered to answer questions about his proposal. When asked by Commissioner Thomas about the driveway surface, Mr. Rehl stated it would likely be asphalt or concrete, though he hadn't finalized the decision yet.

Regarding the duplex square footage, Mr. Rehl explained that while the current plan showed 790 square feet, he was considering a different plan with 3 bedrooms instead of the currently proposed studio/single bedroom units on each side. Due to the property's proximity to a floodplain, he was also considering placing the units above the garage to mitigate potential water damage issues.

Commissioner Thomas asked how close the east wall would be to the ditch where potential flooding could occur, to which Mr. Rehl estimated approximately 30-40 feet.

When asked about his timeline, Mr. Rehl indicated he would like to move forward quickly but expected it would take at least a few months to secure all the necessary building approvals.

Regarding neighborhood feedback, Lara confirmed they had received three separate phone calls from neighbors with questions about the proposal. After receiving explanations, the neighbors appeared neutral and did not express any direct opposition to the project.

CITY OF WHITEHALL PLANNING COMMISSION
MEETING MINUTES
Thursday, January 15, 2026

Chairperson Anderson confirmed that the new residences would have different addresses and mailboxes at the street, which Mr. Rehl affirmed.

Poll Public

No members of the public spoke on this item.

Poll Commission

No additional questions or comments were offered by Commission members.

Motion and Vote

Motion by Service Director Rowlands for favorable recommendation for Case 900.

Seconded by Commissioner Blake. Motion passed unanimously with all commissioners voting in favor.

ACTION ON LEGISLATION (CODE OR ORDINANCES)

No action was taken as there were no items under this agenda section.

OTHER BUSINESS

Chairperson Anderson welcomed Commissioner Phillips to the Commission. No additional business was discussed.

ADJOURN

Motion by Commissioner Brown to adjourn. Seconded by Commissioner Blake. Motion passed unanimously. The meeting adjourned at approximately 6:51 PM.

Submitted by: _____
Natia Hinton _____ Date _____
Planning Commission Clerk

APPROVED: _____
Terry Anderson _____ Date _____
Planning Commission Chairperson

London City Council to Consider Sanitation Bids, Rate Increase at Jan. 15 Meeting

By Ciera Bierbaugh
Madison Messenger

LONDON — London City Council meet Thursday, Jan. 15, at 6:30 p.m. at City Hall, 20 S. Walnut St., with several sanitation-related items expected to generate public interest and discussion.

Residents wishing to address the council may sign in at the meeting and will be allotted up to five minutes to speak. Those unable to attend in person can watch the meeting live or view a replay through the London City Council page on the city's website.

Sanitation resolutions head to fourth reading

Among the items under old business are two resolutions sponsored by council members Andrew Hitt and Lisa Jackman that would move the city closer to soliciting bids related to sanitation services.

Resolution 190-25 would authorize the city's Safety Service Director to develop bid specifications and advertise for sanitation department services. If approved,

the resolution would open the process to multiple sanitation companies. City officials emphasized that no company currently holds a contract to collect residential trash within the city, despite public references to Rumpke during prior discussions.

Resolution 191-25 addresses trash hauling services from the city's sanitation plant. In this case, Rumpke does currently hold a contract to haul trash away from the facility. That contract has been temporarily extended due to uncertainty surrounding the city's sanitation operations. If the city continues operating its own sanitation department, the hauling services would need to be rebid.

Proposed sanitation rate increase

Council will also consider Ordinance 192-25, which proposes an \$8 monthly increase to sanitation service rates. The increase was recommended by Safety Service Director Saltsman and is intended to address rising operational costs, including replacing aging trucks, repairing and upgrading facilities, improving

electrical systems, and achieving full staffing levels.

According to city officials, the sanitation department currently has vacancies for a superintendent position and two driver positions.

Advisory ballot resolution not moving forward

Listed under new business is Resolution 101-26, sponsored by council member Greg Eades, which proposes placing the sanitation rate increase on the May 5, 2026 ballot as an advisory vote for residents.

However, city officials clarified that the resolution is not a valid agenda item and will not be presented for council action.

