

MINUTES OF THE OTTAWA PLAN COMMISSION MEETING

April 25, 2011

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

ROLL CALL

Present: Buiting, Barron, Ganiere, Howarter, Less, Perry, Reagan,

Absent: Burns, Stone

Others: City Planner Tami Huftel

MINUTES OF PREVIOUS MEETING

It was moved by Less and seconded by Perry that the Ottawa Plan Commission approves the March 28, 2011 minutes as published.

NEW BUSINESS

a.) *Final plat of Heritage Harbor East Entrance at Heritage Harbor Ottawa.*

Tom Heimsoth developer of Heritage Harbor explained this final plat is for the second roadway into Heritage Harbor which will continue down to the cottages. Debbie Reagan asked how this roadway will connect to the restaurant. Tom showed the commission that at about midpoint a road will go down to the restaurant. Mike Buiting asked if the county roadway improvement will be apart of this project. Tom said they would. It was moved by Buiting and seconded by Barron that the Ottawa Plan Commission recommends to the City Council they approve the final plat of Heritage Harbor East Entrance at Heritage Harbor Ottawa. Motion carried unanimously.

b.) *Final plat of the East Peninsula, Unit 1 at Heritage Harbor Ottawa.*

Rich Bridges of Heritage Harbor gave a brief description of the project. These cabins will have the same architectural as the rest of the project; they are proposing 30 units with common areas, paths and amenities on 2 acres of property. James Less asked if these structures will be built of site. Tom said these structures, designed by their architects, will be built in a factory and delivered to the property. Tom also stated these are vacation rentals and didn't want construction to going on while people are living there. Rich Bridges estimated these units will be built out in 3 years. There are parking spaces located 25' to 120' from each unit. Debbie Reagan asked to go through the list of conditions on the preliminary plat and give an update. Item 1.) *These units cannot be used as primary residence.* Tom stated they have had several meetings with City staff on this topic and he believes we have a resolution that has been drafted into a conditional use ordinance. Item 2.) *Updating the plat with the revised list of clarification and deviations from standards presented tonight (1-8).* Item 3.) *Show thirty adjacent parking spaces.* Item 4.) *Show the riverwalk.* Item 5.) *Add the mapped floodplain lines on the plat.* Tami stated the preliminary plat has been updated with items 2, 3, 4, and 5. Item 6.) *Address life safety.* Tom stated they were in discussions with Mike Sutfin and Jeff Newbury and a dry hydrant system will be installed. Also the surface of the path will have a finer granular material than the west peninsula driveways to accommodate a gurney. It was moved by Barron and seconded by Perry that the Ottawa Plan Commission recommends to the City Council they approve the final plat of East Peninsula, Unit 1 at Heritage Harbor Ottawa. Motion carried unanimously.

There being no further business, the meeting was adjourned at 7:55 p.m.

Respectfully submitted,

Tami L. Huftel
City Planner