

MINUTES
ONTARIO PLANNING COMMISSION
OCTOBER 12, 2016

The Ontario Planning Commission met in regular session on October 12, 2016, at 5:00 p.m., in the Municipal Building with Chair Susan Wiles presiding. The following Commission members were present at roll call: Chair Susan Wiles, Mayor Randy Hutchinson and Service-Safety Director Jeff Wilson. Also, in attendance was Law Director Andrew Medwid, Zoning Inspector Dan Herrold, K.E. McCartney Engineer Mark Rufener, and Clerk of Council Cathy VanAuker.

Mayor Hutchinson moved to excuse Mrs. Knight and Mr. Motley from this evening's meeting. Mr. Wilson seconded the motion. At roll call, three members voted Aye, zero Nay, and the motion passed.

Mrs. Wiles presented for approval the minutes of the regular Planning Commission meeting held September 14, 2016. Mr. Wilson moved to approve the minutes as presented with a second by Mayor Hutchinson. Three members voted Aye, zero Nay, and the motion to approve the minutes passed.

The first item on the agenda was Ohio Health Mansfield Hospital Wellness Center located at 1750 West Fourth Street seeking a Hospital Sign Permit. Mr. Herrold said the Wellness Center does not meet the requirements specified in the definition to have a hospital sign so a variance is necessary. By definition a hospital is to provide accommodations or medical or surgical facilities and services for the observation, diagnosis and care of two or more individuals, primarily inpatients, suffering from illness, disease, injury, deformity and other abnormal physical or mental conditions, and including, as an integral part of the institution, related facilities such as laboratories, outpatient or training facilities.

- Mr. Herrold said they do not meet the requirement of inpatients.
- Mayor Hutchinson said he thought when this was originally passed last year it was agreed they met the guidelines because they were an extension of the main hospital. Mr. Herrold said in his research the Wellness Center would not meet the inpatient requirement and if they wanted to apply for a Hospital Sign Permit package they would need to come before Planning Commission and seek a variance.

Mayor Hutchinson moved to approve the Hospital Sign Permit for Ohio Health Mansfield Hospital Wellness Center at 1750 West Fourth Street. Mr. Wilson seconded the motion. At roll call, three members voted Aye, zero Nay, and the motion was approved.

Mr. Wilson moved to approve the variance request for the classification of Hospital for Ohio Health Mansfield Hospital Wellness Center at 1750 West Fourth Street. Mayor Hutchinson seconded the motion. At roll call, three members voted Aye, zero Nay, and the motion was approved.

Next to come before the Commission was Harry Winfrey, Richland Engineering Ltd, 29 N. Park Street, Mansfield, presenting a request submitted by Mike Barry to rezone 43.559 acres located at 2700 Fairway Crossing from R-1 Single Family Residential to R-3 High Density Residential.

The property is at the west end of Fairway Crossing near Oak Tree Golf Course.

- When Fairway Crossing was built the roadway was extended to this property with the intent of future expansion into the property. Mr. Barry purchased the property for development and felt 4-unit condominiums adjacent to the golf course was a good fit. These condos would be for sale, not rentals.
- Mr. Barry lives at the west end of the property which will remain R-1 as a Residential buffer between it and the homes on Fairway Crossing.
- If the zoning is approved they would proceed to the next step of a detailed plan that meets the requirements of R-3 zoning.
- In response to Mayor Hutchinson's question if there would be a cul-de-sac at the end of Fairway Crossing, Mr. Winfrey said a preliminary drawing was put together but the details won't be worked out until the property is rezoned. The intent is to build the property, extend the roadway into Mr. Barry's property with a T-intersection and then later extend the roadway to Walker Lake Road for another means of ingress/egress to the property.
- The three Springfield Township property owners have not been contacted about access through their parcels.
- A lift station would need constructed on this property then pumped to the city's Fairway Crossing lift station. Mr. Wilson thought the existing lift station would require an engineer's study to determine if it would accommodate the additional flow. Mr. Winfrey said Mr. Gleisinger confirmed there was some reserve capacity in the lift station so it would depend on the number of units built. If the development overloads the lift station then Mr. Barry would be involved in upgrading the city's lift station.
- Mayor Hutchinson was concerned about the additional traffic that would be generated going through an R-1 to get to an R-3.
- Mr. Wilson said the general structured progression was R-1 to R-2 to R-3 and not placing R-1 next to R-3.

Hearing no motion to approve the request from Mike Barry to rezone 43.559 from R-1 to R-3, the rezone request failed.

- Mr. Winfrey asked for alternative options, such as creating a buffer between R-1 to R-3. This project would bring quality units to Ontario.
- Mr. Wilson preferred not creating additional traffic through the existing secluded R-1 neighborhood but have an alternate option off Walker Lake Road.
- Fairway Crossing was designed for an extension so more single family homes could be developed.
- Mayor Hutchinson suggested presenting their request to Council.
- When Mr. Barry asked if R-2 would be considered, Mayor Hutchinson said it would be more appealing. Mr. Herrold said the entire property would need platted for R-2 because there are minimum frontage requirements.

The last item on the agenda was the review of the recommendations proposed by the Zoning District Review Committee. Mayor Hutchinson explained that a committee was established to review the city-wide zoning because it has not been updated for several years. He said the zoning changes would go before Council during the public hearing on December 7, 2016.

Mr. Wilson moved to forward the zoning recommendations prepared by the Zoning District Review Committee to Council. Mayor Hutchinson seconded the motion. At roll call, three members voted Aye, zero Nay, and the motion was approved.

At 5:27 p.m., with no further business to come before the Planning Commission, the meeting was adjourned upon a motion by Mr. Wilson and a second by Mayor Hutchinson.

Susan Wiles, Chair

Date