

MINUTES  
ONTARIO PLANNING COMMISSION  
MARCH 9, 2022

The Ontario Planning Commission met in regular session on March 9, 2022, at 5:00 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 of February 9, 2022 and the special meeting of February 10, 2022.

- Mrs. Knight referenced the outdoor court lights Mr. Ambrose installed and asked if there was a fee or penalty for installing the lights prior to approval.
- Mr. Morton said Mr. Ambrose submitted a plan for acceptance prior to the upcoming hearing on changing the exterior lighting code. The height qualifies under the existing code and a permit is not required. Mr. Ambrose is not allowed to turn on the court lights until he receives approval. The lights were installed before the plan was submitted.
- At the April meeting, Mayor Hutchinson would like the Commission to discuss penalties/fees for not obtaining the required zoning approval.

Mrs. Knight moved to approve the minutes, second by Mr. Knapp. Three members cast their votes Aye, zero Nay, and the minutes were approved.

Next on the agenda was a variance request by Old Navy for additional projecting signs. Section 1146.03 (e)(4) allows one projecting or blade sign per business façade. The request is for one sign on each corner of the façade, which having two signs at their locations is an Old Navy trademark. The signs are for their new location at the former Bed Bath Beyond store.

Mrs. Knight moved to accept the request by Old Navy for two signs at their new location. Second by Mr. Knapp. Three members cast their votes Aye, zero Nay, and the motion passed.

The next item to come before the Commission was an application from Menards to rezone parcel # 0386015212006 from Office Service to Business. Tyler Edwards, Real Estate Representative for Menards, came forward to explain the two requests related to property near the Menards store. Mr. Edwards said when they purchased the store in 2006, they inherited some land to the east and west of the Menards store as part of the purchase deal. The west parcel is the outlots toward the interchange, the east parcel is farmland behind Menards.

- Continuing to own the property is a good idea because they have outgrown many of their locations, but leaving it vacant forever is not realistic.
- As a solution they want to implement one of their self-storage facilities. They have operated several of these facilities across the Midwest for over ten years. They have approximately 4,000 storage units.

- This allows the same people who run the Menards store to run a second business while Menards still owns the property.
- They recognize there are four homes in front of the property and the current zoning districts don't allow storage units.
- Rezoning to Industrial doesn't fit the area. Their request for a Business District is similar to the many other Business Districts around the city that are next to Residential. The request to amend code would allow mini-storage as a conditional use in a Business District.
- Menards mailed letters to the neighboring homeowners so they were aware of the requests. The storage facility would be 40 feet from property lines, with berms and landscaping, to try and keep it separate.
- Some uses that could go on the currently zoned Office Service District property include banks, funeral homes, doctor offices and vet clinics. All of these are busy businesses that would bring a lot more daily traffic than the storage units that would have approximately a couple hundred cars a month.
- Menards fully encloses their storage facilities with the units facing inside. None of the storage is seen, just the back of the buildings, very similar to the warehouse buildings in the back of the yard area. Screening keeps the lights and noise inside.
- This parcel was zoned Office Service when they purchased the property to build Menards. They have been marketing this parcel for about 16 years.

Mayor Hutchinson explained to the residents in the audience that they will be able to express their views during the public hearing held before Council on April 20, 2022 at 7:00 p.m.

When Mayor Hutchinson asked for a motion on the application to rezone the parcel owned by Menards from Office Service to Business, no motion was made.

The next request by Menards was to amend the language in Section 1137.05(c) Business District Conditionally Permitted Uses: Mini-warehouses.

- No discussion.
- No motion was made to amend the code.

Mayor Hutchinson presented the plat map vacating a portion of Bemiller Drive to the United Methodist Church and the dedication of part of Bemiller Drive that goes to the repair shed, to the City.

Mrs. Knight moved to accept the plat map vacating/dedicating Bemiller Drive, second by Mr. Knapp. Three members cast their votes Aye, zero Nay, and the motion was approved.

When Mrs. Knight asked about the condition of the Country Inn and Suites, Mr. Morton said the owner is going to have the property inspected to reopen. The Health Department, Building Department, Fire Department, Service-Safety Director and Zoning Inspector will be part of that decision.

When the weather improves, the Mayor and Zoning Inspector will inspect the unfinished church on Park Avenue West to confirm it still meets code. Inspections are done every three to four years with the Health Department and Building Codes.

At 5:19 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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Susan Hellinger, Chair

Date