

MINUTES
ONTARIO PLANNING COMMISSION
OCTOBER 12, 2022

The Ontario Planning Commission met in regular session on October 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, 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 August 10, 2022 were presented for approval. Hearing no corrections, the minutes were approved as presented.

The first item on the agenda was the preliminary plan for the Planned Unit Development Application for 2577 Walker Lake Road. Kyle Whitmore, Mannik Smith Group, 1160 Dublin Road, Columbus and Chris Knapton, Moment Development, 55 Karen Avenue, Columbus, came forward to explain the site plan.

- The primary objective is to build the hotel first.
- Once the PUD is approved and the lot splits are done, they will know the restrictions and be able to market the other lots.
- After a decision is made on the type of multi-family units, the property could be split up to six lots. In addition to townhomes, they may build an apartment building on the east side of the residential area with the townhomes on the west side.
- The driveway off Walker Lake Road will be shifted across from Cobblefield Drive so it does not create an offset intersection.
- A traffic study is needed for the entire area.
- All storm water retention will be contained on their property.
- The townhomes will have double car garages underneath, along with some parallel parking in the area. They will stay within the zoning requirements.

Discussion continued regarding zoning code requirements.

- If subdivision requirements aren't specified for the PUD then guidelines in the existing code will be followed.
- 80% Rule.
 - Must have 80% net acres developed and devoted to uses permitted in that district of the application. This is a Business District and the plans meet 100% of this qualification.

- Screening.
 - (1) Commercial and Industrial uses shall be screened from adjoining Residential properties. On the west side the hotel abuts a property outside the city limits. Does this require the 15' greenbelt?
 - There is a 10' gas easement on the west side that either splits the property line or is entirely within their development. Planting large evergreens over that easement may not be feasible but a shallow rooted lower profile screening or decorative fencing would be a better option.
 - A greenbelt may not be necessary since this property abuts undeveloped land outside the city limits, not residential property within the city limits.
 - Between the west property line and the area west of the hotel there is 8'. In the plans they may be able to extend a little further and, in good faith, accommodate an extra 5' to provide some landscaping.
 - There is natural screening on the other property due to the density of the existing trees.
 - (2) Current code requires screening between the hotel, office, restaurant and the multi-family units. If the Commission is in agreement, they may not want to require this screening because it is part of the development. There will be landscaping around the other businesses that would be visible to anyone interested in purchasing or renting within the PUD.
 - Commission members were in agreement to not require the screening between the hotel, office restaurant and multi-family units.
- Track Coverage (percentage of building coverage on the property, footprints).
 - No specifics were mentioned in the text, especially for residential.
 - This includes the distance between buildings. If selling to multiple developers will the architecture be consistent in siding, roofing, density, maximum height, bedroom mix of 2 and 3 bedrooms, studios, open space percentage, and floor area ratio. The square footage per unit will be used to calculate parking spaces.
 - Specifications will be included as they become more detailed with the project.
- Trees.
 - Trees through the waterway and along the perimeter are planned to be clear cut. The requirement is to show the preservation of all trees 6" and larger but none of the trees were marked because they do not plan on keeping any of the trees.
 - Specifications will be included as they get into more detail with the project.
 - Commission members did not express any concerns with clear cutting the trees.
- Site Lighting.
 - The text indicated the lighting package was submitted in accordance with city guidelines. No light package was included.
 - The site lighting plan will be provided.
- Public Space Amenities.
 - Nothing noted or defined as to what will be used or locations.
 - One public space amenity is required for every 5,000 sf of floor area.

- Their suggested list comprised of right-of-way dedicated street lighting, bike parking, pedestrian sidewalks, meeting areas, street trees along the right-of-way as upgraded landscaping, and dedicated patio areas. These items, along with the city code suggestions, are adequate if the proper texting is in the documentation.
- Proposed Provision of Water, Sanitary Sewer, Service Drainage Facilities.
 - This is adequate for this stage of the project.
 - Two water line connections are needed off the access drive. An easement will be needed because their water line is going across the existing access drive.
- Property Management.
 - Each parcel owner will be responsible for managing their property, maintenance and plowing.
- Construction Schedule.
 - The tentative schedule is to begin all site work in June 2023, with hotel construction to begin in the fall/winter 2023.
 - Once the PUD is approved, they would like to start marketing the retail/office space.
- Traffic Study.
 - A traffic study will need completed prior to the final plan review.
- Parking.
 - The PUD code is broad, and states there has to be adequate parking, the standard zoning code requires 5 spaces for every 4 rooms.
 - The plan indicates 154 parking spaces for the hotel, which is 13 spaces short for the 120 rooms.
 - Hotels are rarely at full occupancy, typically between 60%-90%.
 - There will be shared parking with hotel guests mainly arriving in the evening when the office personnel are leaving.
- Loading/Unloading Zones.
 - Zones need marked to indicate where heavier traffic is going. The hotel will have semi-truck deliveries as opposed to box truck deliveries at the office spaces.
 - The turning radius meets the 24' requirement for the fire department.
- Proper Road Frontage.
 - All parcels have road frontage due to the easement because the access drive acts as frontage.
- Sidewalks.
 - Sidewalks are on the north side of Walker Lake Road to Lex-Springmill. On the south side, there is a sidewalk from Lex-Springmill to Sun Belt, but not in front of Target.
 - If sidewalks are required in front of the PUD, a pedestrian crosswalk is needed. Each development would put in a sidewalk across their frontage, and the hotel would be responsible for the crosswalk.

- Code.
 - Any requirements not found in the PUD code reverts to the standard zoning code.
- Hotel Height.
 - The hotel exceeds the height code by 10' and the maximum number of stories (3) by one.
 - The PUD text proposes a maximum 60' building height that is dependent upon approval by the fire department.

Once the changes are made to the PUD text, the proposed code will be reviewed with the Planning Commission.

The next item for discussion was the handout for changes to Chapter 1343, Licensing of Contractors and Subcontractors.

- Currently a sign company must obtain a Sign Erector's License and a Contractor's License to work in the city. This is excessive because it is the same information and fees that are paid twice.
- Changes submitted to the code and definitions are for clarification and more up to date language.

Mrs. Knight moved to approve the updated language in the Codified Chapter 1343 and to forward them to Council, second by Mayor Hutchinson. Four members voted Aye, zero Nay, and the motion passed.

The next item on the agenda was the discussion of the handout for changes to abandoned buildings as defined in Codified Chapter 1349, Unfit Dwelling Units.

- This broadens the city's capabilities of having the option to make their own determination as to whether a building needs razed or condemned without requiring the assistance of the County Health Department or Building Department.

Mrs. Knight moved to approve the changes presented for Codified Chapter 1349 Unfit Dwellings Units, and forward them to Council, second by Mr. Knapp. Four members voted Aye, zero Nay, and the motion passed.

Mrs. Knight asked who is responsible for repairs to the access road to Golden Corral and Texas Roadhouse. Mr. Morton will verify the property owner and contact them.

At 5:01 p.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.