

MINUTES
ONTARIO PLANNING COMMISSION
APRIL 12, 2022

The Ontario Planning Commission met in regular session on April 12, 2022, at 4:00 p.m., in the Municipal Building with Chair Susan Hellinger presiding. Present during roll call were Commission members Jill Knight, Mick Motley, Susan Hellinger, 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.

The minutes of the regular Planning Commission meeting of March 8, 2022 were presented for approval. Hearing no corrections, the minutes were approved as presented.

The first item on the agenda, sports court lighting, will be placed on next month's agenda because Mr. Ambrose was not able to attend this evening.

The next item on the agenda brought forward Attorney Nicholas Atterholt, 76 N. Mulberry Street, Mansfield, seeking a variance for a swimming pool located at 3687 Alexander Drive. Prior to the new owners closing, neighbors said the fence encroached onto their property and the swimming pool was on their property because it did not meet the minimum setback.

- The fence is in the process of being moved, so there is no longer a dispute. The fence was 14" across the property line and is being moved back 2 feet. The neighbors agreed to this change.
- The swimming pool has been in place for 16 years. The required setback is 10', the pool is 8', and the owners have a 2006 zoning compliance certificate.
 - The neighbors were going to enter into litigation. Part of the settlement agreement was to obtain an approved variance for the pool.
 - Only the edge corner of the pool is in the 8' setback, the pool is at an angle.
 - Based on the survey from a few years ago the neighbors thought more of the fence and pool were on their property. Recently, a new survey was completed, by the same surveyor, showing that wasn't the case.

Mr. Motley moved to approve the setback variance for the pool located at 3687 Alexander Drive as requested by Nicholas Atterholt, second by Mayor Hutchinson. Five members cast their votes Aye, zero Nay, and the motion passed.

The next item on the agenda was a rezone request by Changqi Liu, for his property located at 1947 Walker Lake Road, from Office Service to Business. Mr. Liu's daughter distributed a handout showing why they want to rezone the property, their location adjacent to Menards, and environmental concerns. They were not able to find a buyer with the Office Service zoning.

- Rezoning to Business would not be spot zoning because it is contiguous to a Business property.

- The 2016 Ad Hoc Committee proposed rezoning this area to Business, but Council decided not to make the change unless a buyer was interested in purchasing all the properties.
- The public hearing next week before Council is a request from Menards to rezone their vacant property on Walker Lake Road from OS to B. If the rezone to Business is approved, then Planning Commission would initiate the rezone process for the four adjacent property owners on Walker Lake Road to Business.
- Commission members agreed this request should be tabled until next month, after Council decides on the Menards rezone request.

Mrs. Knight moved to table the request by Changqi Liu to rezone 1947 Walker Lake Road from OS to B until the next Planning Commission meeting. Second by Mr. Motley. Five members cast their votes Aye, zero Nay, and the motion passed.

The next item to come before the Commission was a discussion on recommended changes to the sign ordinance (Sections 1146.01 – 1146.14). Mr. Morton explained the suggested additions and deletions as identified in the handout.

- Discussion on the proposed changes will continue at another meeting.
- The Universal Property Code is being reviewed and portions of the code will be implemented as guidelines.

At 5:10 p.m., with no further business to come before the Planning Commission, the meeting was adjourned upon a motion by Mayor Hutchinson and a second by Mrs. Knight.

Susan Hellinger, Chair

Date