

MINUTES  
ONTARIO PLANNING COMMISSION  
OCTOBER 8, 2025

The Ontario Planning Commission met in regular session on October 8, 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, and Assistant Clerk of Council Abbey Beaver.

The minutes of the regular Planning Commission meeting of August 13, 2025, were presented for approval. Hearing no corrections, the minutes were approved as presented.

The first item to come before the Commission was a rezone request submitted by Steve Sheldon, 50 Lynn Dr., for his six parcels on S. Lexington Springmill Road from R1 Low Density Residential to Business.

- Mr. Sheldon gave a brief history of his and his family's past in the City of Ontario and said that the city's growth has been unbelievable. With this he stated that he bought the property in question with the intention that everything was going north on Lexington Springmill Road and it would eventually go south. He thought it would be a good investment.
- He addressed that he has tried to get the property rezoned in the past but it was voted down.
- He stated that it would be lucrative for him, as well as the City of Ontario, to have Business or Office Services in that area. It is the same amount of space that Mechanics Bank has on the corner of Park Avenue West and Lexington Springmill Road.
- He stated that he would like it rezoned to Business but would consider Office Services if the board sees that more. He listed the businesses in the area.
- Mrs. Wolfe asked if he had spoken with any of the homeowners in the area. Mr. Sheldon stated he spoke with Bob Nagle, 93 S. Lexington Springmill Road, who was concerned how it could change property taxes and home loans. Neither Mr. Nagle nor his wife want the rezone.
- Mr. Sheldon said moving Ontario forward with this rezone would be a good thing.
- When Mrs. Wolfe brought up concerns if it would be office buildings or another Dollar General, there was discussion on the type of businesses allowed in Office Service and Business Districts. Mr. Gongwer questioned traffic flow in that area with each type of zoning.
- There was discussion on continuing Office Service from Wappner Funeral Home if it was voted to go to Council.
- Mr. Sheldon said he spoke to a couple of people in reference to businesses coming to the property if it was rezoned but there is nothing planned at this time.

- Mrs. Knight stated she considers this a spot zone because there are residential areas on the north, south, east and west sides of the property. Mr. Pauley suggested moving the entire Office Service zone so it would be continuous. Mr. Gongwer advised that there are residents on the other side of the road from the property in question and they could possibly be rezoned as well.
- Discussion continued on spot zones and that Council does not typically approve them.
- Mr. Hall confirmed that the vote would be for Office Services and not Business zone.
- Mr. Sheldon advised that he would be amenable to Office Services.

At 4:26 p.m., the Public Hearing was opened for the rezone request for six parcels on Lexington Springmill Road South, to Office Service. No one who Mr. Sheldon spoke with was in attendance.

At 4:26 p.m., the Public Hearing was closed.

Mr. Gongwer moved to approve the approval of re-zone request for Office Services. Second by Mrs. Knight. Two members voted aye, three nay, and the motion failed.

Mayor Knapp advised that Starbucks' grand opening is going to be Thursday, October 16<sup>th</sup> with a soft opening Friday, October 10<sup>th</sup>.

An Indian restaurant is going in the Wokano building, and the Mexican Restaurant is opening soon in the previous TGIF location.

At 4:30 p.m., with no further business to come before the Planning Commission, the meeting was adjourned.

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/s/ Jill Knight, Chair

Date