

MINUTES  
ONTARIO PLANNING COMMISSION  
FEBRUARY 9, 2022

The Ontario Planning Commission met in regular session on February 9, 2022, at 5:02 p.m., in the Municipal Building with Mayor Randy Hutchinson presiding. Present during roll call were Commission members Jill Knight, Service-Safety Director Kris Knapp 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 January 12, 2022. Mrs. Knight moved to approve the minutes, second by Mr. Knapp. Three members cast their votes Aye, zero Nay, and the minutes were approved.

The first item on the agenda was a discussion upon a request by Menards to build mini-warehouse storage units on the lot east of their materials yard. The storage units would be enclosed by the existing high walls. Menards owns the property next to their materials yard. The lot was for sale but there was no interest, which they didn't know if it was due to the Campus Overlay District restrictions.

- There is a driveway on this lot that opens to approximately 17 acres.
- The units would be outside the fenced area, and would be a separate 8-acre facility. The storage unit buildings would be used as the perimeter wall with 20' fencing to cover any openings.
- The current zoning is Office Service. Menards does not want to rezone to Industrial, so the only option would be to change to Conditional Zoning to allow mini-warehouses in Business, then rezone to Business.
- This would be a spot zone if rezoned to Industrial.
- There are three houses in front of the property that would not want zoned Industrial.
- Menards was asking if the city would consider their request before they prepared additional information.
- Commission members were not in favor of Menard's proposal. Mr. Morton will inform Menards.

Mr. Ambrose requested his agenda item on the sports court lighting be moved to next month. The shields are not available right now and the electric contractor wouldn't be able to install them due to the snow.

- There will be a drawing submitted showing the foot candles.
- Mr. Ambrose will need to attend the Planning Commission meeting when this is discussed.
- The installed lights at Mr. Ambrose's court are 25' high. If code is revised to 20', the height of his lights will be grandfathered.

The next item on the agenda was a discussion on the exterior lighting code.

- Mr. Morton explained the proposed changes to Section 1145.09 Exterior Lighting, that were noted in the handout.
- Mr. Medwid suggested the time for exterior lights to be turned off be the same for all recreational/sports facilities (residential or parks).

Mrs. Knight moved that the Law Director prepare legislation for the changes to the Exterior Lighting Code, Section 1145.09. Second by Mr. Knapp. Three members cast their votes Aye, zero Nay, and the motion passed.

The next item was to determine if permits should be required for utility work performed in the city's right-of-ways. Mr. Morton said utilities can be punctured during underground boring and take valuable resources away from city projects to mark the utilities.

- Other cities require permits.
- A permit fee may not be necessary.
- Requiring a permit lets the city know who is working in the city.
- More information will be prepared for the next meeting.

The next discussion item was the banner style signs used for business identification. The handout with various sign codes from other municipalities was reviewed.

- A banner is a temporary sign, but businesses are using banners as permanent signs.
- A vinyl/woven fabric is being used to construct the newer signs because they are less expensive and won't have broken sign pieces.
- Vinyl banners could be turned into signs if they are framed.
- This code discussion is mainly for wall signs.
- Commission members preferred the City of Dublin's sign code.
- Feather banners are temporary banner signs and are under the category of accessory signs. Business are allowed to have feather banners as long as they aren't in the right-of-way.
- Mr. Morton will work on code requirements for banners to review at the next meeting.

The next item brought before the Commission was to approve the ballfield lighting plan at Marshall Park. All recreational facilities must have Planning Commission approval.

- Pricing is still coming in for security lights at specific locations throughout the park. Once pricing is received, it will be a separate approval.

Mrs. Knight moved to approve the ballfield lighting plan at Marshall Park. Second by Mr. Knapp. Three members voted Aye, zero Nay, and the motion passed.

The last item to come before the Commission was the request submitted by Ontario Hospitality to extend the time requirement of their permit for building the Holiday Inn on Guest Court, due to the delays caused by the pandemic.

- Mr. Morton recommended starting the extended time as of today, which allows building to begin within six months and finish within 18 months.

Mrs. Knight moved to extend the time requirement, beginning today, for the Ontario Hospitality permit on building the Holiday Inn. Second by Mr. Knapp. Three members voted Aye, zero Nay, and the motion passed.

At 5:48 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. Knapp.

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Mayor Hutchinson, Acting Chair

Date