MINUTES
ONTARIO PLANNING COMMISSION
APRIL 9, 2014

The Ontario Planning Commission met in regular session on April 9, 2014, at 7:00 p.m., in the Municipal Building with Chairman Fred Zahn presiding. The following Committee members were present at roll call: Chairman Fred Zahn, Mayor Randy Hutchinson, Service-Safety Director Jeff Wilson, Mick Motley and Jill Knight. Also in attendance were: Law Director Andrew Medwid, City Engineer Linda Timmer, Zoning Inspector Dan Herrold, and Clerk of Council Cathy VanAuker.

Mr. Zahn presented for approval the minutes of the regular Planning Commission meeting held March 12, 2014. Mrs. Knight made a motion to approve the minutes as presented and Mr. Motley seconded the motion. Five members voted Aye, zero Nay, and the motion to approve the minutes passed.

Matthew Carter, 6595 Crawford Morrow Road, Galion, came before the Commission seeking final site plan approval for 1707 Holdings LLC to be located at 1707 Nussbaum Parkway. A change of use is being requested from industrial to residential for the front 5,720 sf of the total 10,680 sf building. Mr. Herrold said the building was constructed in 1986 the maneuvering lane and parking widths do not meet code but since no changes are being made to the building exterior they would still be acceptable. Code 1137.06(F)(3), Conditionally Permitted Uses, states any of the uses permitted in an R-1 Low Density Residential District and R-2 Medium Density Residential District are permitted in an Industrial Park zoned area. This would be a single family dwelling and would meet code for R-1. Mr. Carter would like to convert the existing office space into his residence and utilize the rear of the facility for his 3D printer business so he could have 24/7 access to the printer.

- Mr. Carter said his business is identified as an added manufacturing service bureau which is a job shop using modern machines called 3D printing. There are a range of machines and materials used to make products that are more complex than what standard manufacturing can produce or a specialty item that doesn't warrant making molds or dyes.
- These machines eject a fine thread of plastic in thin layers as it builds an object.
- The parts are cost effective compared to the injection molding process for a short run or materials that have particular characteristics.
- The plastics machine can take hundreds of hours to produce a product and it needs to be attended so materials can be added.
- Mr. Carter anticipates having three to six machines within the next couple of years and hiring one or two employees.
- Mr. Carter will be the only resident.

Mr. Herrold said Steve Risser of the Richland County Building Department was concerned if there was a fire wall between the residential and warehouse space. Dan Seckel of the Seckel Group verified there is a three-hour fire wall making this two separate buildings. Mr. Herrold recommended approval for R-1 Low Density Residential for the front of the building so it remains single family use. In order to return the residential portion to office would require a new change of use request.

Dan Seckel came before Commission members to say changes to the building were simple because as a single family residential use it reverts to the residential code, such as adding a shower, and the changes are not irreversible.

Mr. Herrold said Lt. Mullins will do a final walk through when completed to ensure all fire codes are met.

Mr. Motley made a motion to approve the final site plan for the 5,720 sf change of use to R-1 Low Density Residential in the front of the building located at 1707 Nussbaum Parkway for 1707 Holdings LLC. Mr. Wilson seconded the motion. At roll call, four members voted Aye, zero Nay, and one Abstain by Mrs. Knight.

At 7:15 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, all members voted Aye and the meeting was adjourned.

Fred Zahn 5/14/14

Fred Zahn, Chairman Date