

MINUTES OF THE OTTAWA PLAN COMMISSION MEETING

December 12, 2011

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

ROLL CALL

Present: Barron, Buiting, Howarter, Less, Perry, Reagan, Stone, Volker

Absent: Burns

Others: City Planner Tami Huftel

NEW BUSINESS

a. Rezoning Request – 528-530 West Lafayette Street

Realtor Lloyd Chapman spoke on behalf of the owner. He explained that owner would like to convert the commercial space to an apartment. The property currently has 5 apartments. Howarter explain that the Plan Commission/City revised the Zoning Ordinance to no longer allow residential uses in commercial districts. Regan questions if the existing structure meets the setbacks and lot size requirements. According to the sidwell map this structure does not appear to meet either requirement. Regan and Stone questioned whether this Zoning request could be approved knowing the structure does not meet these requirements. Less asked if the notification to adjacent property owners were sent out. Tami stated they were. Less then stated this seemed like a logical change and since there were no neighbors here to object this should move forward. Buiting also agreed with the use. Tami will ask Corporation Council if variances are required for this existing structure. There being no further questions or discussions, it was moved by Less and seconded by Perry that the OPC recommend the City Council approve the request to rezone the property located at 528-530 West Lafayette Street from District C-2 to B. Motion carried unanimously.

In light of the above discussions the following motion was made, it was moved by Stone and seconded by Reagan that the OPC recommend that Corporation Council review if any variances are required for setbacks and/or lot area for the property located at 528-530 West Lafayette Street. Motion carried unanimously.

b. An informal discussion was held on the Public Works-Dog Park rezoning that was before this commission last week. Barron stated the Plan Commission is not against Pet Project. Stone stated he tabled the request to take a closer look at the plan. Volker would like Pet Project to provide a one page narrative on their operation and what they propose to build.

There being no further business, the meeting was adjourned at 7:40 p.m.

Respectfully submitted,

Tami Huftel
City Planner