

MINUTES
ONTARIO PLANNING COMMISSION
AUGUST 14, 2024

The Ontario Planning Commission met in regular session on August 14, 2024, at 4:00 p.m., in the Municipal Building with Chair Jill Knight presiding. Present during roll call were Commission members Jill Knight, Diane Wolfe, Rick Pauley, and Mayor Kris Knapp. Also in attendance were 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 June 12, 2024, were presented for approval. Hearing no corrections, the minutes were approved as presented.

The first item on the agenda was a request for three variances submitted by Jennifer Krack of Columbus, Ohio, representing Raising Cane's restaurant for property located at 720 N. Lexington-Springmill Road. Three variances were presented for this property.

The minimum setback for the north and west sides of the property is 30'.

- (1) A variance request for the west side of the property to allow a 2.3' encroachment for the canopy over the entrance door.
 - Engineer Rufener said the customer traffic flow on the property is up to the company.
 - Inspector Morton noted all requirements are met for the Fire Department, which is the width of the maneuvering lanes and the type of curbing used.
- (2) A variance request for the north side of the property is to allow a 25' front setback that abuts W. 4th Street.
 - There were no questions or concerns on this request.
- (3) A variance request to remove the required common drive connecting the adjacent lot.
 - All new developments are required to interconnect their parking lots with neighboring properties to assist with reducing traffic on the main roads from vehicles going in and out onto the main street to get to other businesses that are close by.
 - Inspector Morton said the elevation of this property drops off and the way the neighboring parking lot is set up it doesn't make sense for them to interconnect.

At 4:12 p.m., the public hearing was opened for the three variance requests submitted by Raising Cane's restaurant.

At 4:13 p.m., seeing no one who received letters or anyone in the audience who wished to speak, the public hearing was closed.

Mrs. Wolfe moved to approve the 2.3' encroachment setback variance on the west side of the property, second by Mrs. Knight. Four members cast their votes aye, zero nay, and the motion passed.

Mrs. Wolfe moved to approve the 5' front yard setback variance on the north side of the property, second by Mayor Knapp. Four members cast their votes aye, zero nay, and the motion passed.

Mrs. Wolfe moved to remove the requirement of a connecting drive between the two properties, second by Mrs. Knight. Four members cast their votes aye, zero nay, and the motion passed.

The next item on the agenda was the discussion on stormwater permit fees. Inspector Morton said the fees were established to cover engineering costs accrued by the city during project development that include property inspections and EPA minimum requirements. Often the fees exceed the stormwater fee. The additional invoices are not always paid. There are no guidelines in place to recover the fees. A stop work order can be issued but if the company is already open for business and inspections are still being done, the city is still accruing costs and the company may not pay. Currently, 2% of the construction cost is being charged for the stormwater control measures.

- Engineer Rufener mentioned some communities use both the stormwater percentage of construction and site plan percentage of construction fees to help capture the costs which is closer to the total fees. These could be added to the plan review fee.
There are three reviews on a traffic study: the initial MOU detailing the design requirements for that specific traffic impact study, an initial review of the study, and the final review of the study.

Additional discussion:

Mayor Knapp was contacted about removing the No Left Turn sign when exiting the Area Agency on Aging onto Park Avenue West. Nothing was found in the Wal-Mart plans when it rebuilt that required the sign, and he is also checking with the police. He will continue researching for information requiring the sign then determine if the sign is needed.

When Lea Saltz, 3080 Erla Drive, asked if everything discussed for the new Day Care at 345 Erla Drive was added to the plans, Inspector Morton said the Day Care owner is following all of the requirements specified during the meeting their conditional use was approved.

Mayor Knapp thanked Zoning Inspector Michael Morton for all he has done for the City of Ontario. This is his last Planning Commission meeting as he has accepted a new position. Inspector Morton said it has been a pleasure working for this community.

At 4:28 p.m., with no further business to come before the Planning Commission, the meeting was adjourned upon a motion by Mrs. Wolfe, second by Mr. Pauley.

/s/ Jill Knight, Chair