

DRAFT

MINUTES OF THE OTTAWA PLAN COMMISSION MEETING February 22, 2021

Chairman Brent Barron called the meeting to order at 7:05 PM in the Ottawa City Council Chambers.

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

MINUTES OF PREVIOUS MEETING: Approval of the minutes from the January 25, 2020 meeting. Moved by Volker, seconded by Mangold.

Ayes: Barron, McConville, Volker, Mangold, Hughes.

Nays: None

Motion Carried.

OLD BUSINESS

NEW BUSINESS

1. Consideration of the preliminary plat for Navvytown at Heritage Harbor Ottawa Planned Unit Development.

Barron opened the meeting. Tom Heimsoth of Heritage Harbor Development spoke about the preliminary plat and development in general. He explained it is located in the north east quadrant of the development. Heimsoth noted it has several product types with single family, multi-family, and some commercial. The units will be smaller vacation style homes.

Pierre Alexander of Heritage Harbor spoke about marketing and branding of the development. He noted the name Navvytown is in reference to the people who worked on the canal. He stated they were called navvys which is short for navigators. He noted the architecture takes into account past canal structures.

Kevin Donovan of Heritage Harbor described the layout of the plat. He noted this plat will allow for the beginning of the downtown area for Heritage Harbor. Donovan stated people will park in the central parking lot and walk or use golf carts to access the units via walkways. Donovan went on to describe the unit mix (renderings attached).

Barron asked about the width of the walkways and asked if fire trucks could drive on them.

Heimsoth noted it will be similar to Heron's Landing and fireman could use hoses from hydrants.

Carroll noted the homes need to be within 300 feet of a fire hydrant.

Barron noted with the planting of trees along the walkway it may cause an issue with access. Barron asked about the elevation. Heimsoth stated it is about 10 feet above Great Loop Road. He noted this will allow for walk out basements and views of the river.

Donovan described the multi-family product (renderings attached). Donovan further described the activity center with pool which is located nearer the eastern side of the development. He went on to note the parking, signage, and landscaping. He noted they are asking for no curb and gutter on the parking lot but are utilizing best management practices (BMP) to help handle storm water.

Hughes asked what direction the units surrounding the parking area. Donovan stated the backs of the units will face the parking area.

Barron asked about parking overflow. Donovan stated street parking will be allowed on Great Loop.

Donovan further explained the commercial area (renderings attached) that is to be located along the western edge of the platted area. Some buildings will be live-work but for now some would be pop up retail/office type incubator buildings until more permanent structures are built.

Baron asked about the number of units. Donovan explained there will be approximately 100.

Barron asked Carroll if there was a need for a variance for the setbacks. Carroll stated the Heritage Harbor PUD allows for the reduced setbacks so there was no need. Carroll also noted by approving the plat, the variance for no curb and gutter in the parking lot would be approved.

Being there no further discussion, McConville made the motion to recommend approval of the preliminary plat for Navvytown at Heritage Harbor Ottawa Planned Unit Development.

Seconded by Volker.

Ayes: Barron, McConville, Volker, Mangold, Hughes.

Nays: None

Motion Carried.

DISCUSSION

Barron asked about the rail study. Carroll said it's current form is the same that the Plan Commission reviewed and the City Council is currently reviewing it.

Barron asked about further public meetings on the comprehensive plan. Carroll stated Teska will be at the March meeting.

Being no further business, Barron adjourned the meeting at 8:22 PM.

Respectfully submitted,
Douglas Carroll, AICP
Carroll Planning, LLC