The proposal originated during a Dec. 18 finance committee discussion, where Eades raised the idea of seeking voter input on the sanitation rate increase. Because ballot issues must meet a Feb. 4 filing deadline, the city's law director prepared the resolution for consideration. However, when a motion was

made to advance the resolution from committee to a regular council meeting, the motion did not receive a second from the other two finance committee members, council members Treynor and Jackman.

Without a second, the motion failed, preventing the resolution from advancing. As a result, Resolution 101-26 should have been removed from the agenda, officials said. Residents interested in the discussion can request access to the recorded finance committee meeting, where the final 15 minutes cover the topic.

Looking ahead

Council's agenda also included routine items such as approval of previous meeting minutes, committee and city official reports, audience concerns, and a roundtable discussion.

Future meetings are expected to provide further clarity on the future of London's sanitation services and how the city plans to balance operational needs with costs to residents.

NOTICE OF PUBLIC HEARINGS

A Public Hearing will be held by the Whitehall City Council at regular scheduled meeting on, or after, Tuesday, February 17, 2026, at 6:30 p.m. in the Courtroom of City Hall, 360 South Yearling Road, to consider the following:

ORD. 004-2026: AMENDING SECTION 1116.03 AND ENACTING SECTION 1116.04 TO STANDARDIZE THE DEVELOPMENT OF ACCESSORY DWELLING UNITS (ADUs) IN THE CITY OF WHITEHALL.

Copies of the exhibits are on file with the Clerk of Council and may be examined by anyone interested Monday through Friday, during regular business hours. For further meeting details you may reference our online calendar at <https://www.whitehall-oh.us/calendar>.

A Public Hearing will be held by the Whitehall Planning Commission at regular scheduled meeting on, or after, Thursday, February 5, 2026, at 6:30 p.m. in the Courtroom of City Hall, 360 South Yearling Road, to consider the following:

Case NO. 902 for ORD. 004-2026: AMENDING SECTION 1116.03 AND ENACTING SECTION 1116.04 TO STANDARDIZE THE DEVELOPMENT OF ACCESSORY DWELLING UNITS (ADUs) IN THE CITY OF WHITEHALL.

Copies of the exhibits are on file with the Clerk of Council and may be examined by anyone interested Monday through Friday, during regular business hours. For further meeting details you may reference our online calendar at <https://www.whitehall-oh.us/calendar>.

A Public Hearing will be held by the Whitehall Board of Zoning and Building Appeals at a regular scheduled meeting on, or after, Monday, February 9, 2026, at 6:30 p.m. in the Courtroom of City Hall, 360 South Yearling Road, to consider the following:

Case BA-26-04: 796 Rosemore Ave, Whitehall, OH 43213, parcel number 090-001563-00, is seeking variances from Whitehall Code Sections 1103.02(c)(1) for front yard setback requirement and 1103.02(c)(2) for lot coverage open space requirement.

Copies of the exhibits are on file in the Public Service Department and may be examined by anyone interested Monday through Friday, during regular business hours. For further meeting details you may reference our online calendar at <https://www.whitehall-oh.us/calendar>.

Meat Production and Price Outlook of 2026

By Jason Vance
JVance@cherryroad.com

For the most part, increased production and price forecast for the prior month are noted in USDA's January Meat Outlook. World Agricultural Outlook Board Chair Mark Jekanowski says some exceptions include tight supplies that are kind of dominating the market for cattle and beef. "For 2025, we raised our beef production forecast by 50 million pounds," Jekanowski said. "This reflects continued higher cattle weights, which are more than offsetting lower placements, and we expect those higher weights to carry into 2026 more than offsetting lower placements."

The beef production forecast was raised by 10 million pounds, but still it is tight supplies that are kind of dominating the market. Beef production is expected to be down 260 million pounds, which is providing some support for cattle and beef prices. Steer price forecast for 2026 was increased by 75 cents per hundred weight. Jekanowski says now at \$235.75 cents per hundred weight, which would be up \$11.38 cents from last year and that price strength

is expected to continue throughout the year.

"The big piece of information we incorporated this month was the quarterly hogs and pigs report that was released on December 23," Jekanowski said. "Essentially what it showed was a larger pig crop bolstering supplies in 2025 and higher than expected farrowing intentions likely to boost supplies in 2026."

