

## MINUTES OF THE OTTAWA PLAN COMMISSION MEETING April 25, 2022

Chairman Brent Barron called the meeting to order at 6:00 PM in the Ottawa City Council Chambers.

**ROLL CALL** - Present: Barron, McConville, Burns, Ruiz, Sesto, Hughes, Volker (6:50 arrival).  
Absent: Mangold, Stone Others: City Planner Doug Carroll

### **MINUTES**

McConville made the motion to approve the minutes from the November 29, 2021 meeting.  
Seconded by Hughes.

Ayes: Barron, McConville, Burns, Ruiz, Sesto, Hughes

Nays: None

Motion Carried.

Ruiz made the motion to approve the minutes from the February 28, 2022 meeting. Seconded by Burns.

Ayes: Barron, McConville, Burns, Ruiz, Sesto, Hughes

Nays: None

### **OLD BUSINESS**

### **NEW BUSINESS**

1. *Public hearing to consider a conditional use for event space at 814-818 LaSalle St. and 822-824 LaSalle St.*

Barron opened the public hearing. Nathan Watson spoke on behalf of the petitioner. He stated the plans are to restore the first floor of the Carson building for some retail space in addition to expanding the brewery operations. On the third floor of the Carson building will be some rentable hospitality suites. In the old Woolworth building the plan is to have a couple overhead doors on the north wall to let in natural light and open to the park. For now the Woolworth building will be a “white box” and be better able to accommodate future plans while allowing multi event space now. Watson explained they did have parking to the rear of the building. He referenced the 2018 parking study by KLOA which noted there is plenty of available spaces in the downtown area. He also noted if needed they could do shuttle service or leasing of other spaces.

Barron asked about the outdoor roof deck and hours of operation. Watson said they would follow whatever the City noise ordinance is.

Barron asked about the mural on the north wall of the Woolworth building. Watson stated they have reached out the mural committee chair and they are exploring options. He stated it is removable and they hope to incorporate it into the interior of the space.

Burns asked about more restaurant space. Watson said they still could and want to but the market isn't there yet. The design of the space doesn't preclude restaurant space in the future. Burns asked about Jackson Street and how that may enhance their plans. Watson noted it is a tremendous opportunity for future events.

Hughes asked about stages of development. Watson stated retail space first then event space.

Hughes asked about deliveries. Watson noted they occur in the alley.

Katie Trocoli asked about the the hospitality suites and who can use them. Watson said they are attached to the hospitality event however if they are vacant, they are available for rent.

Tom Ganiere asked about what the conditional use is for. Carroll stated the event space. Ganiere asked Carroll if everything facing LaSalle Street had to be retail. Carroll stated no, office space is not allowed on the first floor.

Barron noted his main concerns are the mural and parking.

**Being no further discussion, Hughes made the motion to agree with the findings of fact as outlined in the Staff report and recommend approval of conditional use for event space at 814-818 LaSalle St. and 822-824 LaSalle St. Seconded by Ruiz.**

Ayes: Barron, McConville, Burns,Ruiz, Sesto, Hughes

Nayes: None

2. *Consideration of a preliminary and final plat for 411-433 Main Street Subdivision.*

Alex Spencer of First Federal Savings appeared before the Plan Commission and explained the proposal. He noted the need to subdivide is because they are selling the old Medi-Rx building. The buildings, including the First Fed building will remain the same.

Carroll noted this is a housekeeping issue and the platting allows for cross access easements.

Barron asked about the handicap parking in front of the Medi-Rx building. Carroll stated that is something he will look into.

**Being no further discussion, McConville made the motion to agree with the findings of fact as outlined in the Staff report and recommend approval of the preliminary and final plat for 411-433 Main Street Subdivision.**

Ayes: Barron, McConville, Burns,Ruiz, Sesto, Hughes, Volker

Nayes: None

3. *Consideration of a preliminary plat for Harbor Village Unit 1 at Heritage Harbor Ottawa Planned Unit Development.*

Tom Heimsoth appeared before the Plan Commission and explained this was approved a year ago but they have made some changes based on the market. Kevin Donovan of Heritage Harbor discussed the plat and noted they added some quadplexes, triplexes, and duplexes. Donovan noted the general layout hasn't changed and it is still at traditional neighborhood design (TND). Donovan noted the price points are high \$300's up to and probably over \$700's. Donovan presented the multi-family units and noted they will resemble single family homes.

Volker asked who would buy a duplex. Donovan noted it would likely be people nearing retirement or retired.

Barron asked about Magnolia Avenue and suggested that should be changed since there is already a Magnolia in town. Heimsoth agreed.

**Being no further discussion, Burns made the motion to approve the preliminary plat for Harbor Village Unit 1 at Heritage Harbor Ottawa Planned Unit Development with the stipulation that Magnolia Avenue be changed.**

Ayes: Barron, McConville, Burns, Ruiz, Sesto, Hughes, Volker

Nays: None

## **DISCUSSION**

Planner Carroll discussed with the the Plan Commission that the City has been approached by the owner of the South Town Mall about a possible rezoning to D (Office, Commercial, Light Industrial). A user who who would use portions of it for warehousing is interested in leasing space there. Carroll said he is looking for feedback from the Plan Commission.

Barron stated he thought retail could work there because of all the residential in the area.

Burns discussed that she thinks 50% of the population lives south of the river and to change the mall to a potentially light industrial use did not make sense to her.

McConville stated she thought the building needed attention and that the Plan Commission should take up a study to see what could fit there.

Ruiz noted this is the first thing people see when they come to town and worries about some of the uses in D zoning.

Barron thought it could be a satellite campus for any of the State colleges.

The Plan Commission is not in favor of rezoning to D.

Barron noted Planner Carroll reminded him that the Plan Commission is supposed to meet every April to elect officers. Hughes and McConville suggested they get job descriptions.

Carroll noted he would like to form a committee to finish the sign ordinance. Barron and McConville volunteered.

Being no further business, Barron adjourned the meeting at 7:24 PM.

Respectfully submitted,  
Douglas Carroll, AICP  
Carroll Planning, LLC