

MINUTES
ONTARIO PLANNING COMMISSION
NOVEMBER 9, 2022

The Ontario Planning Commission met in regular session on November 9, 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; Engineer Mark Rufener, Zoning Inspector Michael Morton and Clerk of Council Cathy VanAuker.

The minutes of the special Planning Commission meeting of November 1, 2022 were presented for approval. Hearing no corrections, the minutes were approved as presented.

The first item on the agenda was to consider a conditional zoning approval for a GetGo Gas Station to be located at 979 N. Lex-Springmill Road. Erin Gogolin, Product Manager for Bohler Engineering, came forward to explain the project.

- GetGo plans to build a 6,300 sf convenience store, with 12 fueling stations, 39 parking spaces, and a drive-thru. Fresh food options will be available.
- All zoning requirements are met in Section 1143.03(a).

Conditional Requirements - Design Standards

The lot area is required to be 20,000 sf, the site is 202,000 sf, which includes the parcel to the north with the parking.

Minimum Lot Width is required at 100', their minimum lot width is 234'.

Required maximum building coverage is 50%, the proposed development with the building is 3.2%.

Underground storage tanks meet all EPA regulations.

The required 20' greenbelt is in the back with 17.1' on the remaining sides. Because it is a residential development in a business district they were unsure if this was considered a residential zone or business zone.

- Mr. Morton said the 20' greenbelt should be required because it is a residential development.
- Vegetation along the property line will not be taken down and some trees will be added.
- The greenbelt is only required on the north and west sides, the south side is business.
- Their retention pond is behind the building site, and the retention pond for Ashley Furniture is beyond that.
- The wooded tree line will not be disturbed.
- This will be reviewed in case evergreens are needed for year-round privacy.
- All pump islands shall be 25' from the street right of way line, the plans show 62'.

- All existing curb cuts will be maintained, which are 320' from the nearest intersection, the requirement is 100'.
- No vehicles shall be stored or repaired on site.

Mrs. Hellinger confirmed all conditions required by code were met.

Ms. Gogolin responded to questions.

- There will not be a car wash.
- Giant Eagle is looking to expand their footprint and areas they service, so they will probably be the suppliers of the fresh food in the convenience store.
- The drive-thru is to accommodate customers who do not want to get out of their cars to order food and can pick up their order at the side of the building.
- At this time, it wasn't known if GetGo would maintain the liquor license.
- Six charging stations will be available for electric vehicles.
- The corner lot will be maintained for parking, there are no plans for development.
- The existing retention pond will be updated to meet today's standards. Giant Eagle will have it maintained.
- The city's grass code applies to the maintenance of the retention pond.
- The GetGo will be a 24-hour operation.
- Giant Eagle would like to be part of this community and are willing to work with the city to make that happen. They would not have a problem placing the greenbelt closer to the building, just off the pavement.
- Plans are to begin construction in mid-2023.
- The traffic study was submitted.

Per ordinance, letters were sent to property owners contiguous to or across the street from this location. Seeing no one who received a letter, the floor was opened to the audience.

- Anna Harper, Whitney Avenue; Linda Stoodt, 708 Villa Drive; Judy Reger, 710 Villa Drive; Craig Hunt, 3680 Park Avenue West, expressed concerns if there is a need for another gas station, fresh food is available at other 24-hour locations, the extra traffic on Ferguson Road, bright lights, and broadcasting music on site.

Before the Commission votes, Mayor Hutchinson preferred to have updated plans prepared for the next meeting.

At 4:31 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.

Randy E. Hutchinson, Mayor
Acting Chair

Date