

CITY OF ELKHORN
ARCHITECTURAL REVIEW BOARD/
CITY PLAN COMMISSION MEETING
MARCH 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
R. Mashack
B. Knorr
M. Roberts

The following members were absent:

D. Snyder

Also present:

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

Visitors:

Dan Carmody
Chris Aune
Lowell Sweet
Roger Wolf
Jim Wolters
Warren Hansen
Norm Brummel
Lucy Nettesheim
John Sattler
Virna Morales
Rod Koschkee
John Giese
Greg Klemko
Jarad Video
Breck Magill Rep.
A. James Builder Rep.
Elkhorn Independent Rep.

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APPROVAL OF MINUTES

Member Knorr moved to approve the minutes of the February 2, 2006 meeting as written. Seconded by Member Dorgan. Carried unanimously.

LAND USE PLAN AMENDMENT/HAZEL RIDGE ROAD/MAGILL

Member Reynolds moved to approve the amendment to 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. Seconded by Member Mashack. Motion carried unanimously.

REZONE PETITION/HAZEL RIDGE ROAD/MAGILL

Member Reynolds moved to recommend to Council to 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. Seconded by Member Dorgan and carried unanimously.

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

Member Reynolds moved to approve 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. Seconded by Member Knorr. Motion carried unanimously.

ARCHITECTURAL REVIEW/HARVESWAY OFFICE/A. JAMES BUILDERS

Member Reynolds moved to approve 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. Seconded by Member Knorr and carried unanimously.

CONDOMINIUM CONVERSION/SUNSET APARTMENTS/THREE C'S LLC

Member Reynolds moved to recommend to Council approval 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. Seconded by Member Knorr. Motion carried unanimously.

REZONE PETITION/MORRISSY DRIVE

Member Mashack moved to recommend to Council to approve 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. Seconded by Member Dorgan and carried unanimously.

REZONE PETITION/MARKET STREET CONDOMINIUMS/CARMODY

No action, first appearance regarding the rezone from A-1 Agricultural District to Rd-1 Two-Family Residential District vacant property located on West Market Street (south of Kennedy Development, Tax Key No. YUNW-00243). This request is a precursor to a preliminary condominium plat submittal that proposes 22 buildings (total of 44 units).

PRELIMINARY DEVELOPMENT PLAN/ELK CREEK SUBDIVISION/WOLFF

No action taken, first appearance on the revised preliminary development plan for the proposed Elk Creek Subdivision to be located on the Immega property off Marsh Road (Tax Key Nos. YUSW-00045 and YUSW-00046) as presented by Roger Wolff.

The Zoning Administrator reported that the preliminary development plan has been revised since the last Teska (City Planner) memo regarding this project.

Roger Wolff, developer, announced that since the question regarding the extension of Devendorf Street was discussed at the February 2nd Plan Commission meeting that the property owner (Gerhardt Immega) has decided to sell the entire farmstead. Therefore, the developer will also own this parcel and when the land is platted he will dedicate land for the extension of Devendorf Street.

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At this time the developer presented plans and color renderings of the proposed duplex area with townhouses. Mr. Wolff also pointed out that a bike path will be created along Devendorf Street to Sunset Park.

Some discussions regarding the revised preliminary development plan, with issues such as annexing the remaining 8 acres of land, developer's agreement, phasing of the subdivision and time frame of construction. It was noted that if the developer does not meet all City requirements the whole project becomes null and void.

PLAN COMMISSION MEETING DATES

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

ADJOURNMENT

Member Knorr moved to adjourn. Seconded by Member Mashack. Motion carried unanimously. Meeting adjourned 8:15 p.m.

Shari McKinney
Deputy Clerk/Plan Commission Secretary

