

CITY OF ELKHORN
ARCHITECTURAL REVIEW BOARD/
CITY PLAN COMMISSION MEETING
SEPTEMBER 14, 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:

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

The following members were absent:

None

Also present:

Sam Tapson, City Administrator
Terry Weter, Public Works Director
Gary Welsh, City Engineer
Gary Payson, Alderman
Julie Taylor, Alderman
Scott McClory, Alderman

Visitors:

Timothy Dekker
Kay Dekker
Matt Johnson
John Brigham
Lee Brown
Paul Golitz
John Golitz
Mario DeLuca
Paul McBride
Mark Janeck

APPROVAL OF MINUTES

Member Reynolds moved to approve the minutes of the August 3, 2006 meeting. Seconded by Member Snyder. Carried unanimously.

CERTIFIED SURVEY MAP/LOT LINE ADJUSTMENT/WUTTKE

Member Reynolds moved to waive the 2nd appearance for the Certified Survey Map for property located off C.T.H. "NN", Town of Geneva, (Tax Key No. JG300005) as requested by Donald and Lorraine Wuttke. Seconded by Member Knorr. Motion carried unanimously.

Member Reynolds moved to recommend to Council to approve the Certified Survey Map for a lot line adjustment for property located off C.T.H. "NN", Town of Geneva (Tax Key No. JG300005) as requested by Donald and Lorraine Wuttke. Seconded by Member Snyder and carried unanimously.

CERTIFIED SURVEY MAP/LOT LINE ADJUSTMENT/DEKKER

Member Reynolds moved to waive the 2nd appearance for the Certified Survey Map for property located off Pebble Drive, Town of Lafayette (Tax Key No. KA370400001) as requested by Timothy and Kay Dekker. Seconded by Member Snyder. Motion carried unanimously.

Member Reynolds moved to recommend to Council to approve the Certified Survey Map for a lot line adjustment for property located off off Pebble Drive, Town of Lafayette (Tax Key No. KA370400001) as requested by Timothy and Kay Dekker. Seconded by Member Snyder and carried unanimously.

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

No action taken, first appearance for the revised Conditional Use Permit Amendment for Walgreen's presented by Lee & Associates (Note: although this item is listed on the agenda as second appearance of the Conditional Use Permit Amendment it was revised and will appear again on a future agenda).

SITE PLAN & ARCHITECTURAL REVIEW/WALGREEN'S/LEE & ASSOCIATES

No action taken, first appearance regarding the revised site plan for Walgreen's presented by Lee & Associates.

CERTIFIED SURVEY MAP/ WALGREEN'S/LEE & ASSOCIATES

No action taken, first appearance regarding the certified survey map for Walgreen's presented by Lee & Associate.

CONDOMINIUM CONVERSION/SEDGEMEADOW DEVELOPMENT/KUHN

Brian Kuhn, representing Sedgemoadow Development, requested that this item be withdrawn from the agenda.

JOINT PLAN COMMISSION & COMMON COUNCIL

CONCEPTUAL REVIEW/EAST ELKHORN NEIGHBORHOOD/GOLITZ

A conceptual plan proposal for the East Elkhorn Neighborhood was presented by Paul and John Golitz, East Village Land Fund LLC, Mark Janeck of BCP Realty LLC and Mario DeLuca, DeLuca Development Inc. These three groups are representing various property owners (Simons, Schuler, R&R Ventures) as well as themselves for a total of 1,182 acres of land east of Elkhorn and located just north of the interchange at S.T.H. "11", I "43" and S.T.H. "12", Town of Lafayette. (Note: Watson and Linsley parcels have shown interest in annexation but are not an active participant in the development at this time). The proposal is for approximately 2,100 homes (77% single family, 15% duplexes and 12% townhomes) along with retail (12%) and 400 acres of park area all to be constructed in phases beginning in the year 2007 and completed within a 12 year time frame.

Elkhorn East Neighborhood representatives outlined their goal of the proposed development which is to create a collection of neighborhoods, retail establishments and parks that would be a logical extension of the existing community. The concept plan considered the priorities of the City's 2030 Comprehensive Plan as well as input from City officials and staff.

No action taken, first appearance regarding the conceptual review of the East Elkhorn Neighborhood development plan. Both the Plan Commission and the Council felt it was a very aggressive plan to be carried out within a 12 year period and that there are many issues to be discussed.

Mayor Giese asked all Plan Commission and Council members to submit any comments/questions to the City Administrator prior to the next regular meeting on October 5, 2006.

MEETING DATES

The next meeting is scheduled for Thursday, September 21, 2006 at 7:00 p.m.

ADJOURNMENT

Member Reynolds moved to adjourn. Seconded by Member Dorgan. Motion carried unanimously. Meeting adjourned 8:50 p.m.

Shari McKinney
Deputy Clerk/Plan Commission Secretary