Pork production for 2026 was raised by 740 million pounds, and if realized, pork production this year will be up about 640 million pounds from last year. Jekanowski pointed out that despite those higher supplies, prices are holding and prices have not fallen considerably since that hogs and pigs report.

"Demand remains strong for pork and by extension for hogs as well," Jekanowski said. "Despite that increase in production expected in 2026, we made no change to our price forecast for hogs. Held it at \$66.75 cents per hundred weight."

Small changes were seen in terms of broiler and turkey production forecasts for both 2025 and 2026.

ORDINANCE NO. 004-2026

AMENDING SECTION 1116.03 AND ENACTING SECTION 1116.04 TO STANDARDIZE THE DEVELOPMENT OF ACCESSORY DWELLING UNITS (ADUs) IN THE CITY OF WHITEHALL.

WHEREAS, the City of Whitehall seeks to provide clear standards for the development and regulation of accessory dwelling units (ADU); AND

WHEREAS, the City of Whitehall allows by-right development of accessory dwelling units (ADU), the zoning standards of accessory dwelling units (ADU) shall be updated to protect the quality of life and ensure responsible development within Whitehall's neighborhoods; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WHITEHALL, OHIO:

SECTION 1: Section 1116.03 of the Codified Ordinances shall hereby be amended to read as the following.

1116.03 ACCESSORY STRUCTURES.

(a) Exempt from Zoning Permit. Accessory structures that have a footprint area of less than 100 square feet and that are not located in a front yard are exempt from requiring a zoning permit. This provision shall not be construed to exempt signage from requiring a zoning permit.

(b) Location and Design. Accessory structures shall meet the following standards:

(1) Accessory structures shall not be located in a front yard.

(2) Accessory structures shall not exceed the height or footprint area of the primary structure on the same property.

(3) Accessory structures shall observe the same setback requirements that apply to primary structures on the subject property unless explicitly exempted in Section 1110.01 - Permitted Exceptions to Dimensional Standards.

(c) Signage. Signage on accessory structures is subject to the applicable provisions of Article 1112 - Signs.

(d) Parking. Parking that is associated with accessory structures is subject to the applicable provisions of Article 1111 - Parking, Loading, and Drive-Throughs.

~~(e) Specific to Accessory Dwelling Units. An accessory dwelling unit may only be constructed on a lot with a legally existing principal residential use, and it shall comply with the following:~~

~~(1) An ADU shall not be located any closer to any public right-of-way than the main building.~~

~~(2) An ADU shall satisfy the side and rear setbacks for the applicable zoning district.~~

~~(3) An ADU shall not exceed fifty percent (50%) of the size of the primary dwelling unit.~~

~~(4) An ADU shall not exceed the lesser of (a) the height of the primary dwelling unit or (b) the maximum permitted height of the district standards.~~

~~(5) An ADU shall have exterior finish materials that are compatible with the primary dwelling unit.~~

~~(6) An ADU shall be allowed one (1) entrance, which is to be located on the primary façade facing the street.~~

SECTION 2: Section 1116.04 of the Codified Ordinances of the City of Whitehall shall hereby be enacted to read as the following.

1116.04 ACCESSORY DWELLING UNITS.

(a) An accessory dwelling unit (ADU) is defined in Section 1128.01 of the Codified Ordinances of Whitehall, OH.

(b) An ADU shall not be considered duplex units as an ADU must be of a lesser area to the primary structure.

(c) All other provisions of this Zoning Code are applicable to ADUs including

(1) Section 1116: Accessories

(2) Section 1111: Parking

(3) Section 903.09: Driveway construction

(4) Section 903.05: Sidewalks construction; new commercial businesses and residences

(5) Section 909: Water Mains

(6) Section 911: Sewer

(7) Section 913: Sanitary

(8) Section 933: Garbage and Rubbish

(9) Section 1502.01: Deletions, Modifications and Amendments (Fire Prevention)

(10) Section 919.01: Addresses

(11) Section 1115: Lighting

(12) Section 1117: Manufactured Homes

(13) Section 1114: Fence Codes

(14) Section 1120.04(a): Expansion and Substitution

(d) Specific to Accessory Dwelling Units. An accessory dwelling unit may only be constructed on a lot with a legally existing principal residential use, and it shall comply with the following:

(1) An ADU shall be a structure with a permanent foundation that is properly connected to public utilities.

