

**MINUTES OF THE OTTAWA PLAN COMMISSION  
MEETING  
January 23, 2017**

Chairman Brent Barron called the meeting to order at 7:00 p.m. in the Ottawa City Council Chambers.

**ROLL CALL**

Present: Barron, Buiting, Burns, Carroll, Etscheid, Howarter, Reagan, Stone, Volker

Absent: none

Others: Commissioner Dan Aussem, Commissioner Tom Ganiere, City Planner Tami Huftel

**MINUTES OF PREVIOUS MEETING**

Minutes of October 24, 2016 meeting were approved as published.

**NEW BUSINESS**

**a.** *Review and recommendation pertaining to the revised final plat of the resubdivision of Brookside Lot 1 located at Columbus Street, legally described as lot 1 in Brookside Subdivision, pursuant to plat thereof recorded as document #2016-17238 & #2008-11756 in the LaSalle County Public Registry, situated in the City of Ottawa, LaSalle County, Illinois.*

Chairman Brent Barron explained the northern access road was removed from the site plan. Now an access easement is being provided on Dairy Queens parking lot, shown on the final plat. There being no further questions or comments, it was moved by John Stone that the OPC recommend the City Council approve the revised final plat of resubdivision of Brookside Lot 1 located at Columbus Street, legally described as lot 1 in Brookside Subdivision, pursuant to plat thereof recorded as document #2016-17238 & #2008-11756 in the LaSalle County Public Registry, situated in the City of Ottawa, LaSalle County, Illinois.

Seconded by Todd Volker.

Ayes: Brent Barron, Michael Buiting, Debbie Burns, Doug Carroll, Jackie Etscheid, Allen Howarter, Debby Reagan, John Stone, Todd Volker

Nays: none

Motion carried.

**b. Public Hearing** –*Review and recommendation of the revised preliminary of Briarcrest Subdivision II bounded by Chicory Lane, Banbury Drive and McKinley Road.*

Debbie Burns removed herself from the discussion, she represents Doug Fredin. Doug Fredin presented the revised preliminary plat to the plan commission. Placing lots adjacent to McKinley Road provides an opportunity to develop. He has been developing in town for a few decades. The last phase City requested developer pay for half of the road.

McKinley Road almost exclusively has driveways on McKinley except his last phase. Costs with building a residential subdivision are not yet feasible. With the road being there infrastructure costs are less. The agreement also included parts of the detention area being park space. Doug provided a concept layout showing one structure facing Sun Ridge Road and the next facing McKinley. There is a 20 foot landscape easement in the existing rear yards which prohibits fencing. Doug Carroll prefers this layout, not double frontage lots. The other lots are odd. Tom Ganiere noted there are similar Street names to Fox Trail. Doug agreed to Quail Lane.

There being no further questions from the audience or OPC members, it was moved by Doug Carroll that the OPC recommend the City Council approve the revised preliminary plat for Briarcrest Subdivision conditioned on the park ordinance be adhered to.

Seconded by Jackie Etscheid

AYES; Brent Barron, Mike Buiting, Debbie Burns, Doug Carroll, Jackie Etscheid, Alan Howarter, Debby Reagan, John Stone, Todd Volker.

Nays: None

Motion carried unanimously

*c. The public hearing on a proposed amendment to Section 118-2 of the City of Ottawa Municipal Code, Zoning Ordinance; adding a section pertaining to Historic Inns*

Rich Burton, attorney, presented a proposed Historic Inn ordinance. This ordinance can be used to preserve significant homes. Limit kitchen facilities to guests only. Retail for guests. Debbie Reagan asked if an attorney was present at meetings with Mayor and staff. Rich said no. Al Howarter city should be regulating short term rental i.e. airbnb - at least for pillow tax. Commissioner Aussem surprised staff negotiated, that city attorney was not involved, would like to see list of comparable ordinance and rules to be spelled out - such as liquor license and/or gambling license. Commissioner Tom Ganiere doesn't make sense to limit to A-1 district only; majority of the city is A-2. Jim Keely supports Historic Inns. Chairman Barron closed public comment. Mike Buiting large homes go downhill quickly. Brent Barron what is it going to be an Inn, event space, apartments. John Stone Ottawa need this. This is a business mixed into residential. Todd Volker look for a good successful ordinance - suggest State Historic Office or Princeton area. Insurance limits may need to go up. Address hotel motel tax. Commission requested Tami provide several example ordinances. It was noted city has only one B&B. Jackie Etscheid suggested the Bed and Breakfast ordinance be reviewed at a later date. Chairman Brent Barron continued the public hearing until February 27, 2017 meeting.

There being no further business, the meeting was adjourned at 8:45 p.m.

Respectfully submitted,

Tami L. Huftel  
City Planner