

MINUTES
ONTARIO PLANNING COMMISSION
FEBRUARY 23, 2021

The Ontario Planning Commission met in a special session on February 23, 2021, at 9:30 a.m., in the Municipal Building with Chair Susan Hellinger presiding. Present during roll call, Commission members Susan Hellinger, Jill Knight, Mayor Randy Hutchinson, and Service-Safety Director Jeff Wilson, Law Director Andrew Medwid, K.E. McCartney Engineer Mark Rufener, Zoning Inspector Michael Morton and Administrative Assistant Shawna Dawson.

Mrs. Hellinger opened the meeting, then stated the purpose of the special meeting was to discuss a variance request by Joel Fox, 1932 Rosewood Drive, seeking a 1,665 sf variance to allow a 5,835 sf parcel. The ordinance to be varied is Section 1145.15(c), minimum lot size no less than 7,500 sf. This property is zoned R-2, Medium Density Residential District.

Mr. Fox said the building was already up before realizing this variance was needed, and now is holding up the sale.

- Mr. Fox thanked everyone for their quick response in holding this meeting. This discrepancy wasn't realized until after the building was up. If he would have realized that he needed this variance, he would have requested it with the setback variance in 2019.
- In 2019, a variance was approved for this corner lot because the building didn't fit on the lot facing Tanglewood, it did fit facing Rosewood, along with two other buildings. The right side of the building meets the 35' setback requirement, but not the left side, and it meets the 50' minimum lot width requirement.
- A zero lot line parcel is not to be less than 7,500 sf, this lot is close to 6,000 sf.
- This property backs up to his property that was recently rezoned R-3.

At 9:35 a.m., the public hearing portion of the meeting was opened for the variance request on Section 1145.15 (c) for 1932 Rosewood Drive.

At 9:36 a.m., seeing no one who received a notice or anyone who wished to speak, the public hearing was closed.

Mrs. Knight moved to grant the variance request for 1932 Rosewood Drive, second by Mr. Wilson. Mrs. Knight said she drove by this location, it does look good, and this variance shouldn't be noticeable. All three of the buildings look nice. Mr. Wilson concurred, then said this is a nice addition to the neighborhood.

At roll call, four members voted Aye, zero Nay, and the motion was approved to grant the variance.

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Mrs. Hellinger concluded by thanking Mr. Fox for the nice buildings he puts up and making Ontario a nice place to live.

At 9:37 a.m., with no further business to come before the Planning Commission, the meeting was adjourned.

Susan Hellinger, Chair

Date