(2) An ADU shall not be located any closer to any public right-of-way than the main building.

(3) An ADU shall satisfy the side and rear setbacks for the applicable zoning district.

(4) An ADU shall not exceed 1,000 square-feet of living space or sixty-five percent (65%) of the size of the primary dwelling unit, whichever is lesser.

(5) An ADU shall be larger than 350 square-feet.

(6) No lot or parcel shall contain more than two (2) ADUs.

(7) An ADU shall not exceed the lesser of (a) the height of the primary dwelling unit or (b) the maximum permitted height of the district standards.

(8) An ADU shall have exterior finish materials that are compatible with the primary dwelling unit.

SECTION 3: That this Ordinance shall go into full force and effect at the earliest date permitted by law.

PASSED this _____ day of _____, 2026.

ATTEST:

Clerk of Council

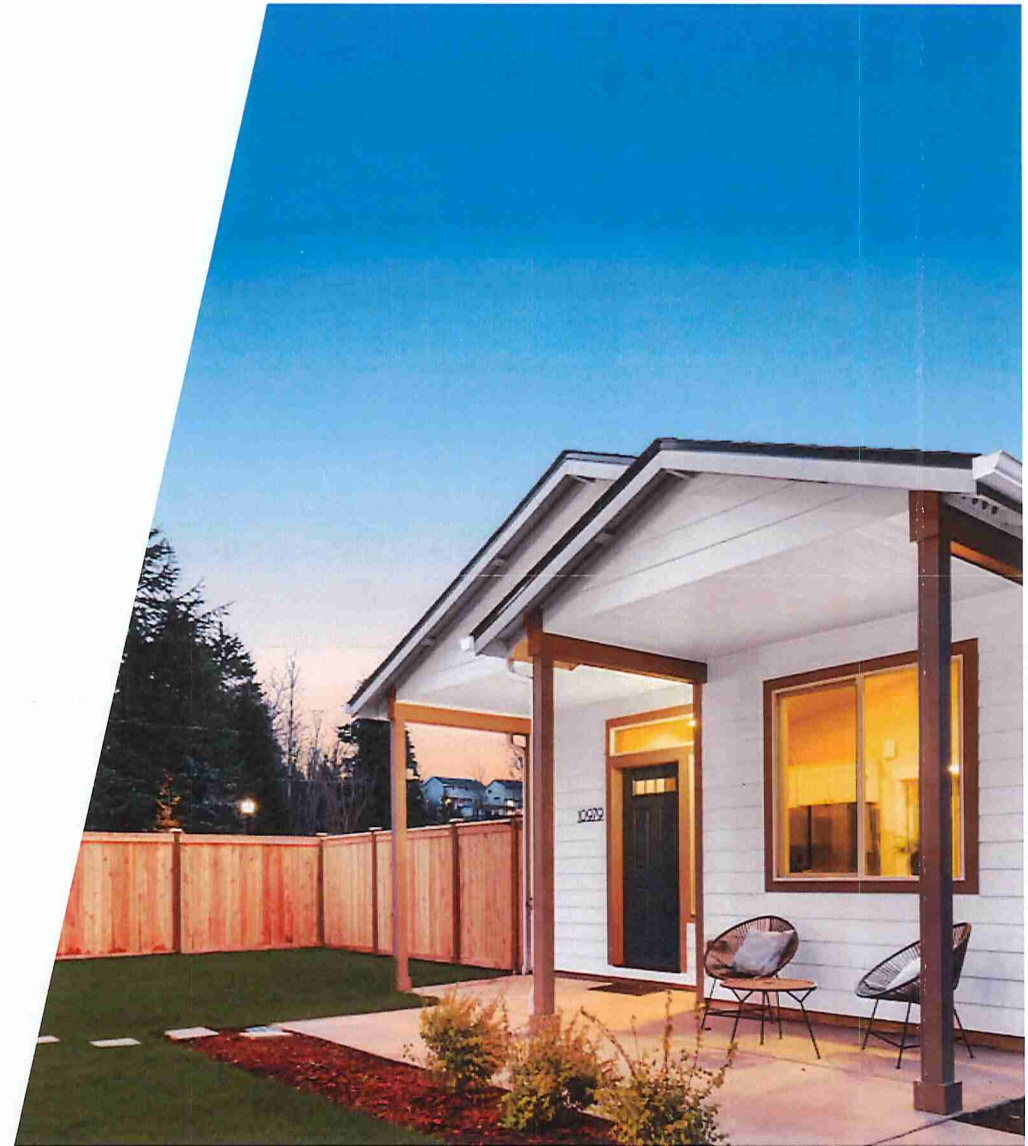
President of Council

APPROVED this _____ day of _____, 2026.

Mayor

ORD 04-2026 ADU UPDATE

CURTIS NUTTER



BACKGROUND

**PRE-1975 - "MOTHER-IN-LAW" SUITES
WERE UNREGULATED**

**1992 - DWELLING IN ACCESSORY
STRUCTURES PROHIBITED**

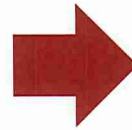
2023 - ADU ADDED TO SPECIAL USE

DEC 2025 - ADU MADE BY-RIGHT



CODE LOCATION

Paragraph 1116.03(e)
Accessories



Section 1116.04
Accessory Dwelling
Unit (ADU)



CENTRALIZED CODE

- (a) An accessory dwelling unit (ADU) is defined in Section 1128.01 of the Codified Ordinances of Whitehall, OH.
- (b) An ADU shall not be considered duplex units as an ADU must be of a lesser area to the primary structure.
- (c) All other provisions of this Zoning Code are applicable to ADUs including
 - (1) Section 1116: Accessories
 - (2) Section 1111: Parking
 - (3) Section 903.09: Driveway construction
