

MINUTES
ONTARIO PLANNING COMMISSION
NOVEMBER 17, 2021

The Ontario Planning Commission met in regular session on November 17, 2021, at 4:00 p.m., in the Municipal Building with Chair Susan Hellinger presiding. Present during roll call were Commission members Susan Hellinger, Jill Knight, Mayor Randy Hutchinson and Service-Safety Director Jeff Wilson; Law Director Andrew Medwid, Zoning Inspector Michael Morton, Engineer Mark Rufener, and Clerk of Council Cathy VanAuker.

Mrs. Hellinger presented for approval the minutes of the regular Planning Commission meeting on October 13, 2021. Hearing no corrections, the minutes were approved as presented.

The first item to come before the Commission was the review of the proposed language pertaining to concession stands.

- Mayor Hutchinson said the changes previously discussed were compiled and included in the packet. If approved, the suggestions will be forwarded to Council.
- The fine for violations was changed from \$100,00 per day to \$100 per day.
- The definition of a concession stand, as stated in Section 1133.02 (37) of the city's code, is any structure, vehicle or trailer designed to display goods, objects, apparel or food for direct sale to the general public.
- The minimum amount of liability insurance required is \$100,000.

Mrs. Knight moved to approve the recommended changes to the concession stand ordinance and forward it to Council for their consideration, second by Mr. Wilson. Four members voted Aye, zero Nay, and the motion passed.

The next item brought before the Commission was the discussion on electric charging stations for vehicles.

- Mr. Morton was approached by Cinemark 14 because they would like to install four (4) charging stations for electric vehicles. The city does not have code relating to charging stations.
- Samples of electric vehicle charging station legislation from other municipalities was distributed.
- Prior to creating code, Ohio Edison will be contacted to check if they have guidelines in place for installing vehicle charging stations.
- The Zoning Inspector will contact Richland County Building Codes for any standards currently in place for the county.
- Discussion will continue at the next meeting.

The next discussion item was storage facilities in Business and Industrial Districts (mini-warehouse).

- Mr. Morton said city code mentions mini-warehouses in General Industry, not in Business or Industrial Park.
- The old code only allowed storage units on Stumbo Road but existing code only permits storage units in the Ontario Commerce Park.
- The Commission considered allowing a Conditional Use for storage units and mini warehouses in districts other than Residential or Office Services.
 - Screening should be required around the property if the storage area was next to a residential area.

Mrs. Knight moved to recommend to Council the inclusion of Industrial Districts be considered for storage facilities, second by Mayor Hutchinson. Four members cast their votes Aye, zero Nay, and the motion passed.

Next for discussion was combining the old zoning districts of Business A and Business B to reflect the current code of Business.

Mr. Wilson moved to recommend to Council the removal of zoning districts Business A and Business B to Business, second by Mrs. Knight. Four members cast their votes Aye, zero Nay, and the motion passed.

The next item to come before the Commission was the permit fee schedule. Mr. Morten said the permit fees for the Zoning Department haven't changed in approximately twenty years and compared to other cities, they are extremely low.

- As an example, Ontario charges \$35 for new residential construction, Mansfield charges \$80 + \$2.50 per 100 sf, and Ashland is \$75 + a square footage charge.
- Commercial fees are very low by comparison, but Ontario tries to remain business friendly.
- Tap fees are low.
- Mr. Morten explained the recommended increases for residential and commercial project fees.

Mr. Morten will continue evaluating the fee schedule and prepare an update for further discussion at the next meeting

At 4:54 p.m., with no further business to come before the Planning Commission, the meeting was adjourned.