

MINUTES  
SPECIAL ONTARIO PLANNING COMMISSION  
NOVEMBER 1, 2022

The Ontario Planning Commission met in special session on November 1, 2022, at 8:00 a.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; Engineer Mark Rufener, Zoning Inspector Michael Morton and Clerk of Council Cathy VanAuker.

The minutes of the regular Planning Commission meeting of October 12, 2022 were presented for approval. Hearing no corrections, the minutes were approved as presented.

The purpose of the special meeting was to verify the requested changes were made to the preliminary plan and PUD text for the Planned Unit Development application, located at 2577 Walker Lake Road, and to gain approval of the plans. Chris Knapton, Moment Development, 55 Karen Avenue, Columbus and Kyle Whitmore, Mannik Smith Group, 1160 Dublin Road, Columbus came forward to explain the changes.

Development Standards

- Site plan changes were minor.
- Minimal comments were made on the MOU for the traffic study.
- The PUD rezone will allow for cohesiveness in the properties on the 11.8 acres. Each property will be parceled out once the PUD is approved to allow for better financing and to find the right users. There may be adjustments to the six parcels as they determine the best type of development for each property.
- The property is currently zoned Business.
- Each parcel owner will be responsible for their own property maintenance.
- Pre-approval was received from Hilton and plans are being worked on for the Home 2 design.

Design Regulations

- The PUD design creates the character of the development to ensure the space is uniform in lieu of looking like separate parcels.
- The maximum building height is 60' if the building has an interior staircase and roof access. The maximum building height would not exceed 50' for any other uses and would be at the discretion of the fire department.
  - If the fire department has hook-up points in the stairwells for water, the height doesn't matter as much and granting the extra 10' does not create an issue.

### Track Coverages

- Minimum distance between buildings is 12'.
- Discussion on the proposed 10% reduction in net living area resulted in the Commission determining to maintain the code standard in Section 1141.01.
- The overall density of the development would be approximately 10 units per acre.
- The 10% reduction will be removed from the text to follow consistency in the building standards.
- Lighting will comply with current code.

### Traffic and Parking

- Hotel parking allows for one space per room and one space per employee (10 associates) for a total of 141 spaces.
- Office - one space per 225 sf of floor space, for 103 total spaces
- Restaurants/retail have one space per 3 customers and 1 space per employee (estimated 40 customers and 10 employees) – 27 spaces provided.
- Multi-family will have 2 spaces per townhome and 1.5 spaces per apartment – total of 180 spaces.
- Garages are included in the minimum space requirements.
- The development will share parking.

### General Requirements

- Stormwater drainage will follow current code and EPA requirements.
- There is access to existing utilities and waterline on Walker Lake Road.
- The extreme residential setbacks are due to the large changes in the grade.
- Each developed parcel is required to have three public space amenities.
- Landscaping is required by each parcel owner per Planning Commission's approval.

Additional Discussion

- The traffic study will be approved by engineering.
- PUD Text language will be changed to clarify the six stand-alone parcels won't be rezoned but could have a change of use.
- Planning Commission will review the final plans before forwarding them to Council.
- The plans indicate two water line connections to Walker Lake Road, but the suggestion was one connection to Walker Lake Road and a second connection to the private line serving the shopping center and the cinema, which would reduce costs and provide a loop to the private line. This would need fire department approval.

Mrs. Knight moved to approve the Planned Unit Development application for 2577 Walker Lake Road with the changes noted during discussion on the PUD and water line looping. Second by Mr. Knapp. Four members voted Aye, zero Nay, and the motion passed.

At 8:52 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