

MINUTES
ONTARIO PLANNING COMMISSION
FEBRUARY 14, 2024

The Ontario Planning Commission met in regular session on February 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, Service-Safety Director Kris Knapp, and Mayor Randy Hutchinson; 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 December 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 Darrell Arnold, 3980 Horizon Drive, requesting 3' x 6' temporary off-premise signs at four sites for one year (November 1, 2024 to November 1, 2025), directing customers to their new Arnold's Garden Center location on Mabee Road. In addition to this request, Mr. Arnold would like to include banner signs along St Rt 30 and requested a larger size due to the distance from the road.

Temporary Signs

- Signs need to be placed out of the right-of-way.
- Permission from the property owners is required before putting up signs.
- Stone Creations will remain at their current location. The landscaping trucks and trailers will be moved to Park Avenue West.
- Mr. Arnold will be responsible for maintaining the signs. The signs will have metal posts.

Banners

- One 8' x 40' banner and two 16' x 40' banners describing the Garden Center will be placed on his property along Route 30.
- The three banners will promote the business and cover the shipping containers that will be used for storage on the farm.

At 4:13 p.m., the public hearing was opened for the variance request submitted by Darrell Arnold for temporary off-premises signs.

At 4:13 pm., seeing no one who received letters or wished to speak, the public hearing was closed.

Mayor Hutchinson moved to approve the temporary off-premises sign variance requested by Darrell Arnold, second by Mr. Knapp. Five members cast their votes aye, zero nay, and the motion was approved.

At 4:14 p.m. the public hearing was opened for the variance requested by Darrell Arnold to attach banners to storage containers.

At 4:14 pm., seeing no one who wished to speak, the public hearing was closed.

Mayor Hutchinson moved to approve the variance request to attach banners on the storage containers, second by Director Knapp. Five members cast their votes aye, zero nay, and the motion was approved.

Inspector Morton provided updates:

- No one responded to calls pertaining to the Get-Go project. The property is owned by the same company as when Cheddars was opened.
- Council passed the Zoning Overlay District. Some applications are expected after it goes into effect in 30 days. Applications will be handled like a rezone and will be approved by Council.
- The property owners of the Steak and Shake building will be developing it for a new Starbucks.
- Bath and Body Works is opening a location at the Target Plaza.
- A Menards representative spoke to Council during their last meeting and addressed the items that need corrected on the storage facility project. The Zoning Compliance Form needs approved by the Zoning Inspector before Menards can open the storage units or they will be subject to fines. More work is needed on the stormwater drainage into the detention pond.
- Caliber Collision is open for business.

Engineer Rufener suggested contacting Richland County Director of Codes and Permits Steve Risser to see if he would delay approving Occupancy Permits until Ontario signs off on their Zoning Compliance Form.

At 4:26 p.m., with no further business to come before the Planning Commission, the meeting was adjourned.