

MINUTES  
ONTARIO PLANNING COMMISSION  
JUNE 9, 2021

The Ontario Planning Commission met in regular session on June 9, 2021, at 5:00 p.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, 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 May 3, 2021. Hearing no corrections, the minutes were approved as presented.

The first item to come before the Commission was a request by Karamjit Bhullar, 50 Sunset Road, for a Conditional Use Permit to build a single family residence in a Business District.

- Mr. Morton explained this property is on W. 4<sup>th</sup> Street across from the water tower, east of Mabee Road. There are many residences in this area.

At 5:03 p.m., Mrs. Hellinger opened the public hearing for a conditional use permit for a single family dwelling in a business district.

Raymond Bernotas, 3471 W. 4<sup>th</sup> Street, asked why a variance was needed to build a residence in a Business District, and by approving this request, would all similar requests have to be approved.

- The variance process was explained. Variances are approved by the Commission on an individual basis, approving one does not set a precedence for others.

Gary Pabst, 3437 W. 4<sup>th</sup> Street, came forward to say the property at 3503 W. 4<sup>th</sup> Street is an eyesore, overgrowth so high the house can't be seen and there is a vehicle that hasn't moved in years.

- Mr. Morton will check the property.

At 5:09 p.m., seeing no one else who signed in to speak, the public hearing was closed.

Mrs. Knight moved to grant the Conditional Use Permit request from Mr. Bhullar for a single family dwelling to be built in a Business District, across from the Mabee Road water tower. Second by Mr. Motley. Five members voted Aye, zero Nay, and the motion passed.

The next item on the agenda was a request submitted by David Litt, 956 Fulwell Drive, to place a shipping container at the back of his lot on W. 4<sup>th</sup> Street.

- Mr. Morton said the shipping container would be used as a storage shed on business property.
- Mr. Medwid interjected that per Planning Commission rules, Mr. Litt needs to be present in order to discuss his request.

- Mrs. Hellinger recommended tabling the request due to a public hearing and legislation pertaining to shipping containers that is on the Council agenda next week, and wait for their decision. Commission members concurred.

The next agenda item was a variance request submitted by Polly Mosier, 50 Woodbine Drive, to allow a shed to remain in her front yard because the back yard is very narrow.

- Mr. Morton said the owners do not have a permit for the shed. Code, Section 1145.01 (b), states accessory buildings shall not be erected in any required yard but the rear yard.
- The shed was moved to this location when the house on PAW/Maple Lane was torn down two years ago. Pictures of the property were circulated showing the shed and numerous other objects in the front yard. Mr. Morton has received several complaints about the condition of the front yard.
- Mr. Medwid said the shed was put on the property without city approval so it must be removed within a specified amount of time. If Ms. Mosier is requesting a variance, she needs to be present.
- Mr. Morton will advise Ms. Mosier.

The next item for discussion was a request from the Area Agency on Aging to remove pine trees from the south side of their property.

- Mr. Morton was contacted by the Agency asking if they could remove pine trees on the south edge of the driveway and the south end of the building because the trees are getting old and dropping needles into the drainage system. They don't want to remove the trees that wrap around the back of the property.
- Trees are required to create a greenbelt between a business and residential district. A green belt isn't required between the Area Agency on Aging and Wappners Funeral Home.
- At the back of the building is a dumpster and loading docks from when the building was Hawkins Market.
- Approximately 8 to 10 trees need removed. Code does not require a greenbelt between businesses so new trees would not have to be replanted.

Mr. Wilson moved to allow the Area Agency on Aging to remove the pine trees between their business and Wappners Funeral Home, second by Mrs. Knight. Five members voted Aye, zero Nay, and the motion passed.

The last item to come before the Commission was the discussion on the number of buildings that can be on a residential property. Mayor Hutchinson said current code states out buildings can't exceed 25% of the total square footage of the property.

- Commission members agreed not to change the code.

At 5:30 p.m., with no further business to come before the Planning Commission, the meeting was adjourned.

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Susan Hellinger, Chair

Date