 - (4) Section 903.05: Sidewalks construction; new commercial businesses and residences
 - (5) Section 909: Water Mains
 - (6) Section 911: Sewer
 - (7) Section 913: Sanitary
 - (8) Section 933: Garbage and Rubbish
 - (9) Section 1502.01: Deletions, Modifications and Amendments (Fire Prevention)
 - (10) Section 919.01: Addresses
 - (11) Section 1115: Lighting
 - (12) Section 1117: Manufactured Homes
 - (13) Section 1114: Fence
 - (14) Section 1120.04(a): Expansion and Substitution



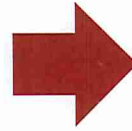
REGULATIONS

(D) SPECIFIC TO ACCESSORY DWELLING UNITS. AN ACCESSORY DWELLING UNIT MAY ONLY BE CONSTRUCTED ON A LOT WITH A LEGALLY EXISTING PRINCIPAL RESIDENTIAL USE, AND IT SHALL COMPLY WITH THE FOLLOWING:



BEFORE AND AFTER

No prior requirement



(1) An ADU shall be a structure with a permanent foundation that is properly connected to public utilities.



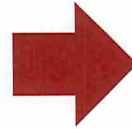
Ensures that ADUs have

- Longevity
- Quality
- Safety



BEFORE AND AFTER

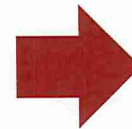
(1) An ADU shall not be located any closer to any public right-of-way than the main building



(2) An ADU shall not be located any closer to any public right-of-way than the main building.

No Change

(2) An ADU shall satisfy the side and rear setbacks for the applicable zoning district.



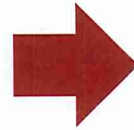
(3) An ADU shall satisfy the side and rear setbacks for the applicable zoning district.

No Change



BEFORE AND AFTER

No regulation



(5) An ADU shall be larger than 350 square-feet.

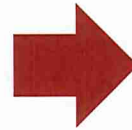


Ensures that ADUs

- **Aligns with Building Code Requirements**
- **Are Quality**
- **Promote Safety**
- **Add Value to Neighborhoods**

BEFORE AND AFTER

(3) An ADU shall not exceed fifty percent (50%) of the size of the primary dwelling unit.



