

MINUTES
ONTARIO PLANNING COMMISSION
DECEMBER 10, 2014

The Ontario Planning Commission met in regular session on December 10, 2014, at 7:02 p.m., in the Municipal Building with Mayor Randy Hutchinson presiding. The following Committee members were present at roll call: Mayor Randy Hutchinson, Service-Safety Director Jeff Wilson, Mick Motley and Jill Knight. Also in attendance was Law Director Andrew Medwid, Zoning Inspector Dan Herrold and Clerk of Council Cathy VanAuker.

Chairman Fred Zahn was excused from this meeting.

Mayor Hutchinson presented for approval the minutes of the regular Planning Commission meeting held October 8, 2014. Mrs. Knight made a motion to approve the minutes as presented and Mr. Motley seconded the motion. Four members voted Aye, zero Nay, and the motion to approve the minutes passed.

Mayor Hutchinson presented for approval the minutes of the special Planning Commission meeting held October 23, 2014. Mrs. Knight made a motion to approve the minutes as presented and Mr. Wilson seconded the motion. Four members voted Aye, zero Nay, and the motion to approve the minutes passed.

The next item to come before the Commission was the final site plan approval and parking variance requested by Nathan Purdy of Re-Max First Realty to be located at 2059 Park Avenue West. Mr. Herrold explained there are two 30' front yard setbacks required on Creston and Park Avenue West. The maneuvering lane will meet the required 24'. Storm water management was not required by the City Engineer. The requested variance was for the accessible portion of the ADA parking area; no one would park in this location, it is to load and unload. Code allows for one driveway, therefore, the front drive that runs along Park Avenue to the end of Creston would be removed. The request was a new use going from Residential to Office Service in an OS zone. The original plan depicted ADA accessibility from this drive so the change would create six parking spaces in the back with one for ADA and two additional spaces would be available inside the garage if needed. Mr. Purdy was willing to remove the front driveway.

- Mrs. Knight expressed appreciation for the improved appearance of the property.

At 7:08 p.m., Mayor Hutchinson opened the Public Hearing for the 8' variance request submitted by Nathan Purdy for his property at 2059 Park Avenue West.

At 7:09 p.m., calling three times and hearing no one who wished to speak, Mayor Hutchinson closed the Public Hearing.

Mrs. Knight made a motion to approve the 8' variance requested by Mr. Purdy. Mr. Motley seconded the motion. At roll call, four members voted Aye, zero Nay, and the motion was approved.

Mr. Wilson made a motion approving the final site plan for Re-Max Realty located at 2059 Park Avenue West. Mrs. Knight seconded the motion. At roll call four members voted Aye, zero Nay, and the motion was approved.

Mr. Herrold presented two items to the Board.

- The first item pertained to creating an overlay district for hospitals. The main consideration for establishing this overlay district is signage. This concept would reduce the need for hospitals to come before Planning Commission every time they want to construct a sign.
 - Mr. Herrold asked Commission members to review the example of the Health Services District used in Galion as a basis for suggestions they could implement in Ontario.
 - One possibility was to rezone for a Health Services District (HS) with the inclusion of OS to accommodate doctor's offices. Establishing an HS zone would limit where these services are located and confine them to a similar area.
 - The current code was not business friendly and needs revised.

- The next item pertained to Avis Car Rental located in the Sears Auto Center. The Avis Budget trucks are currently stored at Pep Boys and the request was made to move the trucks to the Sears parking lot between Sears Auto Center and the old movie theater.
 - Conditionally Permitted Uses in a Business District does not include rentals but Section 1137.06(f)(2) Industrial Park District, Conditionally Permitted Uses, allows a car rental business.
 - Avis opened in 2005. No information was located on how they were able to establish in a Business District but most likely it was through a variance.
 - This was not considered a Truck Depot but large trucks would be parked in the lot.
 - Budget and Avis are not the same entity.
 - The number of trucks to be parked at the Sears lot was unknown.
 - Commission members expressed no concerns allowing the Budget rental trucks to be stored at the Sears parking lot.

At 7:36 p.m., with no further business to come before the Planning Commission, Mr. Wilson made a motion to adjourn with a second by Mrs. Knight. At roll call, four members voted Aye and the meeting was adjourned.

Fred Zahn, Chairman

Date