

CITY OF ELKHORN
ARCHITECTURAL REVIEW BOARD/
CITY PLAN COMMISSION MEETING
FEBRUARY 2, 2006

The Architectural Review Board/City Plan Commission Meeting was called to order by Chairman Roberts at 7:00 p.m. in the Council Chambers at City Hall.

The following members were present:

H. Reynolds
D. Dorgan
D. Snyder
R. Mashack
B. Knorr
M. Roberts

The following members were absent:

None

Also present:

Sam Tapson, City Administrator
Gary Welsh, City Engineer
Rob Bedrosian, Zoning Administrator

Visitors:

Gary Wallem
Breck Magill
Gerry Immega
Jim Wolter
Greg Klemko
Jarad Video
A. James Builder Rep.
Elkhorn Independent Rep.

APPROVAL OF MINUTES

Member Knorr moved to approve the minutes of the January 5, 2005 meeting as written. Seconded by Member Dorgan. Carried unanimously.

CITY OF ELKHORN
ARCHITECTURAL REVIEW BOARD/
CITY PLAN COMMISSION MEETING
FEBURARY 2, 2006
PAGE 2

LAND USE PLAN AMENDMENT/HAZEL RIDGE ROADMAGILL

No action taken, first appearance regarding the request to amend the City's 2030 Comprehensive Land Use Plan for property at 901 to 903 Hazel Ridge Road (Tax Key No. YUNW-00057) to be designated as low-density residential (current use - park and open space) is requested by Breck Magill.

REZONE PETITION/HAZEL RIDGE ROAD/MAGILL

No action taken, first appearance for the rezone of property located at 901 to 903 Hazel Ridge Road (Tax Key No. YUNW-00057) from A-1 Agricultural District to Rs-1 Single Family Residential District (existing single family home), Rd-1 Two Family Residential District (area near Hazel Ridge Road designated as open space) is requested by Breck Magill and delineated wetland areas designated as park and open space to be rezoned to C-1 Conservancy District as part of the cleanup action is requested by the City of Elkhorn.

SITE PLAN REVIEW/HARVEST WAY OFFICE/A. JAMES BUILDERS

No action taken, first appearance regarding the site plan review to construct a 9,707 square foot office building to be located at 351 East Harvest Way (Tax Key No. YA2083-00004) is requested by Anthony James Builders.

ARCHITECTURAL REVIEW/HARVESWAY OFFICE/A. JAMES BUILDERS

No action taken, first appearance for the architectural review to construct a 9,707 square foot office building to be located at 351 East Harvest Way (Tax Key No. YA2083-00004) is requested by Anthony James Builders.

CONDOMIUM CONVERSION/SUNSET APARTMENTS/THREE C'S LLC

No action taken, first appearance regarding the request to convert an 8-unit apartment building into condominiums at 720 West Walworth Street (Tax Key No. YUNW-000143) to be known as Sunset Apartments is requested by Three C's LLC.

FARM SEPARATION/IMMEGA PROPERTY

No action taken, first appearance for a to separate 10.53 acres of land on which the owner's existing farmhouse and out buildings are located off Marsh Road (Tax Key Nos. YUSW-0004 5 and YUSW-00046) is requested by Gerhardt and Harriette Immega.

REZONE PETITION/IMMEGA PROPERTY

No action taken, first appearance for the rezone from M-2 General Manufacturing District to Rs-1 Single Family Residential District all of the Immega property located in the City limits - south of Immega Lane and West of Nathan Lane (Tax Key Nos. YUSW-0004 5 and YUSW-00046) for the purpose of future development is requested by the City of Elkhorn.

REZONE PETITION/MORRISSY DRIVE

No action taken, first appearance regarding the rezone of property at the rear portion of CSM No. 3862 (YA3862-000001) located on East Morrissy Drive in the Elkhorn Business Park from M-2 General Manufacturing District to M-1 Light Manufacturing District is requested by the City of Elkhorn.

PROPOSED RESIDENTIAL DEVELOPMENT PLAN/ELK CREEK SUBDIVISION

No action taken, first appearance on the revised residential development plan for the proposed Elk Creek Subdivision as presented by Jim Wolter, representing Rober Wolff, to be located on the Immega property off Marsh Road (Tax Key Nos. YUSW-0004 5 and YUSW-00046).

Mr. Wolter presented a color rendering and distributed a lot layout diagram of homes sites in the proposed Elk Creek Subdivision. He explained the differences between the revised development plan as compared to the original development plan. The revised development plan provides the subtraction of 100 residential units, a decrease in the number of multi-family units, and the retail space was reduced from 7 acres to 2 acres which allows for increased residential lot sizes along with an addition of a 7 acre elementary school site and a 21 acre park area.

CITY OF ELKHORN
ARCHITECTURAL REVIEW BOARD/
CITY PLAN COMMISSION MEETING
FEBRUARY 2, 2006
PAGE 4

Lengthy discussion regarding the revised development plan, with issues such as the school district working with the developer to accept and develop the 7 acre school site and whether school children would be crossing the creek (drainage ditch) to get to the park area. Teska Associates, City Planner, has been contacted by the School District for an opinion on crossing the creek.

Mr. Wolter also distributed a list of benefits to the City of Elkhorn to develop the Elk Creek Residential Community and briefly commented on each of the seven items. He said that Roger Wolff, developer, had contracted for a traffic study which results showed that there is no access to Marsh Road or Sunset Park past the area designated "Future 66 ft. ROW" in the northwestern portion of the proposed subdivision. Discussion regarding this right-of-way easement required in order to access Marsh Road and Sunset Park that would have to be obtained from the remainder of the 10.53 acres of the Immega farm prior to the construction of the subdivision.

PLAN COMMISSION MEETING DATES

The next Plan Commission Meeting is scheduled for Thursday, February 16, 2006 at 7:00 p.m. in the Council Chambers at City Hall.

ADJOURNMENT

Member Snyder moved to adjourn. Seconded by Member Knorr. Motion carried unanimously. Meeting adjourned 8:40 p.m.

Shari McKinney
Deputy Clerk/Plan Commission Secretary

