

MINUTES
ONTARIO PLANNING COMMISSION
MARCH 14, 2018

The Ontario Planning Commission met in regular session on March 14, 2018, at 5:04 p.m., in the Municipal Building with Mayor Hutchinson presiding. The following Commission members were present at roll call: Mayor Randy Hutchinson, Service-Safety Director Jeff Wilson and Jill Knight. Also, in attendance was Law Director Andrew Medwid, Zoning Inspector Dan Herrold, K.E. McCartney Engineer Kelsey Keller and Clerk of Council Cathy VanAuker.

Mrs. Knight moved to excuse Mrs. Hellinger and Mr. Motley from this evening's meeting, seconded by Mr. Wilson, and the motion passed unanimously.

Mayor Hutchinson presented for approval the minutes of the regular Planning Commission meeting held January 10, 2018. Mrs. Knight moved to approve the minutes as presented with a second by Mr. Wilson. Three members cast their votes Aye, zero Nay, and the motion to approve the minutes passed.

Mr. Herrold explained the first item on the agenda to come before the Commission. Menards is resubmitting their site plan for the 25,313 sf accessory warehouse on the east side of the property. Slopes are being proposed in place of the retaining walls. The original permit expired so they are asking to renew the permit.

- Mayor Hutchinson asked Mrs. Keller if the retaining wall would be better for the storm water or would the slopes be sufficient to prevent any flooding of the neighbors' yards. Mrs. Keller responded that she and Mark Rufener reviewed the plans and if it is constructed as designed, the storm water diverted down the hill to the east and to the south away from the neighboring properties, they are confident it will work.
- Tyler Edwards, Menards Real Estate Representative, said they ran out of time after their permit approval to complete the project but it is on this year's schedule once the permit is re-approved.
- Mr. Wilson stated the city would observe the detention area through all four seasons to ensure it was working properly and if there was anything that wasn't efficient the city would ask Menards to make the necessary corrections. Mr. Edwards was agreeable with the request.

Mrs. Knight moved to approve the site plan for Menards 25,313 sf accessory warehouse on the east side of the property with the contingency as stated by Mr. Wilson, that Menards will make any necessary corrections during the first year to prevent storm water from flooding the neighbors' yards. Mr. Wilson seconded the motion. Three members cast their votes Aye, zero Nay, and the motion passed.

The next item on the agenda was two sign variance requests submitted by Kessler Sign Company for the Duchess Station, currently the Duke Station, located at 3675 Park Avenue West to have a total of three signs extending above the roof line. Ray Lynn of Kessler Sign Company, Zanesville, came forward. A variance is required for signs extending above the roof line.

- The main entrance sign will be 12" above the roof line and two signs will be on the canopy, 10" above the roof line.

- The current signs extend above the roof line and the new signs will replace them.
- The signs will be changed as soon as approval is received.

Mr. Wilson moved to accept the two sign variance requests submitted by Kessler Sign Company for the Duchess Station located at 3675 Park Avenue West. Mrs. Knight seconded the motion. Three members cast their votes Aye, zero Nay, and the motion passed.

Item #5 was removed from the agenda. Additional research is needed before making the request.

The last item on the agenda brought Todd Sloboda forward requesting a setback variance of 5' for a condominium to be located at 1909/1911 Teakwood Drive, on the north side. Mr. Sloboda said the new condominium extends 5' into the required setback because it is a corner lot and both the front and side setbacks are 35'. This is not a typical corner lot because the road does not continue to the east.

- This request is within the 35' setback and does not encroach into the right-of-way.

At 5:15 p.m., the public hearing was opened for the setback variance request of 5' at 1909/1911 Teakwood Drive.

Roger Williams, 1920 Teakwood Drive, came forward to say he lives across the street and is in favor of the variance for the condominium. Mr. Williams read a text from his neighbor, Dave Pohlbel, 1926 Teakwood Drive, who was also in favor of the variance request because he felt it would increase the value of their properties.

At 5:17 p.m., hearing no one else who wished to speak, the public hearing was closed.

Mrs. Knight moved to approve the setback variance request of 5' for a condominium to be located at 1909/1911 Teakwood Drive, seconded by Mr. Wilson. Three members cast their votes Aye, zero Nay, and the motion passed.

Mrs. Knight asked about the new Valero sign at Home Road/4th Street. Mr. Herrold said this sign was separate from the original packet and was discussed with the Law Director. When the three-sided electronic sign was originally installed it had scrolling and flashing text but those issues have been resolved.

At 5:18 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 Mrs. Knight.

Susan Hellinger, Chair

Date