

MINUTES  
ONTARIO PLANNING COMMISSION  
JUNE 30, 2022

The Ontario Planning Commission met in special session on June 30, 2022, at 8:00 a.m., in the Municipal Building with Chair Susan Hellinger presiding. Present during roll call were Commission members Jill Knight, Mick Motley, Susan Hellinger, and Mayor Randy Hutchinson; Law Director Andrew Medwid (8:20 a.m.), Zoning Inspector Michael Morton and Clerk of Council Cathy VanAuker.

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

The purpose of the special meeting was to discuss the proposed legislation for a Planned Unit Development (PUD). Mr. Morton explained the recommended modifications to the legislation that were the result of his discussion with Engineer Mark Rufener. Some of the sections were streamlined in order to be adequate for all types of PUD's, any specifications would require Planning Commission approval.

- The Natural Features section was removed since the PUD is an agreement between the developer and the city to determine the standards for the development, which is why the code is not specific. The current zoning code can be referenced in order to meet the needs of the city at any time.

Discussion.

- The developer will request the type of living units proposed for the PUD, such as townhouses.
- The number of parking spaces per unit was discussed. The decision was made to keep the proposed wording. Garages are not included as a parking space.
- Committee members agreed with the recommendation to retain the language for General Requirements, rather than delete the section.
- Allowable Uses, Section 1174.04, was decreased from 85% to 80%, allowing 20% of a residential development to be non-residential, and vice-versa.
- Public Area Maintenance is based on square footage and requires amenities such as fountains, courtyards, benches, trash cans, etc. Discussion was to determine the penalty for failure to properly maintain the area. The Commission agreed to a minor misdemeanor with a fine of \$150 per day, with 30 days to correct the violation before issuing a citation.
- Public Space Amenities requires a minimum of one amenity for every 5,000 sf (floor area). Amenities could include items such as art, decorative planters, bicycle racks, fountains, or decorative trash cans. Commission members discussed if they should change the size from 5,000 sf, but concluded that was an appropriate size.

Mr. Motley moved to recommend to Council the proposed Planned Unit Development (PUD), including the changes made during this meeting. Second by Mrs. Knight. Four members voted Aye, zero Nay, and the motion passed.

At 9:14 a.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 Mayor Hutchinson.

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Susan Hellinger, Chair

Date