

MINUTES  
ONTARIO PLANNING COMMISSION  
AUGUST 10, 2022

The Ontario Planning Commission met in regular session on August 10, 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 (4:15 p.m.), Engineer Mark Rufener, Zoning Inspector Michael Morton and Clerk of Council Cathy VanAuker.

The minutes of the special Planning Commission meeting of June 30, 2022 were presented for approval. Hearing no corrections, the minutes were approved as presented.

The first item on the agenda was the rezone application submitted by Scott Them, requesting to rezone two parcels at 2990 Park Avenue West, from Business to General Industry. Mr. Morton explained the owner of the neighboring property (Oxyrase) was interested in expanding their business. Instead of a building variance for their property, they decided to use the existing building on the neighboring property. That property would need rezoned from Business to General Industry. Future expansions without special requests could be approved by the Zoning Department. If the rezone is approved and Oxyrase vacated their property any GI business could move in as a permitted use. Surrounding properties are zoned Business with residential use.

- In 2000, the Oxyrase property was spot zoned to GI.
- Commission members discussed the possibility of creating a stipulation if Oxyrase leaves, zoning would revert to Business.

Scott Them, of J. Mark Industries, came forward to say the property is in contract subject to rezone approval. If the rezone is not approved, Oxyrase would not purchase the building or be able to expand. Oxyrase intends to buy the two lots, currently the metal fabricating building and the land behind the building.

- Mr. Morton said, if Oxyrase should leave it is less likely for a new business, such as a stamping plant, to go in because there isn't enough room.
- Mr. Rufner clarified that only the Oxyrase building property is GI, the parking lot is not GI.
- Oxyrase plans to use the additional building for warehousing and production.
- Mr. Morton explained, prior to the rezone, the use of the property was General Industry, it was a fabricating plant for mufflers, now they do custom fabrication of metals. Currently, it is a non-conforming use in a Business District.
- Oxyrase does not want to buy the neighboring property if the business can't expand.
- Mr. Them said their property is 1.2 acres.
- The lot size limits many types of manufacturing industries of higher intensity.

Mrs. Knight moved to approve the rezone application at 2990 Park Avenue West from Business to General Industry, second by Mr. Motley. Five members cast their votes Aye, zero Nay, and the motion passed.

The next agenda item was a discussion on sign application fees because fees in Ontario are higher than surrounding municipalities.

- The suggestion was made to use a square footage fee and not an application fee.
- Fees for other municipalities were provided. None used a permit application fee, but rather a flat fee or square footage fees.

Mrs. Hellinger moved to recommend changing the sign fee in the Fee Ordinance to a \$60 Sign Plan Review fee, second by Mrs. Knight. Five members cast their votes Aye, zero Nay, and the motion passed.

At 4:24 p.m., with no further business to come before the Planning Commission, the meeting was adjourned.

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Susan Hellinger, Chair

Date