

MINUTES OF THE OTTAWA PLAN COMMISSION MEETING August 22, 2022

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

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

MINUTES

McConville made the motion to approve the minutes from the July 25, 2022 meeting. Seconded by Ruiz.

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

Nays: None

Motion Carried.

OLD BUSINESS

NEW BUSINESS

1. *Public hearing to consider a conditional use request from Carder Development, Ottawa, LLC (Owner) and KEEP.RENTALS, LLC (Contract Purchaser) for a self storage facility located at 205 W. Etna Road.*

Barron opened the public hearing. Doug Olsen, applicant, with KEEP.RENTALS appeared before the Plan Commission and explained the proposed use. Olsen explained this an upscale indoor self storage facility and went into further detail explaining the technology he plans on using. Olsen explained there is no outside storage. Olsen also touched on the proposed laundromat (not part of the conditional use).

Barron asked what the square footage break down would be between the self storage facility and laundry facility. Olsen explained the final design hasn't been completed but the self storage will take up the majority of the building. He estimated laundry would occupy about 4,000 square feet.

Barron asked if there is any plan to have retail space. Olsen said there is not.

Barron asked about hours. Olsen stated it would likely be 8:00 AM-8:00 PM but some customers may be able to use at other hours with prior approval.

Barron asked if there is any prohibition on certain items. Olsen said there was and summarized anything that was flammable, noxious, poisonous, or would attract animals.

Burns asked Olsen if he did a study to determine customer need. Olsen explained his operations in Sycamore and stated he sees customers from a large radius and would anticipate the same in Ottawa.

McConville asked if there will be a resident manager. Olsen said there will be staff on site 7 days a week.

Stone asked if there will be any changes to the entrances or parking lot. Olsen stated at this time he does not anticipate any changes other than maintenance.

Barron asked about a dumpster. Olsen stated he usually doesn't see many people using the dumpster at his Sycamore store but there will be one on site and he will adjust size as needed.

Alexis Ferracuti, of Carder Development, stated she and her mother wanted to make sure the buyer of the property would put the time and effort into the property and City of Ottawa. She spoke to the positives of KEEP.RENTALS, LLC after doing her research and felt it was good for the community.

Being no further discussion, McConville made the motion to concur with the findings of fact as outlined in the Staff Report and recommend approval of a conditional use permit for a self storage facility located at 205 W. Etna Rd. subject to the list of prohibited storage items:

1. Anything flammable, odorous, noxious, corrosive, hazardous, or pollutant materials.

Seconded by Hughes

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

Nays: None

Being no further business, Barron adjourned the meeting at 6:44 PM.

Respectfully submitted,

Douglas Carroll, AICP

Carroll Planning, LLC