

CITY OF ELKHORN
ARCHITECTURAL REVIEW BOARD/
CITY PLAN COMMISSION MEETING
MAY 18, 2006

The Architectural Review Board/City Plan Commission Meeting was called to order by Chairman Giese 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
J. Giese

The following members were absent:

D. Snyder

Also present:

Sam Tapson, City Administrator
Gary Welsh, City Engineer
Rob Bedrosian, Zoning Administrator
Gregg Klemko, Building Inspector

Visitors:

Robert Mann
Warren Hansen
Connie Poggensee
Elkhorn Independent Rep.

APPROVAL OF MINUTES

Member Mashack moved to approve the minutes of the May 4, 2006 meeting as written. Seconded by Member Dorgan. Carried unanimously.

CONDITIONAL USE PERMIT AMENDMENT/WALGREEN'S/LEE & ASSOC.

Member Giese moved to defer action on the application for a Conditional Use Permit amendment to the original CUP filed by Bielinski to change Condition No. 5 (allows for the creation of up to three lots with C.S.M. approval by Plan Commission and Council) and to renew the previously approved Conditional Use Permit for a two lot Certified Survey Map for property located off S.T.H. "67" North and Market Street (Tax Key No. YA3180-00001) for the construction of Walgreen's Pharmacy, Bielinski Development representing Lee & Associates. Seconded by Member Knorr. Motion carried unanimously.

CONDITIONAL USE PERMIT/SAFETY GROOVING & GRINDING/WEBER

Member Reynolds moved to recommend to Council to approve the application for a Conditional Use Permit for a lot line adjustment for an existing building located off S.T.H. "67" North on Lot No. 7 of Fairways Edge Business Park (Tax Key No. YFE-00007) for construction services (milling and grooving in the highway industry) and storage of service vehicles requested by Warren Hansen for Safety Grooving & Grinding with conditions outlined in the Zoning Administrator's Staff Review. Seconded by Member Mashack and carried unanimously.

SITE PLAN REVIEW/SAFETY GROOVING & GRINDING/WEBER

Member Knorr moved to approve the site plan review and revised landscape plan for a lot line adjustment of Lot No. 7 of Fairways Edge Business Park (Tax Key No. YFE-00007) located off S.T.H. "67" North for construction services (milling and grooving in the highway industry) and storage of service vehicles requested by Warren Hansen representing Safety Grooving & Grinding. Seconded by Member Reynolds. Motion carried unanimously.

REZONE/FOXTAIL MEADOWS SUBDIVISION/MANN

Member Knorr moved to recommend to Council to deny the application to rezone from A-1 Agricultural District to Rs-1 Single Family Residential and C-1 Conservancy District, property located on east of U.S. Highway "12" and S.T.H. "11" (Tax Key No. YUNE-00001A) for a residential subdivision called Foxtail Meadows requested by Mann Ventures. Roll Call Vote: Reynolds-No; Dorgan-Abstained; Mashack-Yes; Knorr-Yes; and Giese-No. Motion to deny resulted in a tie vote (2-2) with Member Dorgan abstaining, therefore, no action taken at this time. The Foxtail Meadows Subdivision rezone will be placed on the next Plan Commission agenda for action if the applicant submits a development agreement along with additional information requested by the City.

CONDITIONAL USE PERMIT/FOXTAIL MEADOWS SUBDIVISION/MANN

No action taken on the Conditional Use Permit to allow eight (8) zero lot line duplexes in the proposed residential subdivision to be known as Foxtail Meadows on property located on east of U.S. Highway "12" and S.T.H. "11" (Tax Key No. YUNE-00001A) requested by Mann Ventures. Due to the tie (2-2) vote on the rezone, the Conditional Use Permit for Foxtail Meadows Subdivision will also be placed on the Plan Commission agenda for action.

CERTIFIED SURVEY MAP/FAIRWAYS EDGE BUSINESS PARK/CEE CEE

Member Reynolds moved to recommend to Council to approve the Certified Survey Map for the redivision of Lot No. 11 of Fairways Edge Business Park (Tax Key No. YFE1-00001) into two separate lots requested by Cee Cee Corporation. Seconded by Member Mashack and carried unanimously.

CONDO PLAT REVIEW/FAIRWAYS EDGE BUSINESS PARK/CEE CEE

Member Reynolds moved to recommend to Council to approve the Condominium for Lot No. 11 of Fairways Edge Business Park (Tax Key No. YFE1-00001) requested by Cee Cee Corporation. Seconded by Member Dorgan. Motion carried unanimously.

CERTIFIED SURVEY MAP/HAZEL RIDGE ROAD/MAGILL

Member Mashack moved to recommend to Council to approve the Certified Survey Map creating three lots from a parcel of land located on Hazel Ridge Road (Tax Key No. YUNW-00057) requested by property owner Breck Magill. Seconded by Member Knorr and carried unanimously.

CONDOMINIUM CONVERSION/NATHAN LANE/BAIN

Member Knorr moved to recommend to Council to approve the Condominium Conversion for an existing building located at 503 Nathan Lane (Tax Key No. YA3446-00001) owned by Mark Bain, Future Antiques. Seconded by Member Mashack. Motion carried unanimously.

SITE PLAN REVIEW/HWY "67" & O'CONNOR DR./IMC DEVELOPMENT

Member Reynolds moved to approve the site plan for IMC Development to construct two buildings totaling 24,000 square feet for office space and retail (20%) subject to submittal of a storm water plan for property located on C.T.H. "67" and O'Connor Drive (YA3861-00001) in the Elkhorn Business Park. Seconded by Member Dorgan. Brief discussion. Motion carried unanimously.

ARCHITECTURAL REVIEW/HWY "67" & O'CONNOR DR./IMC DEVELOPMENT

Member Reynolds moved to approve the architectural review for the construction of two buildings totaling 24,000 square feet for office space and retail (20%) for property located on C.T.H. "67" and O'Connor Drive (YA3861-00001) in the Elkhorn Business Park requested by IMC Development. Seconded by Member Dorgan and carried unanimously.

SUBDIVISION ORDINANCE/REVISIONS

The City Administrator briefly discussed his memorandum dated May 10, 2006 regarding revisions to the Subdivision Ordinance. It was noted that a public hearing will be scheduled in June.

PLAN COMMISSION MEETING DATES

The next Plan Commission Meeting will be Thursday, June 1, 2006 at 7:00 p.m.

ADJOURNMENT

Member Reynolds moved to adjourn. Seconded by Member Knorr. Motion carried unanimously. Meeting adjourned 8:30 p.m.

