

MINUTES
ONTARIO PLANNING COMMISSION
AUGUST 12, 2026

The Ontario Planning Commission met in regular session on August 12, 2026, at 4:02 p.m., in the Municipal Building with Jill Knight presiding. Present during roll call were Commission members Jill Knight, Hank Webb, Diane Wolfe, Service-Safety Director Michael Morton, and Mayor Josh Bradley; 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 July 8, 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 Austin Lewis for a 5' variance in total height from 14' to 19' for a detached garage. The Code to be varied is Section 1145.01(d)(1) Accessory Buildings, Porches, Patios and Uses.

- Mr. Lewis said he is a service technician and works on his personal vehicles. He would like to install a vehicle lift in the detached garage for personal use.

At 4:04 p.m., the Public Hearing was opened for the variance request submitted by Austin Lewis on Section 1145.01(d)(1) Accessory Buildings, Porches, Patios and Uses. Notice of Public Hearing letters were mailed to adjoining property owners.

At 4:05 p.m., hearing no one who wished to speak, the Public Hearing was closed.

Inspector Hall confirmed Mr. Lewis combined his two parcels, making it one lot.

Mrs. Knight verified the garage will be located at the back of the property.

Director Morton inquired about a second driveway and sidewalks.

- Mr. Lewis stated he plans to add a second driveway 12 to 18 months from now and will put in sidewalks at that time.
- Law Director Medwid clarified the sidewalks would be a different matter than the height variance he is asking for.

Mrs. Wolfe moved to approve the variance request submitted by Mr. Lewis allowing a height of 19' for a detached garage. 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 an 8' lot width variance request submitted by Seigneur Fox Construction for a lot split creating two parcels 81' wide on Rudy Road. The Code to be varied is Section 1141.01 Minimum Lot Width 85'.

Joel Fox representing Seigneur Fox Construction stated:

- The lot on Rudy Road is 162' wide and 500' deep. He wants to split it into two parcels.
- He is asking for a 4' lot width variance on each lot from 85' to 81' wide.
- He would like to build two single family homes.
- Each house is 52' wide and would allow a 14' 6" side setback with 28' between the homes.

- Each home is a 2,000 square foot ranch style with a basement, three bedrooms, and two bathrooms.
- He wants to move from commercial buildings back to building residential housing.
- Water and sewer are available, and it is close to the schools.
- Building these homes could have an effect with economic development for the City.
- Each home has a sale price of \$500,000.00. The values of homes across the street are under \$200,000.00.
- He sees the potential and need for more homes in Ontario.
- He spoke with some of the neighbors and explained what his plans are.

At 4:17 p.m., the Public Hearing was opened for the variance request submitted by Seigneur Fox Construction on Section 1141.01 Minimum Lot Width 85'. Notice of Public Hearing letters were mailed to adjoining property owners.

Lorraine Lauer, 42 Rudy Road, said she doesn't believe his reasons for justifying the variance meet the criteria of undue hardship or practical difficulties. The company knew they would need a variance to build more than one house. She would like one home build. There are not good sightlines, it doesn't match some of the other houses, and there will be two narrow lots instead of one large lot like theirs.

Dennis Lauer, 42 Rudy Road, expressed all the homes surrounding this property are decent size lots, the smallest lot is 112' wide. Splitting the lot will take away from how the neighborhood looks. It doesn't seem reasonable to open the flood gates for every contractor to ask for one.

Patricia Strickler, 49 Rudy Road, stated she thought they wanted the law as written to be changed. She is not fond of two houses.

Law Director Medwid explained it is not changing the law, he is asking for a variance specifically for this lot not all of Ontario.

Marie and Huy Doan, 47 Rudy Road, do not feel that splitting the lot and building two houses will be a good look for the area. Mrs. Doan advised they recently completed a large renovation and feels her residence is worth more than what Mr. Fox stated.

Katherine Taylor, 102 Rudy Road, asked what would stop someone else from coming and doing the same.

- Law Director Medwid advised variances are decided on a case-by-case basis. Anytime a variance is applied for, you must come to the Planning Commission and show why you want it and all the factors must be relevant. He explained the process of building within the City starting with the Zoning Inspector.

At 4:30 p.m., hearing no one else who wished to speak, the Public Hearing was closed.

Mr. Fox added:

- This does not create a traffic problem.
- There is City water and sewer available for this property.
- He is aware of the City Comprehensive Plan, and this does not conflict with it.

- He does not believe this would negatively impact the neighborhood. This would be a great addition to the development.
- His intention was to build one house on the lot. Another builder approached him about splitting the lot. It made sense with multiple people asking him to build homes.
- There is potential for growth in the community.

Law Director Medwid noted to the Commission there are two lots just south of this property that are 83' wide. The requested lot width is not uncommon for this area.

Mr. Rufener does not see any drainage problems with the lot if there are two houses opposed to one. Water and sewer capacity will not be an issue with two homes on the lot.

Mr. Lauer stated the lot is very bowl-shaped and the properties on each side are higher. When it rains the front right corner by the road becomes a pond. He is concerned where the water will go if you add two homes.

Mr. Fox said they are going to add the dirt from digging the basements to that area. The neighbor to the south has three gutters that discharge stormwater onto his property. He made an agreement to tie their gutters into the stormwater system for them.

Director Morton would like to see a site plan with more detail.

Mrs. Knight confirmed Mr. Fox is selling the homes so he will make the houses presentable and take care of the drainage.

Mr. Fox wanted to break ground this fall, but he could easily move it to spring if needed.

Director Morton moved to table the variance request submitted by Seigneur Fox Construction for two parcels 81' wide opposed to the 85' requirement until we receive an accurate site plan and survey. Second by Mr. Webb. Five members cast their votes aye, zero nay, and the motion to table the variance request passed.

Mayor Bradley said if everything stays on schedule Reveille will attend the September meeting to go over the zoning code update. The Commission should get the updates soon to review.

At 4:45 p.m., with no further business to come before the Planning Commission, the meeting was adjourned upon a motion by Mrs. Wolfe, second by Director Morton.