

MINUTES OF THE OTTAWA PLAN COMMISSION MEETING

April 23, 2012

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

ROLL CALL

Present: Barron, Buiting, Burns, Less, Stone, Volker

Absent: Howarter, Perry, Reagan

Others: City Planner Tami Huftel, City Engineer Dave Noble

MINUTES OF PREVIOUS MEETING

It was moved by Less and seconded by Buiting that the minutes of the March 26, 2012, meeting be approved as published. Motion carried unanimously.

OLD BUSINESS

It was moved by Stone and seconded by Volker that the public hearing for 1016 West Superior Street be continued. Motion carried unanimously.

NEW BUSINESS

a. *Review and recommendation of the re-subdivision of Ottawa Centre, Lots 8 & 9.*

Matt Stack, developer of Ottawa Centre presented the subdivision plan. This is the development of Wal-mart, strip mall and Goodwill. There are currently 3 lots south of Stevenson Road and east of Veteran Drive ranging in size of 1.2 to 1.3 acres. The proposed strip center including Radio Shack and Cato's does not need that much property therefore they would like to reduce the lot 9 by 49 feet in width. This plat also adds easements. Store front will be towards the existing strip center. There being no other questions or discussions, it was moved by Stone and seconded by Less that the OPC recommend the City Council approve the re-subdivision of Ottawa Centre Lot 8 & 9. Motion carried unanimously.

b. *Review and recommendation of the re-subdivision of Ottawa Industrial Park, Lot 7 and the detention pond Outlot 2.*

Dave Noble, City Engineer presented the plan. Stated this revision was before this commission several years ago but it was never recorded. This revision includes vacating the access and utility easement to the east, extending the right-of-way and including detention language. Mike Buiting asked where will the detention pond outlet. Dave explained. There being no other questions or discussions, it was moved by Volker and seconded by Buiting that the OPC recommend the City Council approve the re-subdivision of Ottawa Industrial Park lot 7 and the detention basin. Motion carried unanimously.

c. *Review and recommendation of the final plat for Ottawa Industrial Park, Unit 2*

Dave Noble presented the final plat to the commission. Dave explained the detention pond in this phase will be owned and maintained by the lot owners. Debbie Burns asked the timeline on this project. Dave explained construction should start in March 2013 and be completed in a year to a year and half. Dave also expressed the desire to add signage and beautify the whole industrial park to help attract other business. Brent Barron asked the status of the sidewalk easement. A note has been added to the preliminary plat and

the city was looking at building on side at this time with the grant funds. There being no other questions or discussions, it was moved by Stone and seconded by Less that the OPC recommend the City Council approve the Final Plat for Ottawa Industrial Park, Unit 2. Motion carried unanimously.

823 Chestnut St. Zoning Amendment

An informal discussion took place to rezone the above property from residential to a CPA office on the above referenced property. Laura Hipes the interested purchaser was looking for some informal thoughts of the commission on a potential rezoning. After some discussion Brent stated this would need to go through the formal processes to get everyone's opinion.

Updating the Comprehensive Plan

Each month the commission has been noting the comprehensive plan is starting to get old and needs to be updated. As they review request for new uses on properties they would like to have direction from an updated plan. With that being said it was moved by Less and seconded by Buiting that OPC recommend the comprehensive plan be updated as the plan is over 10 years old.

Since the next Plan Commission meeting is Memorial Day the commission is open to rescheduling the meeting to Monday, May 21st or Monday, June 4th. Tami will inform the commission of a date.

There being no further business, the meeting was adjourned at 8:15 p.m.

Respectfully submitted,

Tami L. Huftel
City Planner