

MINUTES OF THE OTTAWA PLAN COMMISSION MEETING

September 26, 2011

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

ROLL CALL

Present: Barron (late), Buiting, Burns, Ganiere, Less, Perry, Reagan

Absent: Howarter, Stone

Others: City Planner Tami Huftel

MINUTES OF PREVIOUS MEETING

Minutes of the August 22, 2011 and August 31, 2011 meetings were approved as published.

OLD BUSINESS

None

NEW BUSINESS

a. Final Plat – MCT, Inc. Planned Unit Development

Developers of the MCT, Inc. project advised OPC members that there have been no changes made to the Final Plat from the previously approved Preliminary Plat. It was noted that the Final Plat does include where the water, sewer and storm sewer lines will lie. There being no questions or discussions, it was moved by Burns and seconded by Buiting that the OPC recommend the City Council approve the Final Plat for MCT, Inc. PUD. Motion carried unanimously. (Barron did not vote)

b. Final Plat – Ottawa Senior Housing

Tom Duttlinger representing the developers of the Ottawa Senior Housing project advised commission members that there have been no changes since the Preliminary Plat was approved. He added that the locations of the gazebo and sidewalks have been included in this plat. He confirmed that the existing house on the property will be razed and that the driveway entrances have been lined up with other existing drives. Duttlinger noted that the City has been presented with the landscaping plans. If there should be a difference of opinion regarding the placement of ROW trees, he said the developers will leave the decision up to what the City and County agree upon and will plant accordingly. Tom advised members that the project will be owned solely by the developer which includes private streets/roadways. There are income guidelines for a resident's occupancy and no association fees will be involved. There being no questions or further discussion, it was moved by Buiting and seconded by Less that the OPC recommend the City Council approve the Final Plat of the Ottawa Senior Housing. Motion carried unanimously. (Barron did not vote)

c. Zoning Ordinance

1. Accessory structure setback from 5 feet to 2 feet. Tami stated there has been many variance requests for this setback and would like to discuss the possibility of changing it to 2 feet. After some general discuss the commission felt it should stay at 5 feet.
2. Adding conditional use request to allow a dwelling unit above the garage (coach house). Tami explained that someone has a coach house (a detached garage with an apartment above) that they would like to fix up and rent out. However, according to the ordinance this is not allowed. Maybe we should revise the ordinance to allow this use as a conditional use? After some general discussion and concern by commission members they would like to look at what other communities allow.
3. Historical Significant for conditional use request. Debby Reagan asked if the ordinance can be changed to add historical significant to the criteria. If it can what would the criteria be.

Tom Ganiere informed the commission that he has resigned.

There being no further business, the meeting was adjourned at 8:05 p.m.

Respectfully submitted,

Respectfully submitted,

Nancy C. Stisser
Recording Secretary

Tami L. Huftel
City Planner