

# MINUTES OF THE OTTAWA PLAN COMMISSION MEETING

## March 28, 2011

Chairman Tom Ganiere called the meeting to order at 7:04 p.m. in the Ottawa City Council Chambers.

### ROLL CALL

Present: Barron, Ganiere, Howarter, Less, Perry, Stone

Absent: Buiting, Burns, Reagan,

Others: Commissioner Aussem, Commissioner Baxter and City Planner Tami Huftel

### MINUTES OF PREVIOUS MEETING

Minutes of the February 28, 2011 meeting were approved as published.

### NEW BUSINESS

- a.) *Public Hearing by Heritage Harbor Ottawa for a “Conditional Use” of a Planned Unit Development including preliminary plat of Heritage Harbor East Entrance at Heritage Harbor Ottawa.*

Tom Heimsoth developer of Heritage Harbor explained that this preliminary plat is for the second entrance into Heritage Harbor. Originally they had three entrances now they are proposing two. This entrance will be similar to the one located at the west end of the property which will include landscaping and lighting, as well as, a white picket fence and signage. Adjacent property owner, Dennis Weltzel asked if it will be gravel or paved. Tom stated this section will be paved and construction should start in May. It was moved by Stone and seconded by Less that the Ottawa Plan Commission recommend to the City Council the approval of the conditional use of a planned unit development including preliminary plat of Heritage Harbor East Entrance at Heritage Harbor Ottawa with regards to the staff report. Motion carried unanimously.

- b.) *Public Hearing by Heritage Harbor Ottawa for a “Conditional Use” of a Planned Unit Development including preliminary plat of the East Peninsula, Unit 1 at Heritage Harbor Ottawa.*

Tom Heimsoth developer of Heritage Harbor stated this concept was before the commission in January. This concept is reflecting what the market is today. This will include 30 cottages clustered together. The concept is a similar to “up north” cottages and it’s like a resort within a resort. Rich Bridges stated these cottages are on two acres. They are creating a special get-away on the waterfront. Each home will have a front porch, 1 to 2 bedroom floor plans with the same architectural as the west peninsula. They are going to construct amenities such as a picnic area, fire ring, paths and a tot lot. All homes consisting of 16’ wide by 24’ to 30’ foot print will be constructed on a crawl space. These homes will be sold then the owner could choose to put them in a “rental pool” similar to a hotel. Tom stated that an investor may come in and build these units. Adjacent property owner, Dennis Weltzel is concerned that people may wonder onto his property, he suggested a fence. Tom Heimsoth said maybe signage or landscaping as a fence is not permitted in the floodplain. Commission member Brent Barron asked about trash locations, way finding signage to the units and emergency vehicle access. Developer stated the trash will be located in a central location like any other resort, the way finding signage has yet to be designed but will be similar to the west peninsula. Tom stated they have been working with Chief Newbury to accommodate a gurney on the path. The surface needs to be a durable hard surface. However, they are trying to keep an informal stone and limestone path. A management group has yet to be determined. They are speculating this will be a 2 to 3 year build out. Commission member James Less questioned the recreational features and where will they be located. Tom stated they are still working on it but a few locations maybe next to the cottages or in the vacant area to the

east. Tom also stated the cottage people are free to use all the amenities in the resort. It was moved by Barron and seconded by Perry that the Ottawa Plan Commission recommend to the City Council approval of the conditional use of a planned unit development including preliminary plat of East Peninsula, Unit 1 at Heritage Harbor Ottawa with regards to staff report and the following conditions 1.) These units cannot be used as primary residence. 2.) Updating the plat with the revised list of clarification and deviations from standards presented tonight(1-8). 3.) Show thirty adjacent parking spaces. 4.) Show the riverwalk. 5.) Add the mapped floodplain lines on the plat. 6.) Address life safety. Motion carried unanimously.

c.) *Informal discussion on the Zoning Ordinance.*

John Stone stated he would like the commission to consider revisions ordinances on the following topics: 1.) What would prevent someone from changing the integrity of the subdivision by combining 2 or more lots to either build a house or keep the extra property for their use. 2.) Create an industrial park district ordinance similar to guidelines of the Minooka I-80 area.

There being no further business, the meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Tami L. Huftel  
City Planner