

MINUTES  
ONTARIO PLANNING COMMISSION  
NOVEMBER 8, 2018

The Ontario Planning Commission met in special session on November 8, at 8:00 a.m., in the Municipal Building with Chair Susan Hellinger presiding. The following Commission members were present at roll call: Chair Susan Hellinger, 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 Mark Rufener and Clerk of Council Cathy VanAuker.

Mrs. Knight moved to excuse Mr. Motley from the meeting, second by Mr. Wilson. Four members cast their votes Aye, zero Nay, and the motion passed.

Representatives of Carnegie Management Development Company, 27502 Detroit Road, Westlake, Ohio 44145, came forward. Richard Pichola, in-house architect, Neil Van Winkle, general counsel and Al Boga, Vice President of Real Estate were seeking approval of the variance request submitted by Mallview Plaza Company to use off street parking to store merchandise located at 2196 West Fourth Street.

- A potential tenant, Family Farm and Home, would like to occupy the vacant 29,500 sf building next to Altitude.
- This is a typical family farm retail operator that does not require any additional build-out for the space. They would do some interior work, improve the outside appearance and fence in a display area for some of their larger equipment that would not fit inside the building.
- The grass lot next to the building is being retained for future development so they do not want to give this space to another tenant.
- The existing parking lot has 351 parking spaces for the full 55,893 sf building area. With 83 parking spaces set aside for merchandise display purposes only, there would still be 268 spaces available for Altitude and Family Farm and Home customers.
- Delivery vehicles would not to go through the parking lot area and mix with consumer traffic, they would go around the side.

Other comments:

- The Fire Department was sent a copy of the site plan but have not responded.
- Carnegie Management does not provide security for tenants, they must hire their own security.
- The outside merchandise displays would either be locked behind a fence or secured.
- The outside merchandise would be similar to what other stores display, such as Lowes or Farm and Fleet, there wouldn't be any large vehicles or tractors.
- Since 9,000 sf of parking would be used for merchandise display, Mr. Herrold requested if parking becomes an issue on a regular basis, additional parking would be added, perhaps in the grassy space, until it is developed. Mr. Van Winkle said it wouldn't be a problem but they would need to define what constitutes a problem so they have clarity going forward. The issue is the cost of paving that area and that isn't something they built into the plans. They would be willing to look at it but the third property doesn't belong to them so they would need to look at parking based on their two tenants.

At 8:08 a.m., the public hearing was opened for the variance request submitted by George Papandreas, Executive Vice President of Mallview Plaza Company, requesting a variance for merchandise to be able to be stored in an off-street parking lot for Family Farm and Home, located at 21956 West Fourth Street.

At 8:09 a.m., hearing no one who wished to speak, the public hearing was closed.

Mr. Wilson moved to approve the request for Mallview Plaza Company, second by Mrs. Knight. Four members voted Aye, zero Nay, and the motion passed.

At 8:10 a.m., with no further business to come before the Planning Commission, the meeting was adjourned upon a motion by Mayor Hutchinson and a second by Mr. Wilson.

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Adam Gongwer  
Acting Chair 04-10-2019

Date