

MINUTES OF THE OTTAWA PLAN COMMISSION MEETING January 25, 2021

Chairman Brent Barron called the meeting to order at 7:00 PM in the Ottawa City Council Chambers.

ROLL CALL - Present: Barron, Burns, Ruiz, Stone (remote), Volker, Mangold, Sesto, Hughes. Absent: McConville. Others: City Planner Doug Carroll of Carroll Planning, LLC

MINUTES OF PREVIOUS MEETING: Approval of the minutes from the November 23, 2020 meeting. Moved by Volker, seconded by Stone.

Ayes: Barron, Burns, Ruiz, Stone, Volker, Mangold, Sesto, Hughes.

Nays: None

Motion Carried.

OLD BUSINESS

NEW BUSINESS

1. Public hearing to consider a rezoning request from Wig and Penn, LLC for the rezoning of property located at N 2753rd, Ottawa, from A-1 (Single and Two Family Residential) and D (Commercial and Light Industrial) to R (Rural).

Barron opened the public hearing. Dave VanWiggeren (petitioner) spoke about the request. He explained he recently purchased the Harper's Farm property and would like to construct soccer fields. He noted he is president of the Ottawa Soccer Club. He explained this rezoning is for approximately 45 acres of the approximately 135 acre Harper's Farm. VanWiggeren noted the property had previously been zoned to allow for residential development. VanWiggeren explained he is working with the YMCA to work out an agreement for a soccer complex. However, he expressed if an agreement is not made the site will still be used for soccer fields. Barron asked how big Harper's Farm is. VanWiggeren explained the total site is 135 acres but the rezoning request is for approximately 45 acres.

Barron questioned what are the plans for the remainder of the property. VanWiggeren said he is in discussions with the Conservation Foundation about them purchasing the remainder of the property.

Barron asked if most of the property is in flood plain. VanWiggeren stated it was.

Barron noted parking isn't really part of the zoning but asked where parking would be located. VanWiggeren stated current plans call for the parking to be located in the middle of the property to easily access all of the fields.

Burns asked why R zoning. VanWiggeren stated most of the property is already zoned R and he was trying to make everything consistent. Burns asked if Parks and Open Space (POS) zoning classification was ever considered. VanWiggeren stated it wasn't because he wanted to make the zoning consistent. Burns noted she is concerned the R classification seems more related to agricultural uses and permitted buildings are to be agricultural in nature. VanWiggeren stated there is a possibility of an indoor soccer building being constructed some time in the future. Some discussion ensued regarding the differences between R and POS zoning and which district would be best for the site.

Stone asked if the flood plain of Harper's Farm will be affected when Green Street is raised. Carroll noted it would not and it's possible fill could be taken from Harper's Farm for the Green Street project which would open the possibility for more wetlands.

Discussion continued as to which buildings could be constructed under either R or POS zoning. Mangold noted field houses are permitted uses in the POS zoning classification and that would allow for an indoor soccer facility.

VanWiggeren stated the indoor soccer facility is a long term plan but in the short term he would still like to be able to farm the property in case the indoor facility does not come to fruition.

Carroll noted R allows for farming while POS does not so he would recommend keeping the R request and if you wish to construct an indoor soccer facility in the future you could petition for a rezoning to POS.

Being no further discussion, Stone made the motion to agree with the findings of fact as outlined in the Staff report and recommend approval of the rezoning request for property located at N 2753rd Road from A-1 and D to R.

Seconded by Mangold.

Ayes: Barron, Burns, Ruiz, Stone, Volker, Mangold, Sesto, Hughes.

Nays: None

Motion Carried.

2. *Public hearing to consider a rezoning request from Riverview Properties, LLC for the rezoning of properties located at 1846/1848/1850 North 2871st Road from R (Rural) to E (Industrial).*

Barron opened the public hearing. The petitioner, Jeff Heimsoth, appeared before the Plan Commission. He explained he is also the owner of Quest Water Sports and he intends to use the subject property for boat storage.

Barron clarified the subject property's boundary. He asked if it was bound on the north by the railroad tracks and the I&M canal to the south. Heimsoth stated it was. Barron asked how far to the east the property goes. Heimsoth indicated approximately to the cell tower.

