

MINUTES OF THE OTTAWA PLAN COMMISSION

July 15, 2013

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

ROLL CALL

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

Absent: Burns

Others: Mayor, City Planner Tami Huftel

MINUTES OF PREVIOUS MEETING

It was moved by Volker and seconded by Reagan that the minutes of the June 19, 2013, meeting be approved as published. 6-ayes 0-nays 2-obstain (Less, Buiting). Motion Carried.

It was moved by Stone and seconded by Volker that the minutes of the June 24, 2013, meeting be approved with the following correction or additions to the conditions: change 1.) Any loose material **on the drive pavement** needs to be cleaned **regularly and effectively**. 3.) ~~That t~~here **shall** be no outside uncovered storage of sand, including silica sand, gravel or other non-hazardous granular products. 4.) The owners will comply with all local, state and federal regulations on air, water and noise related to the proposed use. 6-ayes 0-nays 2-abstain (Less, Buiting). Motion Carried.

OLD BUSINESS

Zoning Amendment for 1310 North Columbus Street from A-2 to C-3. Attorney Skip Hupp representing the owner stated the request was to zone the parcel to commercial. This parcel is not suitable for residential with the commercial building. Tami noted the paper mapped used to create the GIS layer showed this parcel as C-2. Mr. Hupp stated property owners were notified and he had the green cards...will bring them to City Hall in the morning. Debby Reagan questioned the 10% green space requirement for commercial zoning. Tami explained that parcel must remain capped. Being no further discussion, **it was moved by Howarter and seconded by Less that the OPC recommend that the City Council approve the zoning amendment from A-2 to C-3 for 1310 North Columbus Street incorporating the staff report. Motion carried unanimously.**

NEW BUSINESS

Comprehensive and Downtown Plan discussion with Gingko Planning. Zerlin with Gingko Planning introduced herself and Perry, then Kevin with NCICG, Rick with Hitchcock. Plan Commission members and consultants held a general discussion on the comprehensive and downtown plan update including future meetings, inclusion of Plan Commissions members and etc. The public meeting for the plan will be Monday, July 29 at 7:00pm.

It was moved by Volker and seconded by Perry the meeting be adjourned at 8:35 pm. Motion carried.

Respectfully Submitted,

Tami Huftel

Staff Report:

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 A-2 (Single and Two Family Residential) which is intended for single family and two-family residential district.

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: E (Industrial)

South: A-2 (Single and Two-family Residential) but they are business.

West: C-3 (Special Business District)

East: A-2 (Single and Two-family Residential)

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

The property is not suitable for the existing zoning classification since the structure of the property is a commercial building, not a residential home. Also, the area is surrounded by other commercial uses.

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

With the existence of the commercial structure on the site as well as the other neighborhood commercial in this area, the proposed zoning classification would be appropriate. Also, keep in mind this property is adjacent to Route 23, a major roadway through Ottawa.

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 zoning classification in this area consists of residential homes to the east and commercial businesses on all other sides. The most predominate uses in this vicinity is commercial. Therefore, the trend in this area has been and still is commercial.

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 zoning classification would fit the plan.