

MINUTES
ONTARIO PLANNING COMMISSION
APRIL 14, 2021

The Ontario Planning Commission met in regular session on April 14, 2021, at 5:00 p.m., in the Municipal Building with Chair Susan Hellinger presiding. Present during roll call, Commission members Susan Hellinger, Jill Knight, Mick Motley, Mayor Randy Hutchinson and Service-Safety Director Jeff Wilson, 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 on January 14, 2021 and the special Planning Commission meeting on February 23, 2021. Hearing no corrections, the minutes were approved as presented.

The first item to come before the Commission was a variance request by the City of Ontario for the Riparian Setback at 420 Cal Miller Lane.

- Mayor Hutchinson commented that Mr. Zeiter once suggested, as a safety concern, moving the park road closer to the creek and the parking area next to the soccer fields so children didn't have to cross the busy road to get to the soccer fields. The road would be realigned near Dunlap. The old drive, near the concession stand, would be ground up, then cross walks and stop signs added.
- The drive should be 25' from the high point. The creek has never overflowed, so they are confident 15' would allow better alignment and parking.
- When Mrs. Knight asked if a guardrail would be installed along the creek to prevent someone driving over the embankment, Mayor Hutchinson said posts would probably be placed along that area. Eventually, a bridge would be built over the watershed, adding an area for picnic tables.

Mrs. Knight moved to approve the variance for the Riparian Setback requested by the City of Ontario, second by Mr. Motley. Five members cast their votes Aye, zero Nay, and the motion passed.

The next item on the agenda was the proposed plan for Avita Hospital to alter the top of the building due to the second-floor remodeling project.

- The HVAC is being reworked, requiring an addition on top of the building for storing mechanical components and running conduits with the duct work along the side of the building.
- The projected penthouse that will house the mechanicals on the top of the roof will be 66' high, which is equivalent to the brim of the of the existing hat structure on top of the building.
- Code allows a height of 50'. General Industry and Industrial Park code states Planning Commission can waive the height requirement without a variance. That same approval is not written in Business code.
- Commission members agreed Avita should request a variance as required by the current code in a Business District.

Wall Signs

- Mr. Morton explained the current code states not more than two signs covering a maximum 15% of the wall area are permitted on the building façade. He suggested changing from the two restrictions to only using a percentage requirement regardless of the number of signs.
- Some buildings are very large, i.e. Wal-Mart, and could spread out signs. Zero lot line retail buildings with several suites can have a sign per business, while individual businesses are limited to two signs.
- A business requested two additional signs that would not exceed 15% of the wall area.
- Changes would apply only to wall signs on the front or rear of the business. There are specific sign requirements for other areas.
- Mayor Hutchinson recommended 20% wall coverage instead of 15%.

Mr. Wilson moved to make a recommendation to Council for changing the sign ordinance from 15% wall area coverage to 20%, and to remove the number of wall signs allowed. Second by Mr. Motley. Five members cast their votes Aye, zero Nay, and the motion passed.

Solar Panels

Mr. Morton said our current code only references rooftop mounted solar panels.

- Researching other codes, he found some municipalities treat solar panels as an accessory structure and specify setback and height. Regulations pertaining to disabled solar panels, removal, glare, or affects in a residential neighborhood are not addressed.
- There is an increased interest in residential solar panels. Our code doesn't provide guidelines specific to residential areas.
- The solar panel code is identical in all zoning districts.
- Mr. Motley said solar fields would have different regulations than residential areas, and he felt prohibiting ground mounted solar systems in neighborhoods and not higher than 6" above the roof line were good ideas.
- Mrs. Hellinger will research ordinances established in other cities.
- Mr. Morton will prepare some initial guidelines to present to the Commission for discussion.

Park Avenue West Rezone

- The PAW/430 merge area is zoned Business, the north and south ends of PAW are zoned Industrial Park.
- Interest has been expressed for an industrial application in the Business section.
- Mayor Hutchinson suggested rezoning to General Industry instead of Industrial Park. A marketing firm has been hired to promote the large IP parcel that runs behind Tappan Park and abuts this property.

Mrs. Knight moved to make a recommendation to Council to rezone the Park Avenue West parcels, indicated on the agenda, from Business to General Industry. Second by Mr. Motley. Five members voted Aye, zero Nay, and the motion passed.

Parcel numbers:

038-60-297-08-000	038-60-211-05-000
038-60-161-15-001	038-60-203-15-000
038-60-166-02-000	038-60-211-06-000
038-60-161-15-000	038-60-211-07-000
038-60-211-04-000	038-60-232-12-000

At 5:34 p.m., with no further business to come before the Planning Commission, the meeting was adjourned.

Susan Hellinger, Chair

Date