(4) An ADU shall not exceed 1,000 square-feet of living space or sixty-five percent (65%) of the size of the primary dwelling unit, whichever is lesser.

Average House Size: 1,174 square feet
Average House ADU limit: 587.5 square feet

Average House Size: 1,174 square feet
Average House ADU limit: 763.75 square feet

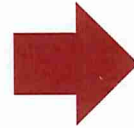


700 sq ft



BEFORE AND AFTER

(3) An ADU shall not exceed fifty percent (50%) of the size of the primary dwelling unit.



(4) An ADU shall not exceed 1,000 square-feet of living space or sixty-five percent (65%) of the size of the primary dwelling unit, whichever is lesser.

Minimum primary structure square footage to build an ADU: 700 sq ft

Minimum primary structure square footage to build an ADU: 538 sq ft

39 property owners in Whitehall cannot build ADUs due to house size.

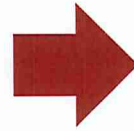
3 property owners in Whitehall cannot build ADUs due to house size.

314 properties are capped at 1,000 square-foot ADUs.



BEFORE AND AFTER

No regulation



(6) No lot or parcel shall contain more than two (2) ADUs.

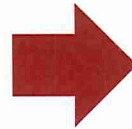
Ensures that ADUs

- Fit the intent of the code
- Add housing without diminishing neighborhood character
- Promote many functions from ADUs



BEFORE AND AFTER

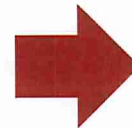
(4) An ADU shall not exceed the lesser of (a) the height of the primary dwelling unit or (b) the maximum permitted height of the district standards.



(7) An ADU shall not exceed the lesser of (a) the height of the primary dwelling unit or (b) the maximum permitted height of the district standards.

No Change

(5) An ADU shall have exterior finish materials that are compatible with the primary dwelling unit.

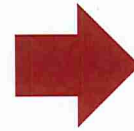


(8) An ADU shall have exterior finish materials that are compatible with the primary dwelling unit.

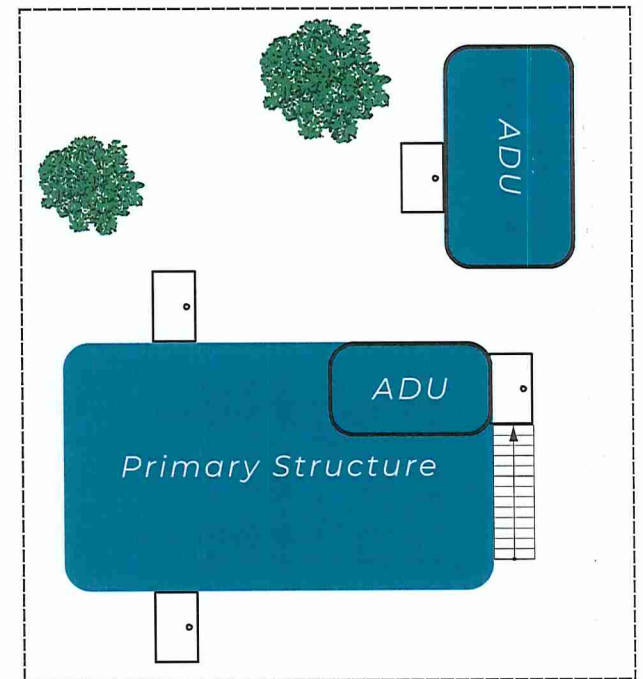
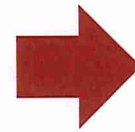
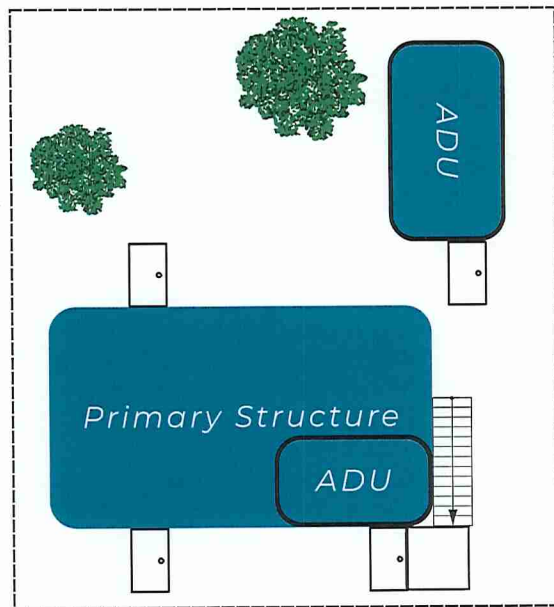
No Change

BEFORE AND AFTER

(6) An ADU shall be allowed one (1) entrance, which is to be located on the primary façade facing the street.



