

MINUTES  
ONTARIO PLANNING COMMISSION  
OCTOBER 11, 2023

The Ontario Planning Commission met in regular session on October 11, 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 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 special and regular Planning Commission meetings of September 13, 2023 were presented for approval. Hearing no corrections, the minutes were approved as presented.

The first item on the agenda was a variance request submitted by Adrian Kempf, 28108 TR 206, Fresno, OH, for Key Advertising to increase the size of the sign at W. 4<sup>th</sup> Street and Rock Road from the maximum 300 sf per side to 600 sf per side. Section 1146.03 (e)(5) Billboards of the Zoning Code would need varied on size, and that billboards must be 1,000' apart.

- Mr. Kempf explained there would be two signs constructed close together, 300 sf each, on both sides of the billboard, similar to the existing sign on the east corner of this intersection.
- The billboard will be rented for advertising.
- Mr. Kempf is renting an area of the field for the billboard.
- The billboard will not have electricity.
- The billboard will have a 50' setback because it abuts a residential district. The drop-off of the property will cause the billboard to sit low, and the W. 4<sup>th</sup> Street right-of-way is extra wide. The billboard is not in the line of sight for motorists.
- The elevation drop-off won't change the maximum billboard height of 35'.
- The two billboards per side are considered one sign due to being constructed so close together.

At 4:15 p.m., the public hearing was opened for the variance request for Key Advertising to double the size of the billboard sign at W. 4<sup>th</sup> Street and Rock Road.

At 4:15 p.m., seeing no one who wished to speak, the public hearing was closed.

Mr. Knapp moved to approve the variance request for Key Advertising to increase the size of the sign at W. 4<sup>th</sup> Street and Rock Road from 300 sf to 600 sf, second by Mrs. Knight. Four members cast their votes aye, one nay by Mrs. Wolfe, and the motion passed.

Inspector Morton is researching business conditional use changes for tech companies to allow low intensity manufacturing in a Business District. All overlay conditional uses would come before the Planning Commission because each company would have specific requests to fit their business.

The new code for Construction Hours will be placed in General Provisions, Section 1145.39.

At 4:17 p.m., with no further business to come before the Planning Commission, the meeting was adjourned upon a motion by Mrs. Wolfe, second by Mrs. Knight.

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Jill Knight, Chair

Date