

**MINUTES OF THE OTTAWA PLAN COMMISSION
MEETING
February 27, 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, Etscheid, Howarter, Reagan, Stone

Absent: Burns, Carroll, Volker

Others: Commissioner James Less, Commissioner Tom Ganiere, Public Works Director Gary Scott and City Planner Tami Huftel

MINUTES OF PREVIOUS MEETING

Minutes of January 23, 2017 and January 30, 2017 were approved as published.

OLD BUSINESS

a. 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

Commission discussed the proposed amendment. Debby Reagan expressed we the city should come up with our own draft with City Attorney. Suggest a sub-committee be created - Debbie Reagan, Brent Barron and John Stone (when available) agreed. City Planner Tami Huftel suggests the entire commission discuss main topics before the sub-committee gets into details.

Moved by Alan Howarter the public hearing be continued until March 6, 2017 at 5:00PM.

Seconded by Jackie Etscheid

AYES; Brent Barron, Mike Buiting, Jackie Etscheid, Alan Howarter, Debby Reagan, John Stone

Nayes: None

Motion carried unanimously

NEW BUSINESS

a. A public hearing for City of Ottawa conditional use permit for civic use in a A-2 single and two family residential district located at 518-524 De Leon St., (Peltier Glass Factor)

City Planner Tami Huftel explained the city owns the peltier building. Property is zoned A-2 (Single and Two-Family Residential). The city is seeking a "civic" conditional use to allow indoor storage for the city public works. Also, building will be utilized by staff members during working hours. Long range plan may include inside bus storage for NCAT service. The old structures maybe torn down to allow for vehicle parking. Parking area would be screened from neighbors view. Gary Scott, Public Works Director stated the facility would be used by other civic organizations i.e youth leagues and fire department for storage, but not a daily basis. NCAT has 11 buses similar size to a large conversion shuttle van. Have secured the building many times from break-ins.

Debbie Reagan asked if Boyce Lane would be improved. Commission Less would if road improvements became necessary.

Marybeth Blossy, 1013 Lincoln Ave, brick building safety and fencing appearance. Will it be snow fencing? Gary Scott, city has ordinances to follow regarding fencing.

JoAnn Jones, 1711 Walnut, ok with city use now; keep property residential; don't want to give any property towards Boyce Lane, previously gave 40 feet; school suffers needs more taxes; Brownfield study showed contamination; additional study with buses; narrow roadway. Likely hood to build onto existing structure for bus use.

Commissioner Less – city property therefore no taxes; don't feel roadway expansion would be necessary.

Brent Barron questioned the legality of city acquiring property after turning down storage use from previous owner. City Planner Tami Huftel stated corporation counsel has looked into this issue.

John Stone – city should have a better plan. We would expect other applicant to have a rendering.

Commissioner Less – old part of the building removed then used for cars.

Moved by Debby Reagan that the public hearing be continued and request a detail plan inside and outside showing: building modifications, capacity of the building, traffic flow, is Boyce Lane adequate for traffic and clarify if buses have back-up beepers.

Seconded by John Stone.

Ayes: Brent Barron, Michael Buiting, Jackie Etscheid, Allen Howarter, Debby Reagan, John Stone

Nayes: none

Motion carried.

b. Public Hearing – *Heritage Harbor Development requests a conditional use of a planned unit development in Heritage Harbor Ottawa Villas at Herons Landing including preliminary and final plat located on Leeward Way, legally described as: being a subdivision of part of the fractional southeast quarter of section 8 and the fractional northeast quarter of section 17, township 33 north, range 4 east of the third principal meridian, all in LaSalle County, Illinois.*

Tom Heimsoth presented the Villas at Herons Landing plan. Proposing 31 units; Streetscape is the architect; less dense plan than cottages to the east. Not a traditional subdivision no garage nor basement. Range \$250,000 to \$450,000; 865 – 1850 square feet; 5 to 6 models; will change colors & outside. Sold out of existing cottages; building two models late this spring. Geared toward second home buyer and retirees. Cottages state no permanent residence, proposing no restriction on these. Rutland School has been asking for kids. Parking ratio for existing cottage units is one to one, seems to be sufficient in most cases. Built 10 golf cart parking area just east. Residents will share garbage dumpsters with cottages located in large marina parking lot.

Mike Bargo, Douglas Street, taxing questions.....

Brent Barron – concerned with traffic through this only roadway. Tom Heimsoth – visited many high end resorts they use “green” to slow traffic down instead of signs and etc.

There being no further discussion it was moved by John Stone that the OPC recommend the City Council approve the conditional use of a planned unit development in Heritage Harbor Ottawa Villas at Herons Landing including preliminary plat located on Leeward Way.

Seconded by Debby Reagan

Ayes: Brent Barron, Michael Buiting, Jackie Etscheid, Allen Howarter, Debby Reagan, John Stone

Nays: none

Motion carried.

Moved by John Stone that the public hearing be continued March 6, 2017 at 5:00PM for a conditional use of a planned unit development in Heritage Harbor Ottawa Villas at Herons Landing including final plat.

Seconded by Jackie Etscheid.

Ayes: Brent Barron, Michael Buiting, Jackie Etscheid, Allen Howarter, Debby Reagan, John Stone

Nays: none

Motion carried.

c. Public Hearing – *Heritage Harbor Development requests a conditional use of a planned unit development in Heritage Harbor Ottawa Harbor Inn Cottages Landing II including preliminary plat located on Great Loop East, legally described as: being a subdivision of part of the fractional southeast quarter of section 8 and the fractional northeast quarter of section 17, township 33 north, range 4 east of the third principal meridian, all in LaSalle County, Illinois.*

Tom Heimsoth changing name to Harbor Cottages. Units will be smaller than existing cottages. Sold to boaters, families prices around \$175,000. Consider building with panel system. Kevin Donavon of HHO has experience. Build two models now, rest after boating season. Half the units will have lofts. 19 regular units & 3 buildings with flat over flat + 25 units total. Second homes, vacation rental HHO will manage. Interior will be livable, great room, kitchen, large bath and king bed.

Moved by Mike Buiting that the public hearing be continued March 6, 2017 at 5:00PM for a conditional use of a planned unit development in Heritage Harbor Ottawa Harbor Cottages including preliminary plat located on Leeward Way.

Seconded by Jackie Etscheid.

Ayes: Brent Barron, Michael Buiting, Jackie Etscheid, Allen Howarter, Debby Reagan, John Stone

Nays: none

Motion carried.

There being no further business, the meeting was adjourned at 9:25 p.m.

Respectfully submitted,

Tami L. Huftel
City Planner