

MINUTES OF THE OTTAWA PLAN COMMISSION

March 23, 2015

Chairman Brent Barron called the meeting to order at 7:05 p.m. in the Ottawa City Council Chambers.

ROLL CALL

Present: Barron, Burns, Ganiere, Howarter, Reagan, Stone,

Absent: Buiting, Perry, Volker

Others: City Planner Tami Huftel

MINUTES OF PREVIOUS MEETING

It was moved by Stone and seconded by Ganiere that the minutes of the October 27, 2014, meeting be approved. Motion Carried unanimously.

NEW BUSINESS

- a. *Public hearing on a proposed amendment to Section 118.2.(L) of the City of Ottawa Municipal Code (Bed and Breakfast Ordinance) includes allowing either an owner or owner's agent operate the bed and breakfast, revise the renewal application process and etc.*

Chairman Brent Barron opened the public hearing with a brief explanation stating this is a public hearing to discuss an amendment to the Bed and Breakfast Ordinance. City Planner Tami Huftel explained the majority of the revision pertained to replacing owner-occupied with operator-occupied. She further explained we can go through section by section or an overall discussion. The commission discussed the overall ordinance.

Reagan: replacing with operator-occupied feel more like a hotel. Prefers not to revise an ordinance for a specific purpose - B&B's is a commercial type use – proposed operations should buy the size home needed so no expansion is required – existing homes have condo potential

Barron: talked about employee limitation – there are room rentals out there now that is not regulated

Ganiere: building on contiguous property vs. the same property – consider taking out expansion requirement – companies can own B& B's

Howarter – ready to move on the proposed ordinance

Burns: B&B's are not going away – they are potential tourism – our ordinance is very restrictive – has Cora Pope home listed, possible B&B is the only interest – older homes are not condo ready.

Commission discussed all B&B requests require the conditional use process.

Moved by Howarter and seconded by Reagan that the OPC recommend that the City Council adopt a proposed amendment to Section 118.2 (l) of the City of Ottawa Municipal Code allowing owner-operator change to operator-occupied, defining operator as “the owner of the bed and breakfast establishment, or owner's agent, who is required by this to reside in the bed and breakfast establishment, or contiguous property”. After additional discussion the motion was amended to revise the language:....”to reside on the premises of the bed and breakfast establishment”. Vote was taken to approve the amendment. Motion carried unanimously. Then 2nd vote to approve the revision. Motion carried unanimously.

Moved by Howarter and seconded by Ganiere that the OPC recommend that the City Council adopt a proposed amendment to Section 118.2 (l).1.c of the City of Ottawa Municipal Code under definitions, bed and breakfast establishment, striking ‘the bed and breakfast shall be subordinate and incidental to the single family residential use of the building.’ 5-aye, 1-nay (Reagan). Motion carried.

Moved by Ganiere and seconded by Burns that the OPC recommend that the City Council adopt a proposed amendment to Section 118.2 (l) 9.2 of the City of Ottawa Municipal Code, replacing city council with plan commission. Motion carried unanimously

Moved by Ganiere and seconded by Burns that the OPC recommend that the City Council adopt a proposed amendment to Section 118.2 (l) 13 of the City of Ottawa Municipal Code, pertaining to renewal of license process. Motion carried unanimously

Moved by Ganiere and seconded by Burns that the OPC recommend that the City Council adopt a proposed amendment to remove Section 118.2 (l) 9.a.2 and 9.b.3 of the City of Ottawa Municipal Code, pertaining to additions. Motion carried unanimously

b. other ordinance amendments

General discussion was held on Group Homes for people with special needs or seniors. Suggestions were made to research other communities, talk to neighbors of existing group homes and check state statute requirements.

It was moved by Howarter seconded by Burns the meeting be adjourned at 8:40pm. Motion carried.

Respectfully Submitted,

Tami Huftel
City Planner