

MINUTES
ONTARIO PLANNING COMMISSION
APRIL 8, 2026

The Ontario Planning Commission met in regular session on April 8, 2026, at 4:00 p.m., in the Municipal Building with Jill Knight presiding. Present during roll call were Commission members Jill Knight, Diane Wolfe, Hank Webb, Service-Safety Director Michael Morton, and Mayor Josh Bradley; Engineer Mark Rufener, Law Director Andrew Medwid, Zoning Inspector Benji Hall, Clerk of Council Cathy VanAuker and Assistant Clerk of Council Abbey Beaver.

The minutes of the regular Planning Commission meeting of March 11, 2026 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 Greg Wander for a 26' front yard setback on his corner lot to add a garage on his property at 1783 Victoria Court. The code to be varied is Section 1141.01 and 1145.01, requiring a 35' minimum front yard setback facing both streets on a corner lot.

- Mr. Wander explained he is going to purchase two additional vehicles in retirement and would like to have a pole barn style garage to accommodate them. The garage will be 30' in front with 2 garage doors and 24' deep with a patio off to the side. The detached garage will be behind the house with a stone drive off the existing driveway. He is requesting a 26' variance for the front yard setback facing Farm Crest Drive, instead of the required 35' setback on his corner lot.

At 4:05 p.m., the Public Hearing was opened for the variance request from Greg Wander on Sections 1141.01 and 1145.01, requiring a 35' minimum front yard setback on either street. Notice of Public Hearing letters were mailed to adjoining property owners.

Lowell and Angelene Spencer, 1784 Victoria Court, said they have no problem with what Greg Wander wants to do and are in full support.

At 4:08 p.m., calling the remaining names who received notices and hearing no one, the Public Hearing was closed.

Mrs. Wolfe moved to approve Greg Wander's request for a 26' front yard setback variance for his corner lot at 1784 Victoria Court, second by Mr. Webb. Five members cast their votes aye, zero nay, and the motion passed.

The next item to come before the Commission was a 30' rear yard setback variance request submitted by Michael Woogerd for a new house to be located at 3703 Alexander Drive.

- Michael and Jackie Woogerd came forward to explain the original request was for a rear yard variance to fit a single-story home on the lot.
- Mr. Woogerd presented a new diagram that did not require a rear yard variance to build the house. He requested the variance for a 30' rear yard setback for a covered back porch. The house plans are within all zoning requirements except the back porch.

- The house cannot be moved forward due to 25' easements on each side of a main gas line that runs diagonally through the property.

When Mrs. Knight asked if there would be a problem with the retention area and gulley, Mr. Woogerd said he's never seen water there, it's probably for a 15-year flood plain.

Mr. Woogerd continued:

- There is a woods behind the property.
- Columbia Gas owns the gas line. The survey is new, all measurements are exactly correct.
- He could build a smaller home, but he would like to build a larger home.
- The bump-out on the side is for two bedrooms.
- Instead of building a shed, there is an extension on the side of the garage for storage, similar to a 2 ½ car garage.
- The house has a 40' rear yard setback. He would like the variance for the covered back porch.
- The driveway will be asphalt because concrete is not permitted over the gas line.

Mr. Webb asked if the variance was just so he could build his porch closer to the property line. Mrs. Woogerd answered yes, in the back.

At 4:20 p.m., the Public Hearing was opened for the variance request by Michael Woogerd, Section 1141.01, requiring a 40' minimum back yard setback. Notice of Public Hearing letters were mailed to adjoining property owners.

Greg Clemens, 3719 Alexander Dr., said that the neighborhood is very structured because of a covenant from the original developer. He read different sections of the restricted covenants and from the covenants and standards. One of his concerns is the drainage easement, if the house is built it will cut off some of the retainage area and push water toward his house. The other concern is the property values in the neighborhood. This will devalue the neighborhood property because it will not be in order. It is bad land to build a house.

Mr. Webb clarified that this is for 10' on the rear setback for the porch only, the house can be built regardless.

Mark and Laura Danals, 375 St. Rt. 314 S, said they own the property that the setback would move closer to. They are opposed to approving the variance because of the mature trees in the woods. They don't want to see something happen to the house because of the trees.

Matt Dehart, 3695 Alexander Dr., wants to express his concerns that are similar to Greg Clemens with the covenants and standards for the neighborhood. The request for the setback variance compromises the uniformity of the neighborhood and privacy to the adjacent lots. This could set precedence in jeopardizing the character for others wanting to build in the neighborhood.

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Nancy Kurtz, 3688 Alexander Dr., stated that Mr. Woogerd was the developer of the allotment and he should abide by the ordinances he provided to begin with.

Larry Schaeffer, 3704 Alexander Dr., said for the home to fit on the lot it will have to be smaller and sit back farther off the road than the homes currently in the neighborhood. Building a small home farther back on the lot would change the established pattern. Most concerning is the proximity to the high-pressure natural gas line. The neighborhood would benefit more if it was a green space or selling it to adjacent landowners.

Law Director Medwid advised the city can only enforce our zoning laws, not their covenant. He pointed out there is currently a house that is not uniform with other houses.

Mr. Woogerd advised:

- He did a market analysis in the area.
- The house he is going to build will be worth \$450,000.
- He plans to live in the house.
- He will build regardless of the variance for the covered back porch.
- He owns approximately 10' of the woods before getting to his property line.
- The original plans for the development included a pond and homeowners would pay \$200 a year to utilize the pond and for other things.
- He doesn't know if the covenant went into effect after he left the development partnership.

Mr. Clemens said the HOA never developed.

There was discussion on the Notice of Public Hearing letters. Law Director Medwid determined the letter was correct, based on the original request and the zoning code referenced for the variance.

Ken Earhart, 143 Alexander Dr., said that everyone showed up because they thought the variance was the house and it turned out to be the back porch. The house doesn't fit with the footprint of everything there, it does fit by codes and ordinances. He personally thinks it will be an eyesore. He hopes it will be inspected to make sure it stays within those boundaries.

Mr. Clemens stated it doesn't do justice unless you are there looking at the property. They are going to be building into their drainage system and be really close to the gas line. He does not believe you can put an 1,800 sq. ft. house on the property. He wants to see it marked out on the property before it goes up to make sure everything is in compliance, with the gas company signed off as well. Any mistakes with the high-pressure gas line will be costly.

Mr. Medwid advised that the covenant must be recorded and noted on the deed, if it is not recorded it is not in effect, you can't enforce it. If it is recorded it will be the property owner's responsibility to check when they buy the property. It would be found in a title search.

At 4:50 p.m., the Public Hearing was closed.

Mrs. Wolfe moved to approve Michael Woogerd's variance request for a 10' rear yard setback for a covered porch, second by Mr. Webb.

Four members cast their votes aye, one nay by Mrs. Knight, and the motion passed.

Director Morton moved to nominate the Zoning Inspector as the fill-in voter when there is a four-person tie vote, second by Mrs. Knight.

Five members cast their votes aye, zero nay, and the motion passed.

Inspector Hall advised:

- Today is the soft opening for Puerta Vallarta Mexican Restaurant. The Grand Opening is tomorrow, and the ribbon cutting is on Monday.
- Home Goods is going where Big Lots was located and would like to open before the holiday season.
- Chick-Fil-A is breaking ground soon.
- The Children's Hospital will be soon after Chick-Fil-A.

At 4:55 p.m., with no further business to come before the Planning Commission, Mrs. Knight moved to adjourn, second by Mr. Morton.

/s/ Jill Knight, Chair