

MINUTES
ONTARIO PLANNING COMMISSION
NOVEMBER 8, 2023

The Ontario Planning Commission met in regular session on November 8, 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; Law Director Andrew Medwid, Zoning Inspector Michael Morton and Clerk of Council Cathy VanAuker.

The minutes of the regular Planning Commission meeting of October 11, 2023 were presented for approval. Hearing no corrections, the minutes were approved as presented.

The single agenda item was to discuss an Advanced Manufacturing and Technology “Overlay” District. Zoning Inspector Morton introduced the initial concept and explained the information provided in the handout that would integrate light industry and business in specific areas.

Discussion:

- Everything would be conditional use that must be approved by Planning Commission on a case-by-case basis.
- An Overlay District must extend over two zoning districts, otherwise the existing zoning district is used. Another option is to create a new district.
Possible locations: the corridor from the Emerson corporate office area to Rock Road on Park Avenue, and the W. 4th Street corridor from the west end of Mabee Road to Beer Road or Stumbo Road. Another potential location could start near Sunset and extend to Lex-Springmill. Lex-Springmill should remain service and retail based.
- Hours of operation could be determined. Most of the businesses would have quiet uses.
- Industrial Park and General Industry should automatically permit all uses, with less restrictions, due to the location of these districts.
- The developer would decide the style of the building. Multiple buildings constructed on the same site could be required to look the same.
- Most municipalities create a specific district instead of using an overlay then isolate the location near railroads and freeways for easier delivery access.
- Microbreweries could be a permitted use in the regular Business zone.
- Additional traffic on Park Avenue between Lex-Springmill and Home Road could be a concern.
- Conditionally permitted uses can’t be turned down if all requirements are met. An Overlay would require the approval of Planning Commission.

- Building size limitations were discussed. A variance could be given if a company requests more than 75,000 square feet of total floor area or has acreage to support a larger building. The city only has lot coverage restrictions in residential zones.
- If one Overlay use is applied then all of the Overlay rules must be adhered to plus the original zoning district rules. If no Overlay uses are applied then only the original zoning district rules are followed.
- Thought was given to minimizing large delivery trucks, such as semi-trucks, in certain areas in an effort to reduce the amount of time traffic is held up.
- Lighting would be covered in the requirement that all building sites must comply with Section 1145 General Provisions.
- Inspector Morton will set up a meeting with Regional Planning to review the code, then present their recommendations at the next meeting.
- A public hearing for the Overlay District will be announced at the December Council meeting.

At 4:45 p.m., with no further business to come before the Planning Commission, the meeting was adjourned upon a motion by Mrs. Wolfe, second by Mayor Hutchinson.

Jill Knight, Chair

Date