

MINUTES OF THE OTTAWA PLAN COMMISSION MEETING

June 27, 2011

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

ROLL CALL

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

Absent: Barron, Buiting, Reagan

Others: City Planner Tami Huftel

MINUTES OF PREVIOUS MEETING

Minutes of the May 23, 2011 meeting were approved as published.

NEW BUSINESS

a. Public Hearing – Handy Foods/McGrogan – West Main Street

Mike McGrogan, owner of Handy Foods, explained they have purchased the two residential lots west of the existing parking lot and plan to construct a parking lot. The existing homes have been removed. These two lots and the existing parking lot are currently zoned “B” apartments. They have been working with the Design Review on a layout and green space. It was moved by Stone and seconded by Perry that the OPC recommend the City Council approve the Zoning Amendment from “B” Apartments to “C-3” Special Business including findings from staff report for 604 West Main Street and lot 3 in Outlot 40 within Assessor’s Subdivision. Motion carried unanimously.

Findings:

Section XIX of the City of Ottawa Zoning Ordinance states the Plan Commission shall submit an advisory report to the City Council. The Plan Commission shall not recommend nor shall the City Council grant an amendment to alter the zoning district boundary lines unless it shall make findings based upon the evidence presented to it concerning the following matters:

1. *Existing use(s) and zoning of the property in question;*

The subject site is currently zoned B (Multi-Family) which is intended for single family, two-family and apartments.

2. *Existing use(s) and zoning of other lots in the vicinity of the property in question;*

When analyzing the impacts of this rezoning it is necessary to look at the surrounding property uses and their zoning. Below is a list of the uses and the zoning of the properties surrounding the subject parcel:

North: B (Multi-Family) and C-3 (Special Business District)

South: C-3 (Special Business District)

West: B (Multi-Family)

East: D (Commercial and Light Industrial)

3. *Suitability of the property in question for uses already permitted under existing regulations;*

The vacant properties were and are suitable for the existing zoning classification. The parking lot parcel would not be suitable for the multifamily classification.

4. *Suitability of the property in question for the proposed use;*

With the Handy Foods being adjacent to these parcels and commercial uses both south and east the proposed zoning classification would be appropriate.

5. *The trend of the development in the vicinity of the property in question, including changes (if any) which may have occurred since the property was initially zoned or last zoned; and*

The trend of development in this area is commercial. Several years ago Bethel Lutheran Church, on the west end of this block constructed a parking lot for church. Also, Handy Foods constructed an employee parking lot on the south side Main Street.

6. *The effect the proposed rezoning would have on the City's plans for future development.*

The Comprehensive Plan recommends the future land use of this area be Traditional Neighborhood Residential. According to the comprehensive plan Traditional neighborhood Residential states" land use area incorporate the principles that are used in the mature historic residential sections of Ottawa. These areas are intended to have a mix of land use and mixed-use buildings woven together but predominantly residential in use and character. They include reduced building setbacks, alleys, a variety of street designs, more public open spaces, squares and green, civic, and commercial uses in prominent locations. By the statements made in the comprehensive plan, this area could be either zoning classification.

Ganiere advised Mike McGrogan that these recommendations would be referred to the City Council and invited the owners to attend the Council meeting on Tuesday, July 5th at 7 p.m. to represent their request.

John Stone asked if Mike McGrogan could explain the flow of traffic. Mike explained how the one entrance just west of the intersection of Main and Filmore Street will be removed. James Less asked about screening on the west and north side. The existing chain link fence will be used with slats for the time being. This area will remain gravel till fall.

Meeting was adjourned at 7:15 p.m.

Respectfully submitted,

Tami Huftel
City Planner