

MINUTES OF THE OTTAWA PLAN COMMISSION MEETING

February 24, 2014

Chairman Brent Barron called the meeting to order at 6:30 p.m. in the Ottawa City Council Chambers.

ROLL CALL

Present: Barron, Burns, Buiting, Ganiere, Howarter, Perry, Reagan, Stone, Volker (7:00 pm)

Absent: none

Others: City Planner Tami Huftel

MINUTES OF PREVIOUS MEETING

Minutes of the January 27, 2014 meeting were approved as published.

OLD BUSINESS

None

NEW BUSINESS

- a. 738 E. Main Street, living space above a garage. After last month's meeting Tami received a letter from adjacent property owner. Brent asked if anyone wished to reconsider the request. Hearing none they moved on to the next items.
- b. *Amend Plan Commission by-laws*. This was moved to the bottom of the agenda. Then, due to the length of the meeting this items was continued to next month.
- c. **Public Hearing** – Zoning amendment for A-2 to C-3 for vacant parcel north of 410 W. Norris Drive. Randall Bare owner of the parcel explained he is under contract with Casey's to purchase two parcels. One along Norris Drive and the other is up for rezoning. Bryce Loring, Casey's further explained they are requesting the rezoning as they prefer all lots under their ownership to be the same zoning. No future plans are known at this time.

Other comments:

Buiting – the existing lot is dangerous now.

Cally Smith – owner of 621 ½ Canal Street – She spoke against the rezoning stating this would increase traffic, property tax would go up, more people would be on the alley, and the value of her home would go down.

Joe Navarro, attorney representing Polancic's Meat Market, they are a local business and have concerns with delivery truck safety. He stated they objected to the C-3 zoning.

Burns – need an overall plan, as this block should be commercial. This lot does not fit C-3 lot size and uses.

Reagan – difficult to rezoning to an unknown use, need a plan.

Barron asked if denial of the rezoning would kill the deal. Bryce Loring responded...couldn't say.

Patricia Walters, Coldwell Banker – is concerned with the safety aspect of the current store and needs to be addressed.

Ganiere – no access without the alley, considers this spot zoning and would not recommend rezoning.

Seeing the commission was not looking favorably on the request Randall Bare, property owner with drew his request. Tami asked him to submit request in writing.

- d. **Public Hearing on the Draft Comprehensive Plan.** Ginko Planning Consulting presented the plan. The plan will be on cities website tomorrow. As sections are updated, they will be added to the website. Concerns were raised as to the location of the 2nd bridge. Rick Scott and Bill Franklin, explained the bypass bridge should be located farther from the downtown as this will be by-pass truck route. Zerlin stated if anyone has comments send them within the month.

Chairman Barron adjourned the meeting at 8:35 pm

Respectfully submitted,

Tami Huftel
on behalf of secretary, Debbie Burns