

MINUTES
ONTARIO PLANNING COMMISSION
JULY 8, 2026

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

The minutes of the regular Planning Commission meeting of May 13, 2026, were presented for approval. Hearing no corrections, the minutes were approved as presented.

Alec Schmitz, 265 Sugar Maple Lane, came before the Commission seeking a driveway variance for his property located at the corner of Maple Lane and Park Avenue West. The main driveway for the duplex will be on Maple Lane, the second driveway for the detached garage will be on Park Avenue West. The variance included a request for the Park Avenue West driveway to be 10' from the property line instead of the required 75'. The Code to be varied is Section 1145.07(a)(2) Driveway Standards. The property is zoned Office Services.

Mr. Schmitz said he plans to build two doubles on Maple Lane and live in one. The doubles can't face Park Avenue West because there isn't enough road frontage. The units will face Maple Lane in order to meet the 100' road frontage requirement and to get the square footage needed for the lots. There isn't another way to place the detached garage and have driveway access from Park Avenue West. An option that isn't ideal is a 180' driveway from Maple Lane along Park Avenue West.

- Mr. Schmitz shared pictures of properties within 500' of his lot that have dual entrances on single lots.
- This would be a low-use driveway.

At 4:08 p.m., the Public Hearing was opened for the variance request submitted by Alec Schmitz on Section 1145.07(a)(2) Driveway Standards. Notice of Public Hearing letters were mailed to adjoining property owners.

Cathy Robson, 50 Maple Lane, came forward to say she does not oppose the second driveway but her concern is drainage. After the property was cleared of several mature trees the rainwater collects along the back of her property where it abuts his lot. Her sump pump has not turned on in the 35 years she has lived there, but now the sump pump runs.

Jay Berger, 49 Maple Lane, doesn't have any concerns about the driveway but added that Mrs. Robson's concerns are very valid because her storm drain goes through his property and it is broken in several places, causing his property to flood.

At 4:12 p.m., seeing no one else who wished to speak, the Public Hearing was closed.

Mrs. Knight clarified the variance request is for the west side of the property that would allow a second driveway 10' instead of 75' from the property line.

Mr. Webb moved to approve the variance request submitted by Mr. Schmitz allowing a second driveway off Park Avenue West for his property at the corner of Maple Lane and Park Avenue West, to be 10' from the property line instead of 65'. Second by Mayor Bradley. Four members cast their votes aye, zero nay, and the motion passed.

Mayor Bradley said he received the first draft of the Zoning recommendations today. He will send them to the Commission to review then they will hold a meeting for discussion.

At 4:14 p.m., with no further business to come before the Planning Commission the meeting was adjourned upon a motion by Mr. Webb, second by Director Morton.

/s/ Jill Knight, Chair

Date