

MINUTES
ONTARIO PLANNING COMMISSION
JULY 9, 2025

The Ontario Planning Commission met in regular session on July 9, 2025, at 4:00 p.m., in the Municipal Building with Jill Knight presiding. Present during roll call were Commission members Jill Knight, Diane Wolfe, Rick Pauley, Service-Safety Director Adam Gongwer, and Mayor Kris Knapp; Engineer Mark Rufener, Law Director Andrew Medwid, Zoning Inspector Benji Hall, Councilman Josh Bradley, and Clerk of Council Cathy VanAuker.

The minutes of the regular Planning Commission meeting of May 14, 2025, 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 James Heddelson, 257 Camelot Lane, seeking a 28' front setback in lieu of the required 35' to build an addition onto the existing garage. The contractor for the project, Glen Delong, explained two hardships:

- A 4' wide storm drain is at the road to the right of the driveway.
- Moving the main junction box to the four-zone sprinkler system would require redoing the entire system.

Inspector Hall said the 4'-7' front setback variance request is to build an addition for a garage in the front section, a golf room and an exercise room in the back.

Mr. Delong commented:

- Entry into the new garage would be from the side.
- A large tree would be removed with new landscaping added.
- The right side yard will be surveyed to ensure the 8.5' side setback.
- Mr. Delong has maintained the culvert and drainage system between the two homes for over ten years and will continue to do so. Drainage flows to the back, not toward the front storm drain at the road.

At 4:08 p.m., the Public Hearing was opened for the front yard setback variance request at 257 Camelot Lane. None of the neighboring residents who received letters were in attendance.

Mrs. Knight was notified that Chris Hiner, 247 Camelot Lane, had no objections, and Ken Williams, 267 Camelot Lane, requested the right side yard is surveyed.

At 4:09 p.m., the Public Hearing was closed.

Mrs. Knight moved to approve the 28' front yard setback requested for 257 Camelot Lane, contingent upon the right side yard is surveyed and the drainage flows to the back. Second by Mrs. Wolfe. Five members voted aye, zero nay, and the motion was approved.

The next item to come before the Commission was a discussion on the CIC. Mayor Knapp explained the Ontario CIC (Community Improvement Corporation) is a non-profit entity promoting economic development by collaborating with commercial and civic entities. The CIC will facilitate business retention and expansion, amplify growth through new enterprises, and support city-wide infrastructure improvements. They will apply for federal and state grants.

Long term goals include Old Ontario, Comprehensive Strategic Plan Initiatives, connecting property owners to developers for business growth and demolition of dilapidated or unsafe buildings.

- CIC can lease or sell the property they own. If they lease, they can use the income to help fund CIC projects.
- The CIC members consist of government employees and private citizens. The government members are the Mayor, Service-Safety Director, Economic Development Committee Chair, Law Director (as an advisor, not a voting member), and a Police Department representative.
- Meetings are the third Monday of each month.
- A Planning Commission member or the Zoning Inspector needs to be appointed to the committee.

When nominations opened to fill the CIC position, Mr. Pauley and Mrs. Wolfe expressed interest. Four members voted for Mr. Pauley, one vote for Mrs. Wolfe, and Mr. Pauley won the nomination for the CIC member.

At 4:34 p.m., with no further business to come before the Planning Commission, the meeting was adjourned upon a motion by Mrs. Knight, second by Mrs. Wolfe.

Jill Knight, Chair

Date