Removed



VISUALIZE: SMALL LOT

Lot: 5,379 sf | Primary: 875 sf | 65% ADU: 568

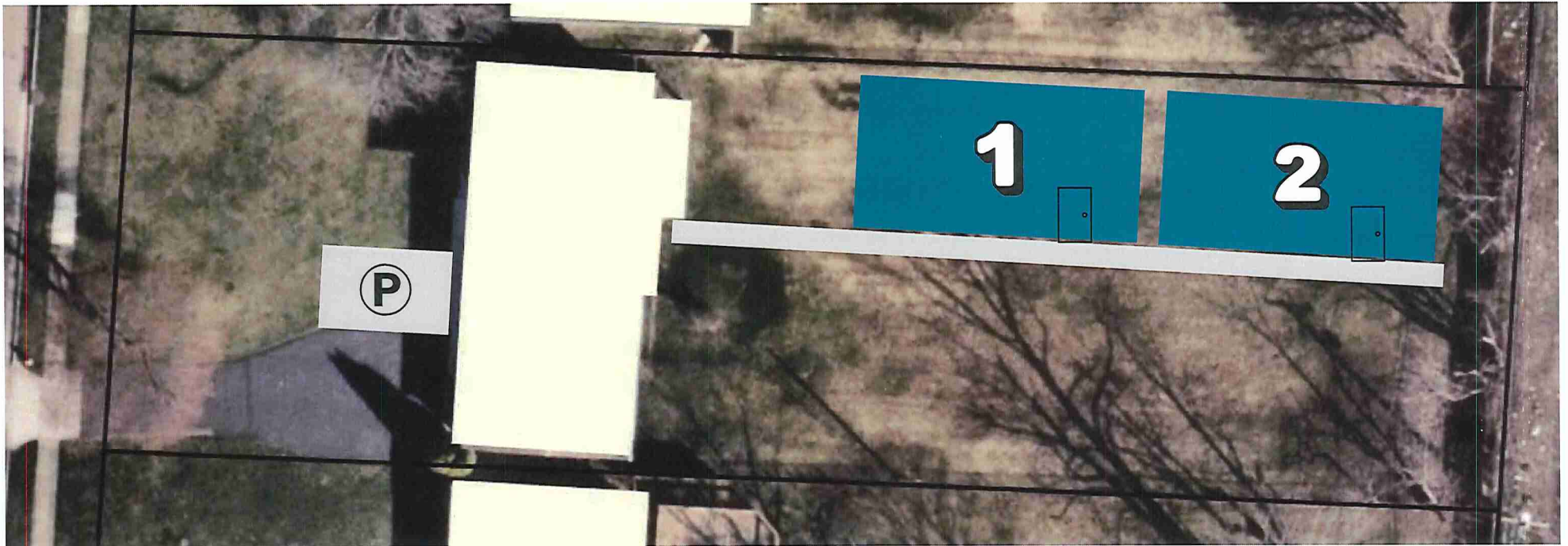


Example is an Above-Garage ADU Conversion.

Due to lot coverage requirements, it is unlikely that this lot could contain two ADUs.

VISUALIZE: MEDIUM LOT

Lot: 17,903 sf | Primary: 1,600 sf | 65% ADU: Capped at 1000



Example is two, detached ADU units.
These are units at the maximum allowable size.

VISUALIZE: LARGE LOT

Lot: 40,504 sf | Primary: 1,064 sf | 65% ADU: 691 sf



Example is one detached ADU and one attached garage ADU.
These are units at the maximum allowable size.

THANK YOU

QUESTIONS

