

MINUTES
ONTARIO PLANNING COMMISSION
JUNE 14, 2023

The Ontario Planning Commission met in regular session on June 14, 2023, at 4:00 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, Zoning Inspector Michael Morton and Clerk of Council Cathy VanAuker.

The minutes of the regular Planning Commission meeting of May 10, 2023 were presented for approval. Hearing no corrections, the minutes were approved as presented.

Mayor Hutchinson invited former Planning Commission members Susan Hellinger and Mick Motley forward to receive Certificates of Achievement for their many years of service to the community. Mrs. Hellinger served 7 years on the Commission and Mr. Motley served 11 years.

No representative was present for the Walker Lake Road rezone application submitted by Craig Donley. This item will be on the July agenda.

Next to come forward was Attorney Bud Vetter and Dan Niss requesting a rezone for 1943 Park Avenue West from Office Service to Business. Attorney Vetter said the change in zoning would benefit the city by allowing more business opportunities for the abandoned church building with technology as a major consideration. The building was very well constructed. The height of the 90,000 – 100,000 sf open span building could accommodate a three-story office building on the 18 acres.

- Law Director Medwid referenced the Zoning Map to show how this lot would link with the nearby Business zones so it would not be a spot zone.
- Inspector Morton recommended they include the smaller Office Service lots to the west with this rezone request so Business would extend from the church to the corner. The lots across the street are zoned Business.

Mrs. Wolfe moved to approve the request submitted by Dan Niss to rezone 1943 Park Avenue West from Office Service to Business, and to rezone the OS lots on the south side of PAW, west of the church, second by Mayor Hutchinson.

The next item on the agenda was the final plan review for the hotel at the Planned Unit Development on Walker Lake Road, represented by Kris Knapton of Moment Development.

- The property is divided into four parcels: hotel; restaurant/retail; office; residential.
- Parking will be put in for the hotel and three parking rows near the retail area.
- August/September are the tentative start dates to move dirt, bury storm structure, and begin the hotel. Grading will be for all 11 acres.
- The photometric plan indicates .4 and .3 foot candles of light abutting the future southern residential area, the maximum allowed is .2 foot candles. All light fixtures need shielding, none was indicated. The residential area to the north may meet the .2 foot candles but will need checked.

- Lights will be in the parking lot and on the building but none at the entrance on Walker Lake Road. The cinema drive entrance will be the only entrance used for the development. The access drive across from Cobblestone Drive was removed.
- Engineer Rufener said comments were submitted today on the remaining engineering items and traffic study. He suggested final approvals be contingent upon compliance with all of the engineering comments and the development agreement between the city and the developer, and with compliance of the remaining zoning comments, which can be worked out after this approval.
 - Tonight is final approval because Moment Development meets all of the requirements as agreed upon and the text provided. Other extenuating circumstances, such as sewer and traffic flow, are out of Moment Development's control and can be handled administratively.
- The exterior material for the base of the hotel was discussed. At the outdoor seating area the drawing shows efface continuing from the top to the bottom of the building. The foam-based style of siding will not hold up esthetically to repairs so the city will require stone base in this area.

Mrs. Wolfe moved to approve the final hotel plans submitted by Moment Development with the contingency of the engineering, zoning, and requiring stone façade on three panels at the southeast side of the hotel's lower level, second by Mr. Knapp. Five members cast their votes Aye, zero Nay, and the motion was approved.

The next item on the agenda brought Rob Sweet with McBride Dale Clarion, 5721 Dragon Way, Cincinnati, to explain the Conditional Use application for Ultimate Shine Car Wash to be located on Walker Lake Road. The company has a contract to purchase the 1.5 acre property on the south side of Walker Lake Road between Menards and Furniture Row, zoned B. The proposed under-roof car wash will be in a 14,500 sf building, include a 137' wash tunnel, 16 vacuum areas, employee break rooms, electrical/mechanical rooms and storage space.

- Access is only from the Menards driveway, no access off Walker Lake Road.
- The building's exterior is efface and stone veneer with earth tone colors.
- The majority of the building is 30' tall with a 45' tower and a matching dumpster enclosure.
- Landscaping will be provided.
- The development is located more than 50 ft from a residential property line and the surrounding area is zoned Business. The property will accommodate 20 vehicles.
- The recycling tanks will recycle approximately 75% - 85% of the water used. A grit trap will clean the water before it goes in the sanitary sewer system.

- Four to six employees will be on-site during peak hours.
- Hours of operation are 8 am to 8 pm, seven days a week.
- Approximately 15,000 gallons of water are used daily with 75%-85% recycled, leaving 5,000 – 7,000 gallons of water discharged each day.
- Engineer Rufener said the sewer line project would need done to help with I/I in the area. If the conditional use permit is approved the company would still need a final plan approval process, which is an administrative function unless a variance is requested.
- A traffic study is part of the final plan approval process.
- A TIF would help offset some of the sewer line project costs.

Mrs. Knight moved to approve the Conditional Use for the Ultimate Shine Car Wash on Walker Lake Road, second by Mayor Hutchinson. Five members cast their votes Aye, zero Nay, and the motion was approved.

The next item brought before the Commission was a discussion pertaining to Section 1145.18 Off-Street Parking Requirements. Inspector Morton explained the city does not have any requirements for motor vehicle sales and recommended adding to the code: One (1) for every two hundred (200) square feet of usable floor space plus two (2) for each service bay.

Mayor Hutchinson moved to forward the new language for Section 1145.18 Off-Street Parking Requirements to Council, second by Mrs. Wolfe. Five members cast their votes Aye, zero Nay, and the motion was approved.

Next on the agenda was the discussion on Section 1145.07 Driveways. Inspector Morton said he receives requests for gravel driveways in rural areas of the city. Areas such as Lewis Road and Rock Road have several gravel driveways, and many variances have been approved.

- Code is being introduced to allow gravel in residential driveways for single and two family homes as long as there are no sidewalks, no curb and gutter, are not included in a plat, the lot is in a non-residential zoning district, and the material used must be approved by the Service-Safety Director and City Engineer.
- This would apply to new driveway openings.

Mr. Knapp moved to table the suggested changes to Section 1145.07 Driveways to allow more discussion, second by Mrs. Wolfe. Five members cast their votes Aye, zero Nay, and the motion was approved.

An earlier request from James Copeland of Oxyrase to rezone property to the west to General Industry in order to expand his business was tabled until this meeting. Oxyrase is a very light manufacturing company where everything is indoors and no offensive odors or noises. Instead of rezoning to General Industry, Inspector Morton proposed an overlay district to encompass an office style business with a low impact use of the property, such as high tech uses, bio-engineering, robotics research, or medical research. This would overlay much of Park Avenue West, 4th Street west of Lex-Springmill, and Nussbaum Parkway.

- Commission members were in favor of the Zoning Inspector to continue researching information for an overlay zone.

At 5:04 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 Mrs. Wolfe.

Jill Knight, Chair

Date