

DRAFT

MINUTES OF THE OTTAWA PLAN COMMISSION MEETING April 24, 2023

Chairperson Brent Barron (remote) called the meeting to order at 6:00 PM in the Ottawa City Council Chambers.

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

MINUTES

Burns made the motion to approve the minutes from the February 27, 2023 meeting. Seconded by Hughes.

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

Nayes: None

Motion Carried.

OLD BUSINESS

NEW BUSINESS

1. *Public hearing to consider a request from John and JoAnn Conrad for a conditional use for outdoor storage in the D (Office, Research, and Light Industrial) district located at PIN: 15-43-201-017 (Chessie Lane).*

Barron noted for the record he is related to the petitioner and will not be voting on the matter.

Barron then opened the public hearing. John Conrad, petitioner, said he runs a firewood business on Marquette Street now and is looking to move out to Chessie Lane. Conrad explained the current business operations and indicated he would be doing the same on Chessie Lane.

McConville asked if the current screening on Marquette St. will be the same on Chessie Lane.

Conrad explained now he has a chain link fence with fabric over it. McConville asked about blacktopping on the proposed site. Conrad stated he will be placing some gravel down at the entrance. McConville asked about the sheds on the current site and if they would be placed on the new site. She noted they need some painting. Conrad said he will be repainting them.

Hughes asked Carroll if the fencing had to be concrete or wood. Carroll stated the ordinance does not allow chain link fencing and does require concrete or wood fencing. Hughes asked how many structures will be coming to the new property, Conrad stated four (4). Conrad asked if he

would have to screen the whole property. Carroll read from the ordinance, “*all outdoor storage, outdoor work areas, or trash containers to be screened from public streets by either permitted buildings, vegetation, walls, or fences.*” Carroll stated he would have to screen the whole site. McConville asked about fire prevention. Conrad stated the Fire Chief has reviewed the site. Burns asked about any hard surfaces. Conrad stated the the entrance will be gravel and the rest will be mulch. McConville stated she would like the site to be hard surface like his neighbors. Burns stated she would like to see respect for the neighbors and that this property conforms to the way the area businesses take care of their properties. Conrad stated he gets a semi-load every roughly 3 weeks. Hughes’ biggest concern is the area businesses are all blacktopped or concrete. She is concerned the semi will create a mess without a hard surface. Carroll stated if he does build a pole building the City will require hard surface. Ruiz asked about lighting. Conrad stated there would be lighting for security. There was no public comment.

Being no further discussion, Hughes 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 for outdoor storage at PIN 15-43-201-017 subject to Section 118-7(n) and (o) of the City of Ottawa Zoning Ordinance.

Seconded by McConville.

Ayes: Hughes, Sesto, McConville, Burns, Ruiz

Abstain: Barron

Nayes: None

Barron thanked the Plan Commission members for all of their years of service and for allowing him to be chairperson. Members thanked Barron for his years of service and wished him good luck as a City Commissioner.

Being no further business, Barron adjourned the meeting at 6:35 PM.

Respectfully submitted,

Douglas Carroll, AICP

Carroll Planning, LLC