

## Regular

May 4, 2022

Ontario City Council met in regular session on May 4, 2022, in the Municipal Building, with Council President Eddie Gallo presiding. The meeting opened at 7:07 p.m., with the Pledge of Allegiance.

Present during roll call were Council members Troy Sapp, Dave Rehfeldt, Chad Wilford, Josh Bradley, Sherry Branham, Rose Feagin, Nathan Sunderland, Council President Eddie Gallo, Mayor Randy Hutchinson, Law Director Andrew Medwid, Service-Safety Director Kris Knapp and Clerk of Council Cathy VanAuker.

The minutes of the regular Council meeting of April 20, 2022 were presented for approval. Hearing no corrections, the minutes were approved as presented.

### **COMMITTEE REPORTS**

Mr. Sapp reminded Council members of the Utilities Committee meeting of the Whole on May 18, 2022 at 5:30 p.m.

Mr. Sunderland scheduled a Safety Committee meeting of the Whole on May 18, 2022 at 6:00 p.m., in executive session.

Ms. Branham said the Personnel Committee will meet on June 1, 2022 at 5:30 p.m.

Mr. Wilford reported the Parks Committee met this evening for an overview of the park improvements and timelines. Turf should be completed by May 20<sup>th</sup>, which is in time for the start of baseball season. The installation of the electric for the 4<sup>th</sup> of July should begin next week, poles will be added near the dog park and splash pad. Construction of the pavilion will begin next week. All of the playground equipment has arrived, completion will be after Memorial Day. The retention pond is in. Once the third bid for Wi-Fi is received they will discuss the options. The Walking Trail will be finished next week but the pine trees along the trail will be planted in September. June 26<sup>th</sup> is the tentative date for the Grand Opening of the park improvements.

Ms. Feagin said during the Streets Committee meeting they discussed upcoming street projects that include paving Rock Road to Park Avenue, Lex-Ontario south to the city limits, Bemiller Drive, Cal-Miller Lane, and repairs on W. 4<sup>th</sup> Street. Council members will report streets that need restriped or repairs by fall.

### **MAYOR'S REPORT**

Mayor Hutchinson reported:

- He is working with the Law Director and OYS Director on the OYS Agreement for field use and the OYS commitment for replacing the turf in 10-12 years.
- He is working with the Law Director and Jeff Martin of ICP on leasing land on the west side of the OCP property. Legislation will be prepared for the next meeting authorizing the Mayor to sign this agreement.
- He is working with the Law Director to prepare legislation for the next meeting pertaining to the sidewalk project on Lex-Ontario Road near the school.

### **SERVICE-SAFETY DIRECTOR'S REPORT**

No report.

Regular

May 4, 2022

**LAW DIRECTOR'S REPORT**

No report.

**PUBLIC COMMENTARY**

Tyler Edwards, Real Estate Representative for Menard Inc., 5101 Menard Drive, Eau Claire, WI, updated Council that he contacted all of the neighbors to let them know if they were not comfortable discussing this during a public meeting they could contact him directly. Robin Vanerio was the only one to contact him. Mr. Edwards wanted to thank her for remaining cordial throughout the entire process even though she is opposed to the project.

Two topics were discussed during the last meeting, traffic and the impact to the neighbors.

- A Menards storage site, almost twice as large as Ontario, was selected. On the 30<sup>th</sup> and 1<sup>st</sup> of the month, which is the busiest move-in and out time, sixty people went through the gate, on a normal day there were 7 to 10 cars per day. This would be a small impact compared to the 6,000 cars that travel daily on Walker Lake Road.
- A photometric (lighting) plan was developed, showing zero light leaving the self-storage facility.
- Mr. Edwards spoke to the Menards construction department about fixing the lights above the warehouse and they are looking at a solution. They were unaware there was a problem.
- The landscaping plan was further developed for the 4' berm with a thick row of coniferous trees for year-round screening. Menards would like to work with the neighbors for their suggestions as to the types of trees they may want to substitute.
- The width of the driveway was reduced to 25', creating 17.5' of greenspace on each side. Menards is willing to put a fence or landscaping on either side of the driveway to screen headlights. He did not hear from the neighbors on either side of the drive, but Menards is open to their preferences.
- Menards took the suggestions and tried to make improvements. They feel this is the least intense use of the land compared to what could go there. They are doing their best to screen it and make sure its hidden.

