

MINUTES
ONTARIO PLANNING COMMISSION
May 13, 2015

The Ontario Planning Commission met in regular session on May 13, 2015, at 6:00 p.m., in the Municipal Building with Mayor 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, K.E. McCartney Engineer Mark Rufener, Zoning Inspector Dan Herrold and Clerk of Council Cathy VanAuker.

Mr. Motley made a motion to excuse Fred Zahn from this evening's meeting. Mr. Wilson seconded the motion. At roll call, four members voted Aye, zero Nay, and the motion passed.

Mayor Hutchinson presented for approval the minutes of the regular Planning Commission meeting held April 8, 2015. Mr. Wilson made a motion to approve the minutes as presented and Mrs. Knight 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 April 21, 2015. 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.

The first item on the agenda brought forward Cathy Roose, 2978 Park Avenue West, seeking a driveway variance.

- Mr. Herrold said the variance was for the newly created section of the driveway that was added to her property. Ms. Roose requested that she not be required to pave or concrete the new drive because the rest of her driveway was gravel which matches the drives on either side of her property. It was not her choice to move the driveway. There are no curbs on this road so a curb cut was not required.
- The Engineer will sign the permit once the variance is approved.

At 6:05 p.m., the Public Hearing for the driveway variance was opened. None of the adjacent property owners who received letters were present.

At 6:06 p.m., calling twice and hearing no one who wished to speak, the Public Hearing was closed.

Mr. Motley made a motion to approve the driveway variance located at 2978 Park Avenue West. Mrs. Knight seconded the motion. At roll call, four members voted Aye, zero Nay, and the motion passed.

The next item on the agenda brought Gabriel Miller before the Board requesting final site plan approval for Ontario Structures to be located at 616 North Lexington-Springmill Road.

- Mr. Herrold said all setbacks were met but he recommended closing the south driveway and making the north driveway right-in/right-out. Mr. Miller agreed to the access change.
- A temporary building and restroom are being proposed.

- Steve Risser of the Richland County Building Department was willing to issue a temporary occupancy permit to allow the business to open for six months. At the end of the six months the owner would be required to create permanent facilities or appeal to Richland County to maintain the temporary facilities.
- Lt. Mullins is requiring an accessible 5 pound fire extinguisher in the office
- If power was established to the office then a lit Exit sign would be required at the door.
- Lt. Mullins would like a 24' wide opening from the parking area into the middle of the lot for emergency access.
- The Fire Department would need contact information of the local sales manager.

When Mayor Hutchinson asked how the right turn only would be marked, Mr. Miller said he planned on painting the markings on the concrete but thought the signage on the street would be taken care of by the city.

- Mr. Medwid asked if there would be a posting stating no left turn for south bound traffic. Mr. Herrold said it would be set up the same as McDonalds but even with the soft curb traffic still turns left.
- The sign would be on city property and would have to be properly posted in order to be enforced.

Mrs. Knight made a motion to approve the final site plan for Ontario Structures to be located at 616 North Lexington-Springmill Road. Mr. Motley seconded the motion. At roll call, four members voted Aye, zero Nay, and the motion passed.

Next to come before the Commission was Joe Feeney, owner of Old Carolina Barbecue, seeking final site plan approval for an accessory structure to be attached to the rear of the main building for two outdoor barbeque smokers.

- Mr. Herrold said an additional 20 parking spaces are available in the adjacent lot in front of Gabriel Brothers. All existing parking spaces to the east of the building will be removed to create the required 24' wide emergency vehicle access. The parking area will be blacktopped, remarked, and spaced to accommodate 37 parking spaces.
- The accessory building will be surrounded by an open metal fence and meets all setback requirements.
- Disposal of the hot ash was a concern but acceptable to Lt. Mullins. Mr. Feeney said there would be two barrels in the far back corner to store the ash three to four weeks prior to being placed in the dumpster.
- Mr. Feeney said Old Carolina Barbecue will participate at the Rock-n-Ribs Festival then open for business July 20, 2105. They will offer four barbecue sauces.
- The wood will be stored away from the building to avoid attracting termites.
- The efficient smokers use 2 – 3 hickory logs per day.
- There are ten Old Carolina Barbecue restaurants located in northeast Ohio with one in Ann Arbor, Michigan. Ontario will be their 11th store.

Mr. Motley made a motion to approve the final site plan for an accessory structure to be attached to the rear of the main building located at 2035 West Fourth Street to be used for two outdoor BBQ smokers. Mr. Wilson seconded the motion. At roll call, four members voted Aye, zero Nay, and the motion passed.

The next item on the Agenda brought Paul Getz forward requesting final site plan approval for two items: 1) 16' 8" x 128' warehouse addition on the east side of the existing building and, 2) 32' x 91' 4" open storage accessory addition on south side attached to existing accessory salt storage building.

1. Mr. Herrold said the warehouse addition meets all codes and is acceptable to Lt. Mullins.

Mr. Wilson made a motion to approve the warehouse addition on the east side of the existing building. Mr. Motley seconded the motion. At roll call, four members voted Aye, zero Nay, and the motion passed.

2. Mr. Herrold said the storage accessory addition would be a four-opening three-wall garage enclosure. All codes are met and are acceptable to Lt. Mullins.

Mrs. Knight made a motion to approve the storage addition. Mr. Motley seconded the motion. At roll call, four members voted Aye, zero Nay, and the motion passed.

When Mr. Getz asked if they could assist in getting the property next door cleaned up, Mr. Herrold said he was working with the Health Department but it takes time.

Mr. Herrold updated the Commission on the Ontario Pointe property. Ginger Denton, the Senior Director of Construction Project Management for Diversicare Healthcare was attempting to obtain bids to smooth out the dirt and replant. She toured the site and is attempting to get it taken care of as soon as possible, but it is a process.

At 6:34 p.m., with no further business to come before the Planning Commission the meeting was adjourned upon a motion by Mrs. Knight and a second by Mr. Wilson.

Fred Zahn, Chairman

Date