

DRAFT

MINUTES OF THE OTTAWA PLAN COMMISSION MEETING August 28, 2021

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

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

**MINUTES OF PREVIOUS MEETING:** Approval of the minutes from the June 28, 2021 meeting. Moved by McConville, seconded by Stone.

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

Nays: None

Motion Carried.

**OLD BUSINESS**

**NEW BUSINESS**

*1. Consideration of a Concept Plan from Epworth Village, Inc for property located on Gentleman Road (N2703rd Road).*

Barron opened the meeting. Julie Bowers, Robert Fulwider, and David Wheeler were present representing as board members of Epworth Village, Inc. David Wheeler went over the history of Epworth Village's past developments. He indicated he thought his market is not local people. He indicated the Commissioners have a copy of the concept plan.

McConville asked if it was an age restricted development. Wheeler indicated it is 55 years and older, same as current Epworth Village. Wheeler said consumers buy into the corporation, pay a monthly maintenance fee but have no ownership of the units. The Epworth Village Board is the homeowner's association. McConville asked who gets the money when one sells a unit.

Wheeler indicated Epworth Village sells the units and retains 7% up to a maximum of 25% of the sales price.

Barron indicated the east side of the property has a large swale and asked what the proposal is for that area. Wheeler noted they don't know exactly what they are going to do until they get the property cleared and do more engineering. He said right now they have a detention pond on the north side of the property.

Some discussion ensued about stormwater.

Stone asked about what information the City has regarding stormwater for the property. Carroll indicated the City doesn't have specific information on this property but the City is aware of significant stormwater issues in the area. He said there was a development proposed on the property about 10 years ago whose site plan stayed away from the eastern side of the property. Hughes asked about the floor plan. There will be no basements according to Wheeler. Hughes asked about the entrances onto Gentleman Rd and expressed concern with not having a connection on the north side of the property. Wheeler stated they didn't want through traffic. Hughes expressed concern with the density and reduced setback, McConville agreed. Stone said there needs to be some analysis about whether a north street connection is needed. Stone asked about the property in the middle of the development that is not part of this proposal. Wheeler indicated they would be willing to purchase the property should it come up for sale at a reasonable price.

Stone asked about the distance between the homes. Wheeler answered some are approximately 18 feet and others are 14 feet.

Stone asked what happens if the 501c.3. company dissolves. Wheeler indicated there are provisions to address that.

Volker asked if the City has asked for any financial information on the company. Wheeler indicated they had not yet.

McConville asked what were the price points for the units. Wheeler indicated they would sell for approximately \$250,000. However, they will need to finalize numbers before they finalize.

Stone summarized his concerns: 1. Is a 3rd entrance needed? 2. Stormwater management. 3. Density.

Barron said he thinks there needs to be a northern connection but they can put up a barrier if traffic gets too much. Stormwater is also a concern. He also said lighting can be an issue.

Fulwider said he can foresee all kind of cut through traffic and it will be an issue from their standpoint. He said this a redline for him.

Hughes said this proposal will have a younger population and will be more mobile than the current Epworth Village especially with the increased density.

Barron asked Duttlinger about plans for stormwater improvements in the area. Duttlinger said right now the City has no plans. Barron asked if it drains to the Short St. culvert. Duttlinger said it does. He said he believes the stormwater management facility will most likely need to be larger based on his knowledge of the property. However, further engineering will need to be done to size correctly.

Discussion ensued about density. Most of the Plan Commission agreed the product and idea of a 55 and older community is needed. They also agreed if there are reduced setbacks then there will need to be more landscaping.

Fulwider said they would work on the 3 main concerns: (1.) 3rd entrance, (2.) density, (3.) stormwater management. Barron said he liked the overall concept.

## **DISCUSSION**

Carroll said Teska will be at the next meeting to review the draft Comprehensive Plan.

Being no further business, Barron adjourned the meeting at 8:24 PM.

Respectfully submitted,  
Douglas Carroll, AICP  
Carroll Planning, LLC