

**MINUTES OF THE OTTAWA PLAN COMMISSION MEETING**  
**January 24, 2011**

Chairman Tom Ganiere called the meeting to order at 7:04 p.m. in the Ottawa City Council Chambers.

**ROLL CALL**

Present: Burns, Ganiere, Howarter, Less, Perry, Reagan, Stone

Absent: Buiting, Barron

Others: City Planner Tami Huftel

**NEW BUSINESS**

a.) *Review of a concept plan for MCT apartment on Guion Street.*

Bill Borgo, owner of MTC Inc. and the owner of this property explained he owns apart complexes in Plainfield, Manhattan and Ottawa. He would like to add two eight unit apartment buildings to his property on Guion Street. These will be 2 bedroom units totaling 1,050 sq ft. He will be seeking approval for both apartment complexes but will build one this year (in May) and the second one next year. He promotes the use the landscaping and will be planting a good amount. The PUD ordinance requires a 25 foot setback around the perimeter of property. Due to the layout of this property he would like to get a variance from that requirement. Most of the commission agreed it was a good idea. John Stone asked about the site lighting. Bill Borgo stated most likely the lights would be on the building and shin out to the parking lot. The area adjacent to the parking lot is a railroad and an industrial building. Debbie Burns said this concept should move forward and the City has a need for more apartments. In general the commission thought the concept plan was a good plan and the project should move towards the next step.

b.) *Update on Heritage Harbor and review of a concept plan for The Cottages at Heron's Landing.*

Tom Heimsoth and Rich Bridges from Heritage Harbor presented a concept plan for “the cottages at Heron’s Landing”. This will be like a resort within a resort. The plan showed smaller clustered together homes with a softer and casual feel. They are estimating 28 to 32 units ranging from 600 to 1000 square feet. These homes will be sold then the owner could choose to put them in a “rental pool” similar to a hotel. Price point will be just under \$200,000. Site amenities may include campfire ring and/or playground equipment. A deed restriction will be put on the properties to not allow these as permanent residence. They are thinking this will be the only area with this type of product. They are hoping to build 6 to 8 this summer. The commission gave positive response to the plan.

John Stone asked that a discussion of the Zoning Ordinance be put on the February agenda.

There being no further business, the meeting was adjourned at 8:35 p.m.

Respectfully submitted,

Tami L. Huftel  
City Planner