

MINUTES
ONTARIO PLANNING COMMISSION
DECEMBER 18, 2019

The Ontario Planning Commission met in regular session on December 18, 2019, at 4:00 p.m., in the Municipal Building with Chair Susan Hellinger presiding. The following Commission members were present at roll call: Chair Susan Hellinger, Service-Safety Director Jeff Wilson, Mayor Hutchinson, Jill Knight and Mick Motley. Also, in attendance was Law Director Andrew Medwid, K.E. McCartney Engineer Mark Rufener (4:15), Zoning Inspector Adam Gongwer and Clerk of Council Cathy VanAuker.

Mrs. Hellinger presented for approval the minutes of the regular Planning Commission meeting held October 9, 2019. Mrs. Knight moved to approve the minutes as presented with a second by Mr. Wilson. Five members cast their votes Aye, zero Nay, and the motion to approve the minutes passed.

The first item on the agenda was submitted by Raj Chandat, Ontario Hospitality, Inc., 1125 Guest Court for two variance requests. Construction manager, Steve Bridgford, J & F Construction, came forward to explain the variances:

- (1) Code requires a maximum of three stories, the variance request is four stories but the building height would be under the 50' regulation.
- (2) Code requires 133 parking spaces. The variance request is 89 parking spaces and additional parking shared with the adjacent hotel, also owned by Ontario Hospitality.

When Mrs. Knight asked if there would be sufficient parking spaces if both hotels were filled to capacity, the General Manager of TownePlace Suites said it was not uncommon for hotels to share parking and there would be enough spaces to accommodate both hotels.

Mr. Motley asked how accessible the parking lots were to each other. Mr. Bridgford replied there would be approximately a 15' green space between the two lots, a drive connects the two hotels. Easements granted between the two hotels for parking would remain with the hotel property, regardless of ownership.

At 4:06 p.m., Mrs. Hellinger opened the public hearing for the two variance requests. Calling three times and hearing no one, the public hearing was closed.

Mr. Wilson moved to approve four floors at the Holiday Inn Express, exceeding the current maximum that allows three floors, second by Mr. Motley. Five members cast their votes Aye, zero Nay, and the motion passed.

Mayor Hutchinson moved to approve the variance request for 133 parking spaces, second by Mr. Wilson. Five members cast their votes Aye, zero Nay, and the motion passed.

The next item on the agenda was a variance request submitted by Angelo Sorrenti, 1370 Lexington Ontario Road, to build 1,000 sf single family ranch homes, code requires a minimum of 1,200 sf.

- Mr. Sorrenti said he purchased the R-3 land in 1999. A few years later, approximately 2002, the zoning was changed to R-2.
- The lots are 70' wide and would accommodate 1,000 sf duplexes but Mr. Sorrenti felt duplexes are harder to sell in the current market.
- The intent is to target the 55+ housing market but in order to reduce the rent and not compete with current construction, Mr. Sorrenti didn't see any feasibility in building a 1,200 sf single house at \$1,400 per month.
- The single family home would have a value of \$150,000, 2 bedrooms, no basement, some with single but mostly double garages. If the homes do not work out at 1,000 sf they could end up closer to 1,100 sf.
- There are 17 lots, therefore, 17 single homes or 17 duplexes could be built.
- Mr. Sorrenti wasn't certain if he would rent or sell but he would prefer to rent most of the units. If he sells the units he couldn't specify 55 and older. He doesn't have any intentions of selling.
- The utilities are ready.
- This would not be a private community. The streets need to meet city specifications in order to be dedicated.
- Law Director Medwid referenced the handout showing Zoning Ordinance 1141.01 B, which was updated by Ordinance 01-50 that changed the density requirement.

At 4:21 p.m., Mrs. Hellinger opened the public hearing for the variance requesting the reduction of the square footage from 1,200 sf to 1,000 sf for single family homes to be built on Arcangelo and Mill Brook Drives.

Russel Yoak, 1868 Park Avenue West, came forward to say his property backs up to the majority of these lots. He questioned how the proposed houses would affect property values since they are estimated at \$50,000 less than his home. He was in favor of single family homes for 55 and over.

- Mr. Sorrenti said he could build duplexes but preferred single family homes because people are constantly moving in and out of duplexes. The homes would be handicap accessible.
- Law Director Medwid said it would be discriminatory if he tried to rent only to those 55 and older.

- Mayor Hutchinson felt new homes would benefit the surrounding home values. There would be more traffic with duplexes.

When Mr. Wilson asked if consideration was given to resizing the parcels to build approximately 15 homes in order to meet current code, Mr. Sorrenti responded that losing four or five lots was financially not feasible for this project. He was more comfortable building single family homes.

Mrs. Knight asked when construction would begin. Mr. Sorrenti said it would be nice to begin in the fall, he was looking for a financial partner. Mr. Sorrenti was uncertain how he would proceed, building single family homes is different than duplexes because the lots could sit vacant for years.

Mr. Wilson inquired if variances are time sensitive in the event building doesn't take place for six or seven years. Mr. Gongwer said if the motion was approved without a time specification it would be good as long as Mr. Sorrenti owned the land, but if he sells the property the variance does not apply and the new owner would need to apply for a variance, if needed.

Mayor Hutchinson moved to approve the variance request for the 1,000 sf single family ranch homes, as long as Mr. Sorrenti owns the property. Mrs. Knight seconded the motion. Five members cast their votes Aye, zero Nay, and the motion passed.

Mr. Rufener said due to the size of the development the disturbance will be more than an acre and the new impervious surface will be more than 10,000 sf so it will require a storm water management permit.

The last item on the agenda was a discussion pertaining to fences. Mrs. Hellinger said during a previous meeting the Commission decided that no further action needed to be taken. Council has returned the proposed section on fences.

- Mr. Wilson said the ordinance proposed to Council in 2016 didn't reference setbacks, particularly 3 ft setbacks. The ordinance language states: "construct the fence so it can be easily dismantled from its owner's side for the purpose of maintaining it entirely within the owner's property".
- Mr. Wilson thought Council was asking for the 3 ft setback but Mayor Hutchinson thought Council was going to discuss it.
- Mrs. Hellinger called seven cities local to Ontario and all but one allowed fences to be up to or on the property line, one allowed vinyl fences on the property line. A city as large as Mansfield doesn't find it necessary to dictate a setback for a fence. Mrs. Hellinger felt there should be less government intervention, it doesn't seem to be a serious problem in the city, and the Commission agreed they are happy with the way things are, as it stands. If Council would like to take it further, they may.
- Mayor Hutchinson said that was the consensus Council was looking at. Send it back, as is, and they were going to look at it and make a decision.

Mr. Motley moved that no further action be taken regarding fences and to send the matter back to City Council as it was originally presented. Second by Mrs. Knight. Five members cast their votes Aye, zero Nay, and the motion passed.

At 4:47 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 Mayor Hutchinson.

Susan Hellinger, Chair

Date