

CITY OF ELKHORN
ARCHITECTURAL REVIEW BOARD/
CITY PLAN COMMISSION MEETING
JUNE 22, 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:

L. O'Connor
H. Reynolds
D. Dorgan
R. Mashack
D. Snyder
B. Knorr
J. Giese

The following members were absent:

None

Also present:

Sam Tapson, City Administrator
Gary Welsh, City Engineer
Terry Weter, Public Works Director
Rob Bedrosian, Zoning Administrator

Visitors:

Robert Mann
Gary Wallem
Roger Wolff
Tom Neshek
Dave Farley
Peter Brock
Managers, Pete's Tire Svc.
Architect, Pete's Tire Svc.
Elkhorn Independent Rep.

APPROVAL OF MINUTES

Member Knorr moved to approve the minutes of the June 1, 2006 meeting with the noted correction. Seconded by Member Dorgan. Carried unanimously.

PRELIMINARY PLAT - ETP REVIEW/BLUESTEM MEADOWS/MANN

Member Reynolds moved to recommend to Council to approve the preliminary plat for Bluestem Meadows, an 11 lot subdivision on 42.85 acre parcel located off C.T.H. "67" North and Foster Road in the Town of Sugar Creek presented by Robert Mann, D & M Enterprises. Seconded by Member Knorr. Carried unanimously.

FINAL PLAT – ETP REVIEW/BLUESTEM MEADOWS/MANN

No action, first appearance regarding the final plat for Bluestem Meadows, an 11 lot subdivision on 42.85 acre parcel located off C.T.H. "67" North and Foster Road in the Town of Sugar Creek presented by Robert Mann, D & M Enterprises.

CERTIFIED SURVEY MAP - ETP REVIEW/FARM SEPARATION/WILD

Member Snyder moved to recommend to Council to approve the Certified Survey Map for a farm separation of a 3.64 acre parcel located on Granville Road (Tax Key No. SC3400003) in the Town of Sugar Creek requested by Stuart and Dan Wild. Seconded by Member Reynolds and carried unanimously.

CONDITIONAL USE PERMIT/AUTO REPAIR FACILITY/BROCK

Member Reynolds moved to recommend to Council to approve the Conditional Use Permit for the installation and operation of an auto repair facility located on Lot No. 12, 1510 North Fairway Lane, Fairways Edge Business Park (Tax Key No. YFE1-00002) requested by Peter Brock, Pete's Tire Service. Seconded by Member Knorr. Motion carried unanimously.

SITE PLAN REVIEW/AUTO REPAIR FACILITY/BROCK

First appearance, no action regarding the site plan review for the installation and operation of an auto repair facility located on Lot No. 12, 1510 North Fairway Lane, Fairways Edge Business Park (Tax Key No. YFE1-00002) requested by Peter Brock, Pete's Tire Service.

ARCHITECTURAL REVIEW/AUTO REPAIR FACILITY/BROCK

First appearance, no action regarding the architectural review for the installation and operation of an auto repair facility located on Lot No. 12, 1510 North Fairway Lane, Fairways Edge Business Park (Tax Key No. YFE1-00002) requested by Peter Brock, Pete's Tire Service.

REZONE PETITION/WALWORTH COUNTY AGRICULTURAL SOCIETY

Member Reynolds moved to recommend to Council to approve the rezone petition from Rm-2 Multiple Family Residential District to P-1 Park District for a .38 acre parcel of land located on the corner of East Fair Street and East Court Street (Tax Key No. YAB-00037) requested by the Walworth County Agricultural Society. Seconded by Member Snyder and carried unanimously.

REZONE PETITON - PUD/FAIR MEADOW SUBDIVISION/NESHEK

Member Reynolds moved to recommend to Council to approve to approve the rezone petition from A-1 Agricultural District, B-3 Neighborhood Business District and Rd-1 Two Family (duplex) Residential District to R-4 Multiple Family Residential District, P-1 Park District and C-1 Conservancy District for a 47.9 acre parcel located on east of North Patricia Street and north of First Avenue (Tax Key No. YUNE-00007) to construct a 128 unit residential subdivision through a Planned Unit Development as requested by Tom Neshek. Seconded by Member Snyder. Motion carried unanimously.

CONDITIONAL USE PERMIT - PUD/FAIR MEADOW SUBDIVISION/NESHEK

No action, first appearance regarding the Conditional Use Permit to construct a 128 unit residential subdivision through a Planned Unit Development on a 47.9 acre parcel located on east of North Patricia Street and north of First Avenue (Tax Key No. YUNE-00007) requested by Tom Neshek.

FINAL DEVELOPMENT PLAN- PUD/FAIR MEADOW SUBDIVISION/NESHEK

Member Reynolds moved to approve the Final Development Plan to construct a 128 unit residential subdivision through a Planned Unit Development on a 47.9 acre parcel located on east of North Patricia Street and north of First Avenue (Tax Key No. YUNE-00007) requested by Tom Neshek. Seconded by Member Snyder and carried unanimously.

FINAL DEVELOPMENT PLAN – CUP/ELK CREEK/WOLFF

Member Reynolds moved to approve the Final Development Plan through a Conditional Use Permit (CUP) for Elk Creek Subdivision located on 238 acres, former Immega farm, (Tax Key Nos. YUSW-00045 & YUSW-00046) presented by Roger Wolff. Seconded by Member Dorgan. Roll Call Vote. Member Reynolds-Yes; Member Dorgan-Yes; Member O’Conner-Yes; Member Mashack-Yes; Member Knorr-Yes; Member Snyder-Yes; Member Giese-Yes. Motion carried 7-0.

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MODIFICATION/CHAPTER 18-SUBDIVISIONS

Discussion regarding changes to Chapter 18, Subdivisions. Members to review modifications and provide written comments to City Administrator by next Plan Commission meeting.

MODIFICATION/CHAPTER 17.14-5(4) PUD

Discussion regarding modification to Chapter 17.14-5(4) PUD. Members to review modifications and provide written comments to City Administrator by next Plan Commission meeting.

JOINT WORK SESSION - 2030 COMPREHENSIVE PLAN

City Administrator reported that a Work Session for Plan Commission and City Council is set for Wednesday, July 19, 2006 with Lee Brown, Teska Associates, as facilitator, to discuss growth management as outlined in the 2030 Comprehensive Plan.

PLAN COMMISSION MEETING DATES

The Plan Commission Meeting scheduled for Thursday, July 6, 2006 at 7:00 p.m. The Joint Work Session on the 2030 Comprehensive Plan will be on Wednesday, July 19, 2006 and the Plan Commission meeting scheduled for Thursday, July 20, 2006 is cancelled.

ADJOURNMENT

Member Knorr moved to adjourn. Seconded by Member Mashack. Motion carried unanimously. Meeting adjourned 8:35 p.m.

Shari McKinney
Deputy Clerk/Plan Commission Secretary

