

OTTAWA PLAN COMMISSION

Meeting Minutes – August 6, 2018

Chairman Rupp reconvened the adjourned rezone Public Hearing for Soli Deo Gloria LLC, Michael and Petra Dekan, Registered Agents, for the property located in the NW ¼ of the SW ¼ of Section 1, Town of Ottawa. Planner Scherer read from her memorandum. Commissioner Kershek inquired what issues still remain with the property? Planner Scherer responded that the two parties were still trying to finalize the agreement regarding the Ice Age Trail easement placement. Commissioner Weber wanted to state on the record that she believes the town should preserve the initial location of the placement of the trail in the town (along the east side of the property). Commissioner Kershek made a motion for the Public Hearing to be adjourned for one final time with no further adjournments to November 5, 2018 in order to receive the information they requested in December of 2017. Supervisor Graham seconded the motion. Commissioner Weber opposed the motion. The motion carried 5-1.

Chairman Rupp called the meeting of the Ottawa Plan Commission to order.

Roll call attendance was taken, and Commissioners Hausser, Kershek, Mundschau and Weber were present along with Supervisor Graham.

The first item on the agenda was Discussion of the Annual Report from Payne and Dolan for the Town of Ottawa Dousman Aggregate site. Ethan Corder was present on behalf of Payne and Dolan. He stated they are selling loads of material to Johnson Sand and Gravel. Commissioner Kershek asked what the plan is for the site? Mr. Corder responded that the pit is for their own use, they are disposing of inventory, and have no current plans to mine on the property. Commissioner Kershek inquired if they had any issue with the Ice Age Trail placement on their property? Mr. Corder responded that they plan to have an active future of quarry uses on the site and so a plan for the trail on their property should not be considered. Supervisor Graham made a motion to accept the report as presented. The motion was seconded by Commissioner Mundschau and carried unanimously.

The next item on the agenda was Discussion and Action for the Judith A. Lurvey Rev. Living Trust and consideration of the Final CSM and any necessary waivers. Planner Scherer read through her report. Jim Siepmann was present on behalf of the Lurveys. Mr. Siepmann inquired about increasing the building envelope to include two additional soil borings along with requesting a waiver for items 38, 39, and 40 on the Planners Report. Planner Scherer responded that it is the Engineers and Planners recommendation to approve those waiver requests. Commissioner Mundschau made a motion to approve the Final CSM with the expanded building envelope and the waivers of numbers 38, 39, and 40 on the Planners Report. The motion was seconded by Commissioner Hausser and carried unanimously.

The next item on the agenda was for Discussion and Action of the Marion Igl Living Trust conveyance and any necessary waivers. Greg Igl was present. Planner Scherer read from her report. Commissioner Weber made a motion to approve the conveyance with the recommended conditions 1-4 and a waiver of the Land Division and Development Ordinance regulation as

stated in condition 1 of the Planners Report. Commissioner Kershek seconded the motion and it carried unanimously.

The next item on the agenda was to remove the Rezone Petition of Soli Deo Gloria LLC from the table. Supervisor Graham made a motion to remove the item from the table. It was seconded by Commissioner Hausser and carried unanimously.

The next item on the agenda was for Discussion and Action on the Rezone Petition of Soli Deo Gloria LLC. Supervisor Graham made a motion to table the decision on the matter one final time to the November 5, 2018 meeting. The motion was seconded by Commissioner Weber and carried unanimously.

The next item on the agenda was for Discussion and Action on the revised deadline for Soli Deo Gloria LLC to submit information relative to the trail issue. Supervisor Graham made a motion that they be given a deadline of October 5, 2018 to submit materials to the Town. The motion was seconded by Commissioner Weber and carried unanimously.

Chairman Rupp accepted the Zoning Violations as presented.

Under Correspondence, there was information shared from Planner Scherer that animal ordinance amendments were being prepared. She wanted the Plan Commission to read the correspondence and the options listed for future consideration. The Plan Commissioners stated that chickens should be on 5 acres, certainly not less than one acre, whereas bees could be on ½ to 1 acre lots. There are many BMPs to consider such as disease, water quality, free ranging, noise (no roosters), odor, manure, fencing, cages, setbacks, barriers for bees, imposing negligence consequences, etc. They also indicated that the PLPRD is not in favor of chickens. Planner Scherer stated there will be further work on the amendments and when a draft is complete, she will formally share them with the Town Plan Commission and Board.

There was no Public Comment.

Chairman Rupp noted a spelling error on the minutes of the July 2, 2018. Commissioner Kershek made a motion to approve the minutes as amended. The motion was seconded by Commissioner Mundschau and carried unanimously.

Commissioner Hauser made a motion to adjourn. His motion was seconded by Supervisor Graham and carried unanimously.

Respectfully submitted, Lori Geyman, Deputy Clerk, Town of Ottawa