

MINUTES  
ONTARIO PLANNING COMMISSION  
JUNE 8, 2022

The Ontario Planning Commission met in regular session on June 8, 2022, at 5:00 p.m., in the Municipal Building with Chair Susan Hellinger presiding. Present during roll call were Commission members Jill Knight, Mick Motley, Susan Hellinger, and Service-Safety Director Kris Knapp; 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 May 11, 2022 were presented for approval. Hearing no corrections, the minutes were approved as corrected.

The first item on the agenda was the request from Matthew Ambrose, 295 Sugar Maple Lane, for sports court lighting. This request has appeared on the agenda since January but was postponed each month due to scheduling conflicts and product delays.

- Mr. Morton said he tested the lighting for the sports court and it now meets code.

Mr. Knapp moved to approve the sports court lighting requested by Mr. Ambrose, second by Mrs. Knight. Four members cast their votes Aye, zero Nay, and the motion passed.

The next item to come before the Commission was a rezone application submitted by Changqi Liu, for property located at 1947 Walker Lake Road, from Office Service to Business.

- Mr. Morton said this request was submitted in April but Planning Commission suggested waiting on the results of the Menards rezone before rezoning this property.
- Council approved rezoning the Menards property, behind their retail store, to Business.
- The City recommended including the other three Walker Lake Road properties abutting Menards to avoid spot zoning the Liu property.
- Commission members agreed all four properties should be included in the rezone request.

Mr. Motley moved to approve the rezone of five lots (one property owner has a double lot) along Walker Lake Road that border the Menards property. Second by Mrs. Knight. Four members cast their votes Aye, zero Nay, and the motion passed.

Next to come before the Commission was a Conditional Use Permit application from Menards for self-storage.

Tyler Edwards, Sales Representative for Menards, said changes were made to the site plan since the last meeting.

1. Mr. Edwards originally thought the site was 6'-8' below the neighboring properties but after the engineering was done, it is 10' lower. They are still committed to the berm.
2. Eighty more trees, in a variety of species, were added as a buffer. Menards will replace any dead or missing trees.
3. The light from the warehouse will be capped so it no longer shines toward the neighboring home.
4. The width of the entrance was reduced, creating 17' of green space on both sides.

- Menards has met and exceeded every ordinance requirement and have tried, within reason, to adapt every comment from the neighbors.
- Storage units will be 40' from the property line.
- After the site plan is approved, Menards is bound to comply with the site plan. The city could be contacted when trees need replaced.
- The trees will be 6' – 8' tall when planted.
- The storage units will be accessible 24 hours a day.
- Menards largest storage facility, which is twice the size of the one planned for Ontario, had 60 cars going to that facility between the 31<sup>st</sup> to the 1<sup>st</sup> of the month, which is the busiest moving time. Three or four facilities were checked before finding activity (in Milwaukee) between 9 p.m. – 6 a.m., and only three cars entered during that timeframe.
- Menards has 4,000 facilities across the country. There are very few break-ins. On-site managers check the facility each day. This is the same type of security they use in their stores.
- A small 2' storage sign will direct renters to the correct drive. The main signage will be on the back of the building facing the highway.
- The drive will be paved with curb and gutter. Menards will take care of all storm water according to ordinance.
- Council approved storage units as a conditional use in a Business zone.
- Menards decided not to put up a fence along the drive because of comments from the neighbors concerned it would close off their property with fences on three sides. Landscaping was more appropriate because pine trees do not require maintenance like a fence. Blue spruce trees will be planted.
- Property owners who prefer a fence can install one on their property.
- Trees will be placed in front of the existing concrete wall.

Residents next to the Menards property received letters pertaining to the conditional use request and were invited to address the Commission if they had concerns.

Changqi Liu, 1947 Walker Lake Road, came forward to ask about the spacing of the trees and said they preferred both a fence and trees along the drive.

- Trees will be planted approximately 10'-15' apart to allow room for growth.
- Mr. Edwards said he looked into putting a fence along the drive but after comments during the Council meeting from the property owner that it would enclose their property, Menards decided not to put in a fence but to plant more trees.

Mrs. Knight moved to approve the conditional use permit application for Menards self-storage units, second by Mr. Motley. Four members cast their votes Aye, zero Nay, and the motion passed.

Mr. Motley moved to approve the preliminary site plan for Menards self-storage, second by Mrs. Knight. Four members cast their votes Aye, zero Nay and the motion passed.

The next item was the discussion on proposed legislation for a Planned Unit Development (PUD). Mr. Morton and Mr. Rufener explained the PUD concept and how it provides zoning that can be set by the developer and the city, provides flexibility, and allows for mixed use.

- One type of PUD could be residential but within that residential area could be a specified percentage of businesses.
- The developer would submit a plan to Planning Commission for their entire property. If approved by Planning Commission and Council, the development plan becomes the zoning for that property. The final plan would need to come back to the Planning Commission to ensure it conforms with the approved zoning in the preliminary plan.

Mr. Rufener pointed out items to consider if they decide to keep the proposed code.

- 1174.03 (f) General Provisions – do they want to restrict retail to 20,000 square feet.
- 1174.09 Allowable Uses – Natural Features. The same number of trees, 6" or larger, that are removed must be planted on the site being developed.
- 1174.09 Allowable Uses – Public Spaced Amenities – one amenity for every 5,000 sf of gross floor area. If they want to keep this requirement, is 5,000 sf a good number?
- 1174.07 Final Plan Submission Requirements – extension of utilities, may want to take out and require site plans and storm water plans in accordance with the other sections of code.
- 1174.09 Guarantee of Natural Features Work – we do not require natural features so this section would be removed.

Planning Commission members agreed to not have a meeting in July, unless necessary.

Mrs. Knight moved to change the time of Planning Commission meetings from 5:00 p.m. to 4:00 p.m., second by Mr. Motley. Four members cast their votes Aye, zero Nay and the motion passed.

Mr. Morton received a request from an engineering firm to place four electric charging stations, with attached advertisement signs, in the Kohls parking lot. The signs would be the size of the charging station, approximately 3' x 6'.

- The signs do not meet current code. The city would need to allow accessory signs off premise.
- The signs would be similar to bench signs.

At 6:08 p.m., with no further business to come before the Planning Commission, the meeting was adjourned upon a motion by Mr. Motley and a second by Mrs. Knight.

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Susan Hellinger, Chair

Date