

MINUTES OF THE OTTAWA PLAN COMMISSION
June 25, 2012

Chairman Brent Barron called the meeting to order at 7:03 p.m. in the Ottawa City Council Chambers.

ROLL CALL

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

Absent: Burns, Buiting, Howarter,

Others: City Planner Tami Huftel

MINUTES OF PREVIOUS MEETING

It was moved by Stone and seconded by Volker that the minutes of the June 4, 2012, meeting be approved as published. Motion carried unanimously.

OLD BUSINESS

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

NEW BUSINESS

- a. *Rezoning Request 823 Chestnut Street.* Potential purchaser of property, Mrs. Laura Hipes explained she would like to locate her business in this residential home. This residential home has been vacant for over a year. She explained this property borders other business and there are business uses along Jefferson Street. Parking is prohibited on the west side of Chestnut Street so homes would be unaffected by cars parked for business. She would keep the home like a professional building, no proposed changes to the exterior. However, she would need a small sign. She also stated that a second sole professional could lease some space as this is a 2 bedroom home. Notifications were sent out to the adjacent property owners. Ms. Lynn Mann 819 Chestnut Street questioned what happens if Mrs. Hipes was to sell the property. Barron stated that once the property is zoned commercial it opens the door for any use allowable in that district. She wasn't against Mrs. Hipes being there but concerned about the future. Mr. Brian Zellers, 607 West Jackson Street, same concerns as Ms. Mann ok with this request but not the zoning change as who knows the future. Mrs. Hipes said parking would be in the diagonal parking across Chestnut Street. Perry questioned the process, is this only option. Huftel explained that since she doesn't want to live in the home this is the only processes. Mr. Zellers expressed concern that this could open the door to Financial Plus to purchase this block. 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 823 Chestnut Street from A-2 to C-1. Roll call was taken: Perry-aye, Less-aye, Volker-abstain, Barron-nay, Reagan-nay, Stone-nay. Motion Fails.

- b. *Rezoning Request 815 Walnut Street and 511 West Jackson Street.* At the request of the applicant this request as continued.

- c. *Sign Ordinance.* A general discussion was held on the proposed sign ordinance. Members of the commission express dislike in the new sign at The Pharmacy Stop. Debby Reagan suggested that we review the ordinance on items required when submitting a sign permit. Tami will email the ordinance to all members and it will be on the next agenda for discussion.

There being no further business it was moved by Less and seconded by Perry that the meeting adjourn at 8:05pm. Motion carried.

Respectfully submitted,

Tami L. Huftel
City Planner