

**MINUTES OF THE OTTAWA PLAN COMMISSION
SPECIAL MEETING
SEPTEMBER 21, 2016**

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

ROLL CALL

Present: Barron, Howarter, Etscheid, Stone, Volker

Absent: Buiting, Burns, Carroll, Reagan

Others: City Planner Tami Huftel

MINUTES OF PREVIOUS MEETING

Minutes of the August 29, 2016 meeting were approved as published.

OLD BUSINESS

None

NEW BUSINESS

a. Review and recommendation pertaining to preliminary and final plat of Stein Subdivision located at 1711 and 1713 Guion Street, legally described as the north 75 feet of lot 3 and the north 60 feet of the east 20 feet of lot 4 in block 2 of railroad addition to Ottawa, situated in the City of Ottawa, County of LaSalle, State of Illinois.

Mr. Jerry Steinhour owner of 1711 and 1713 Guion Street advised the OPC Board he would like to sell each half of his duplex. One half is currently under contract. The duplex was built with a fire wall separation; Mr. Steinhour received an ok from the Building Inspector. Mr. Steinhour stated an additional water and sewer tap will need to be installed. Nothing on the outside will change. There being no further questions from the audience or OPC members, it was moved by Todd Volker that the OPC recommend the City Council approve the request for preliminary and final plat of Steinhour subdivision. Second by John Stone.

Ayes: Barron, Howarter, Etscheid, Stone, Volker

Nays: None. Motion carried.

b. Review and recommendation pertaining to preliminary and final plat of the resubdivision of Brookside Lot 1 located at Columbus Street, legally described as lot 1 in Brookside Subdivision, pursuant to plat thereof recorded as document #2008-11756 in the LaSalle County Public Registry, situated in the City of Ottawa, LaSalle County, Illinois. Tom Duttlinger, Etscheid, Duttlinger and Associates advised the OPC the original Brookside Subdivision was before the board in 2008. Now proposes to split lot one into two lots. Entrance is under construction, IDOT approved the entrance with original subdivision. There is an existing ingress/egress easement through Hardies parking lot. Each lot will have its own water and sanitary sewer services. Tami provided the commission a list of conditions; Tom Duttlinger stated he had no problem with them. There being no further questions or discussion from the audience or Committee, it was moved by John Stone that the OPC recommend the City Council approve the request for preliminary and final plat of the resubdivision of lot 1 Brookside Subdivision with the following conditions:

- 1.) 25' Building Setback & Landscaping Buffer easement on the west property line.

- 2.) Storm water easement over the proposed detention basin.
- 3.) Sanitary easements
- 4.) Cross access easement along west property line of lot 1. When lot 1A develops parking lots shall interconnect.
- 5.) Provide 90% opacity screening along west and south property line.
- 6.) Staff shall approve the landscape plan
- 7.) All lighting shall be contained to the site.
- 8.) Plats are subject to City Engineer's approval.

Second by Todd Volker

Ayes: Barron, Howarter, Etscheid, Stone, Volker

Nays: None. Motion carried.

Motion carried.

c. Public Hearing – proposed amendment to Section 118 of the City of Ottawa Municipal Code, Zoning Ordinance. Review and/or amending the list of permitted uses and conditional uses concerning truck stops and/or fueling stations. Tami suggested Diesel fueling stations with no truck parking as a conditional use in D and truck stops a conditional use in E. In researching truck stops and diesel fueling station there is no clear general direction of other ordinances. Commission asked locations of D zoning – Marquette, Joliet Street and north side of town. Commission discussed the truck stops at the intersection of Route 71 and Interstate 80 - not sure where one would fit in within the city limits. After discussion the commission decided not to add the conditional use request under D zoning. Moved by John Stone that the OPC recommend the City Council add truck stop diesel fueling stations as a conditional use in E zoning district.

Ayes: Barron, Howarter, Etscheid, Stone, Volker

Nays: None. Motion carried.

Motion carried.

There being no further business, the meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Tami L. Huftel
City Planner