

MINUTES
ONTARIO PLANNING COMMISSION
APRIL 12, 2023

The Ontario Planning Commission met in regular session on April 12, 2023, at 4:02 p.m., in the Municipal Building with Chair Jill Knight presiding. Present during roll call were Commission members Jill Knight, Service-Safety Director Kris Knapp, Mayor Randy Hutchinson, Diane Wolfe, and Rick Pauley; Engineer Mark Rufener, Law Director Andrew Medwid, and Clerk of Council Cathy VanAuker.

The minutes of the regular Planning Commission meeting of March 8, 2023 were presented for approval. Hearing no corrections, the minutes were approved as presented.

Troy Sapp, 297 Camelot Lane, came forward to represent Martin Breitingger, 250 Sugar Maple Lane, requesting a variance on the height and location of an accessory building. The request is to allow the accessory building to be 21' high and located in the side yard. City code stipulates a maximum height of 14', and the building must be in the rear yard. Mr. Breitingger purchased the .67 acre vacant lot next to his house to build a multi-purpose detached garage. The Breitingger's own the vacant lots on both sides of their house.

- The plan is for an indoor recreation court to eliminate outdoor lighting and noise.
- There will be a full basketball court. Hoop regulation is 10' from the floor to the rim, plus the height of the backboard.
- The walls of the garage are 14' plus a 7.5' pitch. Minimum height of an indoor basketball court is 22.96'.
- As a coach for indoor soccer, baseball and softball, there will be a batting cage with nets and a pitching machine. Practices can be held year-round instead of renting a Mansfield school because OYS is filling the Middle School and Stingel.
- The access drive to the building will be connected to the existing driveway. There will not be a separate entrance off Sugar Maple or Forest Hill.
- The building will have three garages. One side of the building will be brick and the others vinyl siding with shaker siding on top. If the cost of brick comes down they will brick all sides with shaker siding on the top. The brown brick will match the house.
- A greenbelt will go around the perimeter with Norway Spruce trees and landscaping around the garage with retaining wall blocks. Arnolds Landscaping will do the work.
- The Breitingger's spoke with several neighbors:
 - After receiving the public hearing letter, Thomas and Heather Gremling spoke with them and didn't have any issues.
 - The neighbors across the street, Mark and Jane Wood, spoke with them before the plans were made for this project.
 - David Williams lives behind the Breitingger's and he won't be able to see the building.
 - The vacant lot diagonally across from the Breitingger's is not a buildable lot. This was confirmed by three builders.
- The garage will be 50' x 60' and will blend with the surrounding homes that are 80' x 71', 78' x 96' and 63' x 57'. The garage setback will be even with the house.
- There will not be any parking on the street.
- The original plans show water and sewer connections, but this could change due to the cost.

Law Director Medwid said this is a separate lot so the garage is not in the side yard of the house.

- The distance from the lot line wasn't known. Since the building is on its own lot it is not a side yard of the principal building, therefore, if the building meets the side yard setback, a variance isn't necessary.
- If the lot is combined as one parcel, no variances are needed.

At 4:26 p.m., Mrs. Knight opened the public hearing on the variance requests submitted by Martin Breitingger on the height and location of an accessory building located at 250 Sugar Maple Lane.

At 4:28 p.m., seeing no one who received letters or anyone who wished to speak, the public hearing was closed.

Mr. Knapp moved to approve the variance requests submitted by Martin Breitingger on the height and location of an accessory building located at 250 Sugar Maple Lane, contingent upon combining the two lots as one parcel on the deed. Second by Mrs. Wolfe. Five members cast their votes Aye, zero Nay, and the motion passed.

Mrs. Wolfe asked if anything is being done about the vacant antique store at the northeast corner of Park Avenue West/Shelby-Ontario Road. Mr. Knapp said this building was discussed during a supervisor's meeting and the bottom windows were required to be boarded to comply with code.

- Law Director Medwid responded, the property owner would need notified of an inspection of premises. If found unsafe the property owner would be given a specified amount of time to make the necessary corrections. If the improvements aren't completed the process escalates, up to and including demolition.

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 Mr. Knapp.

Jill Knight, Chair

Date