

MINUTES
ONTARIO PLANNING COMMISSION
JANUARY 13, 2021

The Ontario Planning Commission met in regular session on January 13, 2021, at 5:00 p.m., in the Municipal Building with Chair Susan Hellinger presiding. Present during roll call, Commission members Susan Hellinger, Mayor Randy Hutchinson, Jill Knight and Mick Motley, Law Director Andrew Medwid, K.E. McCartney Engineer Mark Rufener, Zoning Inspector Michael Morton and Clerk of Council Cathy VanAuker.

Mrs. Hellinger presented for approval the minutes of the regular Planning Commission meeting of October 14, 2020. Hearing no corrections, the minutes were approved as presented.

Drive Thru Road Impact Fees

Mayor Hutchinson said more restaurants are going to drive thru only. A suggestion was to mirror the road impact fees of a drive thru restaurant with no indoor dining with that of a fast food restaurant with a drive thru window.

Commission members discussed the current road impact fees listed in the handout on the different types of restaurants.

Mayor Hutchinson moved to send Council the recommendation to modify the Road Impact Fee Schedule to include a drive thru with no indoor dining at 40 trips per hour. Second by Mr. Motley. At roll call, four members voted Aye, zero Nay, and the motion passed.

Allow R-3 in Business District

Current code allows R-1 and R-2, but not R-3, (multi-family, apartment complexes, large condominiums) in a Business District. There are height restrictions in a Business District.

Discussion:

- Mr. Morton suggested higher density dwelling units in a Business District, similar to what is on campus.
- Mr. Rufener said, newer developments are putting apartments (R-3) on top of retail businesses. A traffic study would determine if turn lanes or stop lights were needed.

Mrs. Knight moved to have R-1, R-2 and R-3 as conditional uses in a Business District, second by Mr. Motley. At roll call, four members voted Aye, zero Nay, and the motion passed.

Orientation of Building Store Front

When the Commission previously discussed the back of buildings facing the street, the decision was made to not make any changes to the existing code.

- The direction a building faces depends on the location.
- Dumpsters are not to be located between the building and the road.

At 5:34 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. Motley.

Susan Hellinger, Chair

Date