

CITY OF ELKHORN
ARCHITECTURAL REVIEW BOARD/
CITY PLAN COMMISSION MEETING
APRIL 6, 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. Snyder
D. Dorgan
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:

John Walsh
Greg Klemko
John Giese
Roger Wolff
Elkhorn Independent Rep.

APPROVAL OF MINUTES

Member Knorr moved to approve the minutes of the March 16, 2006 meeting as written. Seconded by Member Mashack. Carried unanimously.

CONCEPTUAL CSM/HARVEST POINTE/LEE & ASSOCIATES

No action, first appearance regarding the two lot Certified Survey Map (cut back from the original three lot CSM) for property located off S.T.H. "67" North and Market Street (YA3180-00001) for the purpose of constructing the proposed Walgreen's Pharmacy presented by John Walsh, Bielinski Development representing Lee & Associates (Walgreen's).

CITY OF ELKHORN

CONCEPTUAL SITE PLAN REVIEW/HARVEST POINTE/LEE & ASSOCIATES

No action, first appearance regarding the revised site plan presented by John Walsh, Bielinski Development representing Lee & Associates for property located off S.T.H. "67" North and Market Street (YA3180-00001) for the purpose of constructing the proposed Walgreen's Pharmacy. Brief discussion regarding the City needing to adopt a revised parking ordinance to address various parking issues.

FAÇADE GRANT APPLICATION/HPC/BELLSINI GROUP (UTRERA)

Member Reynolds moved to recommend to Council to approve the application for the Downtown Façade Grant program submitted to the Historic Preservation Commission for the purpose of façade improvements to property located at 20 South Wisconsin Street (Tax Key No. YOP-00232) owned by Bellsini Group (Simon Utrera). Seconded by Member Snyder and carried unanimously.

CERTIFIED SURVEY MAP/COMMERCE COURT/CITY OF ELKHORN

No action, first appearance regarding the three lot Certified Survey Map for property located on Commerce Court in the Elkhorn Business Park (Tax Key No. YVSE-00024) requested by the City of Elkhorn.

PRELIMINARY DEVELOPMENT PLAN/ELK CREEK SUBDIVISION/WOLFF

Roger Wolff, applicant, made a second appearance to request approval of the preliminary development plan for the proposed Elk Creek Subdivision on 238 acres known as the Immega property located off Marsh Road (Tax Key Nos. YUSW-00045 and YUSW-00046). The preliminary development plan is the first step of the Planned Unit Development approval. A pre-annexation agreement, development agreement and annexation of the property (which includes a rezone from M-2 Manufacturing District to R-4 Multiple Family Residence District) need to be reviewed and approved prior to Final Development Plan and Conditional Use Permit approval. It was noted that Roger Wolff will be submitting a pre-annexation and development agreement. Brief discussion.

Member Knorr moved to approve the site plan for the proposed preliminary development plan for the Elk Creek Subdivision (represented by Page 1 of the site plan submitted March 3, 2006) subject to negotiation of plats and pre-annexation and development agreements. Seconded by Member Reynolds. Motion carried unanimously.

PLAN COMMISSION MEETING DATES

If an additional Plan Commission Meeting is needed this month it will be scheduled for Thursday, April 20, 2006 at 7:00 p.m. otherwise the next regular Plan Commission Meeting will be held Thursday, May 4, 2006 at 7:00 p.m. in the Council Chambers at City Hall.

ADJOURNMENT

Member Reynolds moved to adjourn. Seconded by Member Knorr. Motion carried unanimously. Meeting adjourned 7:30 p.m.