Mr. Edwards responded to Council's questions:

- The security system has an alarm to an off-site vendor, just like the store. The alarm system is silent and calls the store manager. There are no audible speakers or alarms.
- The rolling gate option is not as dependable, if it breaks there is not a back-up option or functional security as to who goes in and out. On the proposed two gate option, if one side breaks there is an alternative way to get in and out.
- Inside the field area will be developed but there will be a 40' buffer along the outside so it's not a total blockage of the natural area. They are also saving the entire detention pond area, which probably brings most of the wildlife to the 7-8 acre area with the green space around the pond.
- The residents next to Menards did not respond to the letter. Landscaping or a fence along the drive are being offered but he would like their opinion as to what they prefer.

## Regular

May 4, 2022

- Entry from the far side of the store would require steep grading along the right-of-way, significant walls would need built, wetlands are near the pond that would require permits to fill in the area. This option requires 1,600 linear feet of road, while the existing planned drive off Walker Lake Road is 400 feet.
  - Mr. Rehfeldt said it didn't look possible for Menards to access the parcel from the far side of their building. They would need easements and its too close to Route 30.
- Robin Vanerio, 1883 Walker Lake Road, would like an environmental impact report on this property, and because Ohio has a leading amount of endangered species and plants she would like a fish and wildlife endangered species report before this property is developed. She didn't feel the project would benefit the city, creating a few jobs, crime will increase and there will be more traffic. She appreciates the efforts Menards is making with the landscaping but she would like more than trees. The price per acre to purchase the land behind their house from Menards is too expensive.

Mike Stallings, 1915 Walker Lake Road, came before Council to say he was not in favor of the Menards project and what it will do to his property value.

Marc Vanerio, 1883 Walker Lake Road, said Menards has been trying to sell the land for 15 years and offered to purchase the land for \$3,000 per acre.

Katie Hamilton, 1803 Walker Lake Road, said when they purchased the house four years ago they knew the land could be developed someday. She supports the neighbors, she can't see the pond during the summer, they also have cars turn around in their drive and there is foot traffic from the apartment complex.

Craig Hunt, 3680 Park Avenue West, requested Planning Commission discuss this more at their meeting next week, vote, and give Council a recommendation.

Yuetong Jiong, 1947 Walker Lake Road, said their home sits inside Menards business. This project would create more noise and tenants would have 24-hour access to the storage sheds allowing tenants to see into their backyard creating safety concerns.

## **CONSIDERATION OF ORDINANCES AND RESOLUTIONS**

### **ORDINANCE NO. 22-27**

AN ORDINANCE REZONING PARCEL # 038-60-152-12-006 ON WALKER LAKE ROAD FROM OS-OFFICE SERVICE DISTRICT TO B - BUSINESS DISTRICT, AND DECLARING AN EMERGENCY.

Mr. Wilford read Ordinance No. 22-27 for the second time, by title only.

### **ORDINANCE NO. 22-28**

AN ORDINANCE AMENDING CHAPTER 1143, CONDITIONALLY PERMITTED USE STANDARDS 1143.03 DESIGN STANDARDS, SUBPARAGRAPH (G) MINI-WAREHOUSES, AND DECLARING AN EMERGENCY.

Mr. Bradley read Ordinance 22-28 for the first time by title only.

Regular

May 4, 2022

At 7:55 p.m., there being no further business to come before the meeting, the same was adjourned upon a motion by Ms. Feagin, second by Mr. Wilford.

---

Edward J. Gallo, President of Council

---

Cathy VanAuker, Clerk of Council