

MINUTES
ONTARIO PLANNING COMMISSION
NOVEMBER 12, 2025

The Ontario Planning Commission met in regular session on November 12, 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, Clerk of Council Cathy VanAuker, and Assistant Clerk of Council Abbey Beaver.

The minutes of the regular Planning Commission meeting of October 8, 2025, were presented for approval. Hearing no corrections, the minutes were approved as presented.

The first item to come before the Commission was a variance request submitted by Chick-Fil-A, Sara Kramer representing, 1203 Walnut St, Cincinnati, Ohio, for the dumpster setback. The north side is the best location, abutting the existing main drive between Aldi and Pet Supplies and not a property line.

- Mr. Gongwer said all other setbacks and height requirements have been met.
- Ms. Kramer explained the only area that made sense to maximize parking and keep the drive-thru traffic flowing would be to put it in the proposed area.
- Mr. Gongwer advised there is no neighboring property that would be affected and there is a 6ft tall enclosure.
- When Mrs. Knight asked if it would affect the sight of anyone turning out of the lot, Ms. Kramer advised that per the site plan it would not affect the sightline, it should be clear, and it goes downhill as well.
- There was discussion on expanding the building for dine-in if needed.
- Mrs. Knight asked about the stacking in the drive-thru and there will be room for someone to come out of line if need be. There will also be additional workers in the drive-thru during peak times to expedite the wait time.
- The build would take six to eight months from start to finish. They hope to start construction in spring.

With no further questions or comments Mrs. Wolfe made a motion to approve the variance request for the dumpster, second by Mayor Knapp. Five members voted aye, zero nay, and the motion passed.

The second item to come before the Commission was a rezone request from an R-2 (Medium Density Residential) to a PUD (Planned Unit Development) submitted by Redwood USA, Radd Schneider representing, 7007 East Pleasant Valley Rd, Independence, Ohio, 18.8 acres at the corner of Walker Lake Road and Spring Village Drive.

- This would be a multi-jurisdiction build between Ontario and Mansfield.
- Redwood USA develops and manages single story apartments.
- They have on-site management and maintenance.

- Mr. Schneider provided a presentation on growth of the company and gave information on median age of renters for their facilities, which is fifty-five years of age.
- The company usually goes above the local standard requirements.
- They offer more premium finishings in each unit.
- Mr. Schneider gave examples of the units available and the finishing in each unit.
- Mr. Schneider advised that the average rent on the units is \$1,900.00 per month.
- Mr. Schneider explained why he would like a PUD instead of R-3 (High Density Residential).
- There will be two entrances, with an additional entrance on the east side for emergency vehicles.
- Mr. Schneider advised they are a property management company and offer their employees the chance to live on site for a discount, but they are not required to live on site. They will live in the general area with an emergency number that can be called after business hours.
- There will be an on-site leasing office and maintenance garage attached.
- Ontario will have more units than the Mansfield side.
- Mr. Pauley advised that this is going to affect the Ontario side more than the Mansfield side with water and sewer. Mayor Knapp explained that the water and sewer lines will be privately owned by the developer and they are only putting a tap in at Walker Lake Road. They will be responsible for repairs in the development.
- Engineer Rufener advised that there will need to be studies done to make sure that the water and sewer lines can handle the increased load.
- A traffic study will be done to see if turn lanes are needed off Walker Lake Rd.
- When Mr. Pauley questioned the rezone of R-3 compared to PUD, Law Director Medwid explained the difference between the two and why they requested a PUD.
- Mrs. Knight asked if the sewer pipe needed increased for this project. Director Gongwer said there is a twelve-inch pipe to Mansfield. Mr. Rufener advised if there is a need to increase the size of the pipe it would be a major project to replace the entire length of pipe. Improvements would be at the developer's cost.
- Mrs. Knight asked who would fix a problem on the Mansfield side and Mr. Gongwer advised that it would be the developer's cost to fix it.
- In response to Mr. Puley's question, Mr. Schneider said they are just beginning to look at one-bedroom units. Director Gongwer said the PUD will include the square footage for one and two bedroom units and if they meet code.
- These are private roads. They will maintain concrete repairs and snowplowing. All units are ADA (Americans with Disability Act) accessible. When you create curbs, it creates a barrier for someone in a wheelchair. There will be a four-foot-wide integral sidewalk along the roadway that can be used as a bike and walking lane.
- The 4' wide integral sidewalk along the roadway can be used for walking and bikes.
- There will not be a swimming pool or club house but green space where they do not build. There will be a couple of retention ponds on the property.

- Driveways will be twenty-five feet long. Mr. Rufener said a typical parking stall is twenty feet long.
- There will not be HOA fees, all costs are included in the rental amount except utilities.
- Residents are responsible for getting their trash and recyclables to the road for pick up.
- Mr. Schneider advised that Redwood has never resold a property due to not meeting goals
- Sites are built in pods. They lease as they do the construction which takes an average of three years to complete.
- Lease agreements are usually fifteen months, sometimes twenty-four months.
- Occupancy is usually about ninety-five percent.
- When Mr. Pauley asked if our law enforcement will patrol the streets, Mr. Gongwer said there will be a mutual agreement, and Mansfield will handle the Mansfield side. If there is an accident, it will be considered a private property accident, and they will exchange information.
- Mr. Schneider said there were not many school-age children living in this type of residence. The last survey showed five to seven school age children per one hundred residents.
- Mr. Gongwer stated they have been asked to build sidewalks to Spring Village Drive so residents can walk to Doris Carr Park and they agreed. Mr. Rufener advised code requires sidewalks on the entire frontage.
- When Mrs. Knight asked about extending sidewalks to Lexington Springmill, Mr. Pauley mentioned there is an influx of people walking on Walker Lake Road. Mr. Gongwer is contacting Redwood contractors to see if they will continue the sidewalk to meet the Walker Lake Rd sidewalk.
- Mayor Knapp depending on the traffic study results they may have to put in a turn lane.
- Mr. Gongwer said the Zoning Inspector gives the plans to the Fire Department to review.
- Redwood is looking to start the project next fall after all approvals from Ontario and Mansfield are received.

Mrs. Wolfe moved to approve the rezone 18.8 acres on Walker Lake Road from R-2 to a PUD, second by Mr. Pauley. Five members cast their votes aye, zero nay, and the motion passed.

At 4:59 p.m., with no further business to come before the Planning Commission, Mrs. Wolfe moved to adjourn, second by Mr. Gongwer.

Jill Knight, Chair

Date