Barron inquired about the street in front of the site and whether it was a City street. Carroll stated it was City. Barron asked about the construction of the street. Heimsoth stated it seemed to be similar to other streets in the area.

Barron asked how many boats would be stored on the site. Heimsoth indicated it would likely grow over time but initially would be approximately 140.

Barron asked about the properties to the west of the subject site and who owns them. Heimsoth stated there are 4 single family residences, 2 are owned by the property owner from which the subject site was purchased and then there are 2 others.

Heimsoth stated the first phase would be to construct a 10,000-20,000 square foot facility for indoor storage and then phase 2 might include a 4,000-5,000 square foot facility for additional storage.

Barron asked if there was a storm sewer on the property. Heimsoth indicated he believed there was drainage tile but didn't there had been any real engineering on the site.

Barron inquired about lighting. Heimsoth stated he would likely have building lighting.

Barron opened up the hearing to the public. Jason Allen, adjacent landowner, spoke and stated he lived next door and his mother does also in another house. He is concerned with safety of increased traffic and the status of the road. He stated the road is an old gravel road that has been tar and chipped. Allen stated there is a manhole on the property but he believes it is plugged. He noted the utility lines hang low and he is concerned how boats will be brought in. He wondered why the applicant didn't buy land in Ottawa Industrial Park.

Heimsoth stated there will be increased traffic but it will be seasonal with more traffic occurring in the fall and again in the spring. He noted in the summer there will be weekend traffic related to smaller boats on trailers being taken from storage to the river and then from the river to storage. He expected that number to be 10-15 boats on a busy weekend but he speculated will grow as Heritage Harbor grows. Heimsoth declared they have examined the power lines and they appear to be high enough. He also noted they like this property as opposed to Ottawa Industrial Park because of proximity to the river and Heritage Harbor.

Barron noted he does have a problem with going through the 4 house neighborhood.

Mangold asked for clarification on if property to the east is zoned E Industrial. Carroll stated to the east is zoned Industrial, north is a combination of Light Industrial and Industrial, south is Light Industrial and Industrial, and immediately west is A-1.

Hughes asked how many boats would be stored on the site. Heimsoth stated 50-75 in the winter and 15 or so in the summer.

Stone asked about engineering and if a study would be done regarding storm water. Heimsoth stated there would.

Volker seconded the need for engineering review of storm water.

Being no further discussion, Burns made the motion to agree with the findings of fact as outlined in the Staff report and recommend approval of the rezoning request for properties located at 1846/1848/1850 North 2871st Road from R (Rural) to E (Industrial).

Seconded by Ruiz.

Ayes: Barron, Burns, Ruiz, Stone, Volker, Mangold, Sesto, Hughes.

Nays: None

Motion Carried.

Barron stated he wanted to make sure there is a note (in the minutes) that the City needs to look at improving the condition of the road.

3. *Cultivate Ottawa Comprehensive Plan (virtual presentation by Teska and Associates).*

Mike Hoffman of Teska and Associates introduced himself and Emma Swanson. He explained this session is to review a little closer the riverfront portion of the plan and the US 6 portion of the plan and to get feedback from the Plan Commission and public about what they like and don't like.

Hoffman showed a powerpoint presentation (attached) and went over demographics and market analysis. Swanson also reviewed slides pertaining to the market analysis and market trends.

Hoffman reviewed two iterations of the riverfront (slides attached).

The Plan Commission generally preferred Canal Street extended as a straight road on the western edge of the old Central school site. They also preferred the buildings on the northerly side of Woodward Memorial Drive to allow for better public access and views. The Plan Commission preferred enhanced landscaping along the US 6 corridor (Plan Commission comments summary on attached powerpoint slides).

Hoffman explained they will take the Plan Commission comments and will make changes to the plan and expect to be back, hopefully in person, in March.

DISCUSSION

Being no further business, Barron adjourned the meeting at 9:28 PM.

Respectfully submitted,
Douglas Carroll, AICP
Carroll Planning, LLC