

MINUTES OF THE OTTAWA PLAN COMMISSION MEETING

December 5, 2011

Chairman Brent Barron called the meeting to order at 7:01 p.m. in the Ottawa City Council Chambers.

ROLL CALL

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

Absent: Buiting, Burns

Others: City Planner Tami Huftel

MINUTES OF PREVIOUS MEETING

It was moved by Less and seconded by Perry that the minutes of the October 24, 2011 meeting be approved as published. Motion carried unanimously.

OLD BUSINESS

None

Due to the large audience attendance, it was decided to change the order of the published agenda to address New Business - Item "b" first.

NEW BUSINESS

a. Public Hearing – Rezoning Request from “A-2” to “D” – 1016 West Superior Street
Tami Huftel represented the City who is the applicant to rezone property located at 1016 W. Superior Street. A portion of this property recently purchased by the City is already zoned D and this rezoning of the rest of the property would allow any or all of the suggested uses of a Public Works Department throughout the property and the possible construction of an animal shelter and “Dog Park”. A discussion was held regarding the possible uses of the various areas of the property and where the dog park would be located. Neighbors in the audience expressed concern about the noise of the animals and an increase in traffic at the north end of Forest Street which has always been a dead end. It was noted that the street has not been improved for years, looks like a path and is not currently suitable for more volume. Barron commented that the City would have to improve the street. Tami said Forest street has a 50 ft. street right-of-way but that the current plans would be for West Superior Street to be the access for the Public Works. Neighbors questioned what improvements are being planned for the location to be used as a dog park. Tami said parking and fencing are included and that the committee is still studying the possibilities for the area. Forest Street resident Kim Waite noted that the area is the site of a former pickle factory and has a great deal of glass in the soil and should not be considered usable or suitable for pets. Andre-Marie Koban of the Park and Recreation Board said they met 2 months ago with Pet Project representatives and they noted that 90% of the animals they receive at the Marseilles site are from Ottawa so Ottawa should be aggressive in offering a local site. Ultimately the site would be developed and landscaped. She added that Brothers Country Supply and Eukanuba/Iams have offered a grant of \$10,000 toward the development of the park/shelter but that the money has to be used in 2011 so the rezoning of this site is needed soon. Barron asked what the proposed hours would be and the expected traffic that could affect the neighborhood. Koban said the area would be self-monitored with one Pet Project staff member assisting each day during daylight hours. Adoptions would occur on Monday

and Friday nights and 2 to 5 hours on Saturdays. P.P. staff has determined no more than 20 parking places would be needed. The proposed 60 ft. x 40 ft. shelter and 25 outdoor runs would be situated close to the railroad tracks and farthest from the residences as possible. It would be canvassed and feature acoustic tile which will keep the noise level to a minimum. Neighbors questioned if the noise from the RR would bother the animals which would create more noise in the area. Julie Beyer said animals adjust to such noises quickly. Barron asked PW Director Bob Shull what street would be used as an entrance and he thought perhaps Forest Street. Perry reminded those in attendance that it was the OPC's only charge to recommend a zoning change and that the City's Design Review Committee would be responsible for the approval of plans, etc. Barron added that the OPC cannot impose conditional use zoning and, therefore, if the zoning is changed the plans for the site now could be changed to something else and still be in compliance with the new zoning. In addition to there being more than one zoning classification for parcels at the site, neighbor Bruce Waite asked if the City would consider selling the strip of property on the north side of his and his neighbor's property to the street ROW. Reagan asked how the mixed zoning ended up this way. Nancy Stisser offered to look up on older zoning maps to see if there would be answers to that. OPC members questioned if they had enough information that night to make a determination on the zoning request. Perry said he felt it was not fair to the neighbors to make a decision tonight without having a better picture of exactly what was planned for the property, possibility of street widening, etc. Adding that the City was not providing as much information to the OPC as would be required from others. Tami said that there also needed to be an agreement between the Pet Project and Dog Park groups as to what they envisioned. It was moved by Stone and seconded by Perry that the OPC table the request for the rezoning of 1016 W. Superior Street until the next regular OPC meeting at which time more information should be made available to them regarding Public Works plans, Pet Project plans and entrances. Motion carried unanimously.

b. Review of Concept Plan – Heritage Harbor of Ottawa Marina District

Tom Heimsoth and HHO salesman Rich Bridges made a presentation on the activities at Heritage Harbor which now includes a new 6-acre, \$3.5 million development known as Harbor Town. With the Heron's Landing project well underway, they are now moving toward the development of a dry stack storage building, approximately 180 ft. x 320 and a part of an additional 3 building project known as East Bay Lofts and located at the east end of Harbor Town. The storage facility will have capacity for 150, 20 – 28 ft. boats. It will blend well with the nearby row houses and Heron's Landing. The building for storage in inside bunks will be 40 – 42 ft. high. The nearby mixed use buildings will overlook the harbor walk and marina. Commercial space, hospitality units, distinct residential 2-story units and "common space" are some of the proposed uses for the buildings.

c. Chairperson Election - Clarification

The recent appointment/election of Brent Barron as OPC Chairman was done by acclamation per Roberts Rules. The OPC was advised that even though there were no other nominations, the City Council is requiring there be an actual vote. Barron asked members if there were any other nominations for the position. There being none, an oral vote was held with members present voting aye for Brent Barron and Perry abstaining.

d. Vice-Chairman Election

It was moved by Perry and seconded by Reagan that John Stone be nominated for the position of OPC Vice-Chairman. There being no other nominations for Vice-Chairman, an oral vote was held. Stone was elected unanimously.

It was determined that the OPC should discuss at the next meeting forming a nominating committee.

There being no further business, the meeting was adjourned at 8:52 p.m.

Respectfully submitted,

Nancy C. Stisser
Recording Secretary

