

MINUTES
ONTARIO PLANNING COMMISSION
SEPTEMBER 2, 2020

The Ontario Planning Commission met in special session on September 2, 2020, 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, Mayor Randy Hutchinson, Service-Safety Director Jeff Wilson, Jill Knight and Mick Motley. Also, in attendance was Law Director Andrew Medwid, K.E. McCartney Engineer Mark Rufener, past Zoning Inspector Adam Gongwer and Clerk of Council Cathy VanAuker.

Mrs. Hellinger presented for approval the minutes of the regular Planning Commission meeting held July 8, 2020. Mrs. Knight moved to approve the minutes as presented with a second by Mr. Motley. Four members cast their votes Aye, one Abstain by Mr. Wilson, zero Nay, and the motion to approve the minutes passed.

The purpose of the special meeting was due to a variance request submitted by Paul Getz for a vacant lot on Ferguson Road. Mayor Hutchinson explained the vacant lot is on Ferguson Road, off Lex-Springmill, next to the apartment complex and across the street from the Stowell Park baseball fields. This lot is zoned Business, which allows R-1 and R-2, but not R-3, so a rezone may need to be requested. Mr. Getz would like to construct a multi-unit townhouse complex that requires R-3. The variance is to allow a 10-unit building instead of a 6-unit building that would be contingent upon Council's approval of the rezone.

Mr. Getz displayed a drawing of the proposed units that would be constructed between the apartments and Scott's Farms Condominiums. Mr. Getz said the variance was necessary because the poles in the middle of Ferguson Road prevent proper driveways for doubles and only part of the land could be used for a six-unit building. A green space would be created in the front and back of the property.

- Mayor Hutchinson said a few years ago he checked the cost of moving the poles, at that time it was over \$300,000.

Letters were sent to property owners within or adjacent of this land. No one was in attendance to speak for the public hearing for the variance request submitted by Paul Getz, to build a 10-unit townhouse complex in a Business District, parcel #0386017005002, on Ferguson Road.

Mr. Motley moved to recommend to Council, the city approve the request to change the property on Ferguson Road, owned by Mr. Getz, from Business to R-3. Mrs. Knight seconded the motion. At roll call, five members voted Aye, zero Nay, and the motion passed.

Mr. Wilson moved to grant the variance request submitted by Mr. Getz, allowing 10 units instead of 6 units, contingent upon Council changing the zoning from Business to R-3 for his property located on Ferguson Road, second by Mrs. Knight. At roll call, five members voted Aye, zero Nay, and the motion passed.

Mayor Hutchinson announced a new Zoning Inspector will start tomorrow. Mr. Gongwer accepted a new opportunity but has agreed to be available for questions.

Mrs. Hellinger requested a discussion item placed on the next meeting agenda pertaining to city code for fences around swimming pools.

- Mayor Hutchinson said an above ground pool does not require a fence if there is a locking gate. In-ground pools require a fence.
- Law Director Medwid said changes to the code can be more specific but not less specific.
- The new hard covers for in-ground pools are not addressed in our code but are being approved by Richland County.

Mrs. Hellinger thanked Mr. Gongwer for his assistance and the great job he did as Zoning Inspector. Planning Commission members expressed their appreciation to Mr. Gongwer.

At 4:17 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. Motley.

Susan Hellinger, Chair

Date