

DRAFT

MINUTES OF THE OTTAWA PLAN COMMISSION MEETING May 22, 2023

Vice Chairperson John Stone called the meeting to order at 6:00 PM in the Ottawa City Council Chambers.

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

MINUTES

McConville made the motion to approve the minutes from the April 24, 2023 meeting. Seconded by Hughes.

Ayes: Hughes, Sesto, McConville, Burns, Stone, Farabaugh

Nays: None

Motion Carried.

OLD BUSINESS

NEW BUSINESS

1. *Public hearing to consider a conditional use request for a self storage facility in the D (Office, Research, Light, Industrial) Zoning District from McKenna Development, LLC dba Storage of America on property located at 461 E. Stevenson Road.*

Stone opened the public hearing. Planner Carroll stated we will need to continue the public hearing until the June meeting. He said the City recently heard from the U.S. Economic Development Administration (EDA) that a self storage facility on the subject property could jeopardize the millions of dollars grant for Stevenson Rd improvements. The City is appealing the decision.

Burns made the motion to continue the public hearing until the June 26, 2023 meeting. Seconded by Hughes.

Ayes: Hughes, Sesto, McConville, Burns, Stone, Farabaugh

Nays: None

2. *Consideration of a Final Plat request from First Choice Real Estate Group, LLC on property located at 610 Bellevue Avenue.*

Darrell Poundstone of Poundstone Engineering and Surveying appeared before the Plan Commission representing the petitioner. He stated this is a minor subdivision off of Bellevue Avenue and is a little over an acre in size. The applicant plans on splitting the property into two (2) lots.

McConville asked if the petitioner planned on keeping the existing house. Poundstone stated he was not sure.

Stone asked about zoning, what type of structure would be built, how big. Poundstone stated he was not sure. Carroll stated the property is zoned A-2 which allows for single to two (2) family residential. Stone asked about any improvements to the site. Carroll stated the applicant would need the pertinent permits from the City.

Hughes asked about ingress. Carroll stated a drive would be constructed off of Bellevue.

Stone asked about a preliminary plat. Carroll stated this is considered a minor subdivision and City Code allows for it to go directly to final plat.

Being no further discussion McConville made the motion to recommend approval of the final plat of Munoz Subdivision.

Seconded by Sesto.

Ayes: Hughes, Sesto, McConville, Burns, Stone, Farabaugh

Nays: None

3. *Election of Chairperson, Vice Chairperson, and Secretary.*

Stone asked if anyone was interested in being the secretary. Hughes stated she was.

Burns made the motion for Molly Hughes to be Plan Commission Secretary.

Seconded by McConville.

Ayes: Hughes, Sesto, McConville, Burns, Stone, Farabaugh

Nays: None

Stone stated next is Vice Chair position. He welcomed nominations. McConville asked Stone if he wanted to be Vice Chair, Stone said he would as his work may require him to miss some meetings.

Hughes made the motion for John Stone to be Plan Commission Vice Chairperson.

Seconded by Burns.

Ayes: Hughes, Sesto, McConville, Burns, Stone, Farabaugh

Nays: None

Stone noted next is Chairperson and he said Judy would be great. He asked if anyone else was interested. No one was.

Stone made the motion for Judy McConville to be Plan Commission Chairperson.

Seconded by Farabaugh.

Ayes: Hughes, Sesto, McConville, Burns, Stone, Farabaugh

Nays: None

DISCUSSION

Various topics were discussed including the recommended for approval sign ordinance and when the City Council may act on it. Carroll noted the current zoning ordinance also needs an overhaul.

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

Respectfully submitted,
Douglas Carroll, AICP
Carroll Planning, LLC