

MINUTES OF THE OTTAWA PLAN COMMISSION

September 24, 2012

Chairman Brent Barron called the meeting to order at 7:00 p.m. in the Ottawa City Council Chambers.

ROLL CALL

Present: Burns, Barron, Howarter, Less, Reagan, Stone, Volker

Absent: Buiting, Perry

Others: City Planner Tami Huftel

MINUTES OF PREVIOUS MEETING

It was moved by Volker and seconded by Stone that the minutes of the August 27, 2012, meeting be approved as published. Motion carried unanimously.

OLD BUSINESS

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

NEW BUSINESS

- a. *Heritage Harbor Ottawa Final Plat East Peninsula Unit 101.* Tom Heimsoth and Nancy Scholz presented the revised final plat on behalf of the developers Homeway Homes. The revision involves the second and third “pod” as the first one is being developed. This plat was revised to allow porches along the roadway and to allow any structure on any lot. With the enlargement of lot size the common open space is being reduced slightly. The commission asked how the home owners association would work. Rich estimated a 3 to 4 year build out on this product. There being no further questions or discussions, it was moved by Stone and seconded by Less that the OPC recommend the City Council approve Heritage Harbor Ottawa Final Plat of the East Peninsula, Unit 101. Motion carried unanimously.
- b. *Heritage Harbor Ottawa Conditional Use request for the West Peninsula, Unit 7 including Preliminary and Final Plat.* Tom Heimsoth talked about the success of the 4 unit row home product. They sold out before the building was completed. He then presented the plan for this six-unit townhome structure. In West Peninsula Unit 2 this lot was originally planned for an eight-unit townhome. Rich explained the product being proposed with a roof top deck, entrances on both sides, 2 car tandem garage and a three story structure. This product was presented in the 1st West Peninsula package. Brent was concerned with the non-dedicated road being extended to the east. Nancy Scholz stated it may extend to the next building but not beyond that. Either way the plan would need to come back to this commission. There being no further questions or discussions, it was moved by Howarter and seconded by Less that the OPC recommend the City Council approve the conditional use for Heritage Harbor Ottawa Unit 7 including preliminary plat. Motion carried unanimously. Then it was moved by Howarter and seconded by Volker that the OPC recommend the City Council approve the final plat for Heritage Harbor Ottawa Unit 7. Motion carried unanimously.

- c. *Zoning Ordinance.* It was moved by Reagan and second by Burns that the zoning ordinance be continued. Motion carried unanimously.
- d. *Sign Ordinance.* It was moved by Volker and seconded by Less that the sign ordinance public hearing be continued. Motion carried unanimously.

There being no further business the meeting adjourned at 8:40pm. Motion carried.

Respectfully submitted,

Tami L. Huftel
City Planner