

MINUTES
ONTARIO PLANNING COMMISSION
DECEMBER 14, 2022

The Ontario Planning Commission met in regular session on December 14, 2022, at 4:00 p.m., in the Municipal Building with Acting Chair Mayor Hutchinson presiding. Present during roll call were Commission members Jill Knight, Mick Motley, 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 November 9, 2022 were presented for approval. Hearing no corrections, the minutes were approved as presented upon a motion by Mr. Motley, second by Mrs. Knight, all aye.

The first item on the agenda was to continue consideration of the conditional zoning application for the GetGo Gas Station to be located at 979 N. Lex-Springmill Road. Specific items were addressed during the November meeting that needed included on the site plan.

- Mr. Rufner said updated plans were provided that he returned with a few minor comments. The riparian setback would require a variance based on the proposed parking lot location, but a minor change could keep it out of the setback. The riparian setback is to protect existing streams and ditches so there is a green space (a protective area) from the edge of the normal waterline, approximately 25 feet.
- The traffic impact study and the comments on the storm sewer design calcs that were overlooked on the plan need addressed. These should be able to be handled administratively and a variance should not be necessary.

Erin Gogolin, Product Manager for Bohler Engineering, Pittsburg, came forward and said Giant Eagle does not have a problem adjusting the layout to stay out of the setback to avoid a variance. They want to work with the community to make sure they have a code compliant plan. The traffic study is done and should be back by tomorrow at the latest.

Mr. Morton said the design standards meet city code, anything else is minor administrative approvals.

Discussion:

- Giant Eagle prefers a full access drive off Ferguson. They are making concessions to alleviate safety concerns on Lex-Springmill by allowing a left-in but only a right-out.
- Thoughts are to have a right-out only onto Ferguson Road. Ms. Gogolin asked for this to be contingent upon the results of the traffic study.
- Approval of the conditional use would be subject to addressing any outstanding comments.

Mrs. Knight moved to approve the Conditional Zoning Application for a GetGo Gas Station at 979 N. Lex-Springmill Road. Second by Mr. Motley. Four members cast their votes Aye, zero Nay, and the motion passed.

The next item on the agenda was a Conditional Zoning Application submitted by Aaron Bertrand for Caliber Collision to be located at 1340 N. Lex-Springmill Road, which is behind the Bell Store on Lex-Springmill, north of Walker Lake Road, sharing a private access drive with Skyline Chili to the rear and Panera Bread to the west.

Gavin Rivera, representing Kimley-Horn, 2400 Corporate Exchange, Columbus, came forward to propose the Caliber Collision repair shop that will be a fulltime auto repair shop located on an out-parcel that is part of an overall drainage development plan.

Mr. Morton said a repair shop is included in the list of uses for this zoning district but comes with conditions that must be met, per Codified Section 1143.03. Everything submitted is within code, the size of the lot, the minimum frontage, and size of the building. The nursing home on Walker Lake Road is zoned Business but the primary use is residential so a green belt would be required along the southern edge by Panera.

Mr. Rivera said the retention pond was designed for the entire drainage area. The greenbelt would be on the east side of the property.

- The preference was to not place any permanent structure on the access easement to the detention basin west of the site.
- Mr. Morton said the greenbelt requirement is 20' wide and 6' high. The greenbelt would only be necessary at the south property line abutting the assisted living center.

Mr. Motley moved to approve the Conditional Zoning Application for Caliber Collision, and that all code must be met, including the greenbelt as discussed. Second by Mrs. Knight. Four members cast their votes Aye, zero Nay, and the motion passed.

The next item to come before the Commission was a sign variance request for Ontario Schools, 467 Shelby-Ontario Road, pertaining to Section 1146.03 (C)(7) Directional Signs.

At 4:17 p.m., the public hearing for the Ontario Schools sign variance request was opened. Seeing no one who received letters, or anyone in the audience, who wished to speak, the public hearing was closed at 4:18 p.m.

Todd Tridicio, of Tridico Signs, came forward to explain Superintendent Strickler would like to install traffic directional signs on the school campus. Code states directional signs are 2' x 2' (4 sf), which is too small to read all of the information on the signs. The request is to double the sign size to 4' x 4' so motorists can read the signs. The setbacks would remain behind the sidewalks. The sign height will be under 6'. The signs will be located in front of the school on both sides of the road and will not block the line of site coming out of the school.

- Mr. Morton preferred the distance from the r-o-w line is equal to the height of the sign. Therefore, if the sign is 6' in height, it will be 6' from the r-o-w line.
- Mayor Hutchinson agreed directional signs were needed.

Mrs. Knight moved to approve the sign variance request for Ontario Schools, second by Mr. Motley. Four members cast their votes aye, zero nay, and the motion passed.

At 4:23 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 Mr. Motley.

Randy E. Hutchinson, Mayor
Acting Chair

Date