

MINUTES  
ONTARIO PLANNING COMMISSION  
JANUARY 12, 2022

The Ontario Planning Commission met in regular session on January 12, 2022, at 5:00 p.m., in the Municipal Building with Mayor Randy Hutchinson presiding. Present during roll call were Commission members Jill Knight, Mick Motley, Service-Safety Director Jeff Wilson and Mayor Randy Hutchinson; Law Director Andrew Medwid, Engineer Mark Rufener, Zoning Inspector Michael Morton and Clerk of Council Cathy VanAuker.

Mayor Hutchinson presented for approval the minutes of the regular Planning Commission meeting on December 8, 2021. Hearing no corrections, the minutes were approved as presented.

The first item to come before the Commission was a rezone request submitted by Timothy Demers for 1745 Walker Lake Road, from Residential to Office Service. This is the former site of the Jehovah Witness Church. Buffy Williams, representing ASI Community Wellness Group, came forward. Ms. Williams, a Social Worker, would like to open a Wellness Center to work with children and adolescents. She has worked with schools for 30 years.

- The Wellness Group would operate Monday-Friday, 9 a.m.-5 p.m., with occasional Saturdays.
- They are very community based and like to meet their families in a natural environment. The facility would mainly be used for children in crisis.
- There will be no more than six staff members. Due to confidentiality, no more than five people would be at the building at one time, approximately four vehicles.
- The existing sign frame was used.
- This property has a well and a new septic tank. The tank was approved during a recent check, and an application was prepared for EPA approval. The intention is to continue using the well and septic tank.
- Most of the children will be kindergarten – 5<sup>th</sup> grade.
- Mr. Morton and Mayor Hutchinson agreed this was a good example of when to spot zone a property. There will be less traffic than when it was a church.
- Mr. Morton was not aware of any county requirements due to the change of ownership.
- The state will inspect the building as part of the certification process.
- An open house will be scheduled in May.

Mr. Motley moved to approve the rezone request for 1745 Walker Lake Road from R-1 to OS, second by Mrs. Knight. Four members voted Aye, zero Nay, and the motion was approved.

Mayor Hutchinson explained a public hearing will be held before Council on March 2<sup>nd</sup> and letters will be sent to surrounding property owners.

- Mr. Morton preferred Council vote on the rezone the same night as the public hearing.

The next item to come before the Commission was the sports court lighting that Matthew Ambrose installed on his property, located at 295 Sugar Maple Lane. Mr. Morton said a recreation court was installed at this address and he has received calls from neighbors concerned about the lighting.

- Code states all recreational facilities must have lighting plans approved by the Commission.
- Height requirements are met, 25' is the maximum height.

Mr. Medwid and Mayor Hutchinson referred to the rules that require a representative to be present, otherwise, the request will not be discussed and moved to the next meeting.

Mr. Ambrose will be invited to the February meeting. In the meantime, the lights must be turned off until this comes before the Commission.

- Mrs. Knight said even though the height requirement is met, it lights up the whole neighborhood. She asked if the poles could be lowered or shields placed around the lights.
- Mayor Hutchinson said one of the requirements is to measure the foot candles with a light meter.
- Mr. Rufener suggested a site plan is provided showing the foot candles based on the lighting design. Code limits the amount of light that can spill off the property.
- Mayor Hutchinson said the lights do extend too far and perhaps may just need the aim adjusted and shields installed.
- Mr. Wilson recommended including code for LED lights because LED is the main type of lights being installed.

Mr. Motley moved to require a site plan submitted showing the foot candles of the lighting design, second by Mrs. Knight. Four members cast their votes Aye, zero Nay, and the motion passed.

#### Discussion Items

- Mayor Hutchinson updated the Commission on the complaint that a resident had goats on their property. This has been resolved, the goats were moved and the fence taken down.
- Changing the start time of Planning Commission meetings was discussed. In an attempt to keep the meeting convenient for homeowners to attend, the start time will remain at 5:00 p.m.
- Mayor Hutchinson said an adjustment was made to the Concession Stand legislation sent to Council. Originally, non-profits and people who own their own property were exempt from any of the code sections. The change did not affect property owners but non-profits must get a permit, no fee, and they must follow the same guidelines as in the permit.

At 5:24 p.m., with no further business to come before the Planning Commission, the meeting was adjourned upon a motion by Mrs. Knight and a second by Mr. Motley.