

MINUTES  
ONTARIO PLANNING COMMISSION  
MAY 3, 2021

The Ontario Planning Commission met in regular session on May 3, 2021, at 8:30 a.m., in the Municipal Building with Chair Susan Hellinger presiding. Present during roll call were Commission members Susan Hellinger, Jill Knight, Mick Motley, Mayor Randy Hutchinson and Service-Safety Director Jeff Wilson; Law Director Andrew Medwid, Zoning Inspector Michael Morton and Clerk of Council Cathy VanAuker.

Mrs. Hellinger presented for approval the minutes of the regular Planning Commission meeting on April 14, 2021. Hearing no corrections, the minutes were approved as presented.

The first item on the agenda was a request by Avita Hospital for a height variance. A representative of Adena Corporation came before the Commission to explain the request for the proposed penthouse on top of the existing third floor was to store another air handler unit.

- Details of this request were discussed at the previous meeting.

Mrs. Knight moved to approve the variance request for the penthouse to store mechanicals, second by Mr. Motley. Five members cast their votes Aye, zero Nay, and the motion passed.

The next item on the agenda was a discussion concerning shipping containers being used as accessory structures in residential districts and how to regulate them in all zoning districts.

- Mr. Morton said shipping containers are being purchased as accessory structures to be used for storage. Current code does not address shipping containers and he wanted to bring this before the Commission before it becomes an issue.
- Mr. Wilson did not want shipping containers in neighborhoods because they could not be made to look aesthetically acceptable and they are too large. Possibly, consideration could be given for Industrial districts, definitely not Residential, and probably not Office because it is in or near Residential.
- Mr. Medwid concurred with Mr. Wilson. Shipping containers should not be allowed in Residential or Office Districts, possibly allowed in a Business District with Planning Commission approval, and permissible within an Industrial District.
- Mayor Hutchinson said retail stores have used containers for years during the holidays as extra storage.
- Mr. Morton referred to another municipality that restricted the use of shipping containers to their intended purpose only. In the industrial application the shipping container is being used as a shipping container but in residential areas that is not how it is being used.

Mayor Hutchinson moved to prepare legislation to prohibit shipping containers as accessory structures in all Residential and Office Districts, allowing them in Business and Industrial Districts if they are used only for their intended purpose. Second by Mr. Motley. Five members cast their votes Aye, zero Nay, and the motion passed.

Mrs. Knight said signs are still up for some businesses no longer in operation. Bake My Day, 4 Sisters Chocolatiers and Persnickety signs are in the Barnes and Noble complex.

- Code requires signs to be taken down if a business ceases to operate after 30 days.
- Mr. Morton will check on these signs and look for others that need removed.

At 8:47 a.m., with no further business to come before the Planning Commission, the meeting was adjourned.

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Susan Hellinger, Chair

Date