

CITY OF ELKHORN  
ARCHITECTURAL REVIEW BOARD/  
CITY PLAN COMMISSION MEETING  
SEPTEMBER 21, 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  
D. Dorgan  
H. Reynolds  
B. Knorr  
J. Giese

The following members were absent:

R. Mashack  
D. Snyder

Also present:

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

Visitors:

Dick Howarth  
Warren Hansen  
Brian Kuhn

APPROVAL OF MINUTES

Member Knorr moved to approve the minutes of the September 14, 2006 meeting. Seconded by Member Dorgan. Carried unanimously.

CONDOMINIUM CONVERSION/SEDGEMEADOW DEVELOPMENT/KUHN

No action, first appearance regarding the Condominium Conversion to owner occupied units (proposed to be known as Meadowview Condos) replatting the Sedgemeadow Condo Development located between East Sedgemeadow and North West Streets (Tax Key No. YEW-00002) as requested by Brian Kuhn.

The Zoning Administrator requested that the notation regarding future parking be restored on the plat. Member Dorgan requested that the applicant submit additional information on the joint driveway prior to the next Plan Commission meeting.

REZONE/PRAIRIE TRIAL SUBDIVISION/LARSON

No action, discussion only regarding the rezone from Rs-1 Single Family Residential District to Rm-1 Multifamily Residential District for 71.47 acres of land located south of S.T.H. "NN" to be known as Prairie Trail Subdivision (Tax Key No. YVSE-00025A) requested by Dick Howarth on behalf of Alvar Larson.

PRELIMINARY PLAT/PRAIRIE TRIAL SUBDIVISION/LARSON

No action, discussion only regarding the preliminary plat for Prairie Trail Subdivision for 71.47 acres of land located south of S.T.H. "NN" to be known as Prairie Trail Subdivision (Tax Key No. YVSE-00025A) requested by Dick Howarth on behalf of Alvar Larson.

ZONING VS. LAND USE COMPARISON

The Zoning Administrator reported that zoning of properties in the City do not correspond to what is outlined on the 2030 Land Use Plan. These errors need to be corrected in order to coordinate zoning. A list of areas which are to be corrected and a map was submitted for members to review along with additional memorandums from by the City Engineer and the Public Works Director. Members were requested to review all submittals prior to the October 5, 2006 meeting for further discussion.

GROWTH MANAGEMENT/LAND USE PLAN

The City Administrator distributed an outline and estimated timeline for the East Elkhorn Planned Development. Brief discussion regarding various developments proposed for the City in relation to growth management and the land use plan.

It was agreed to further discuss growth management of the City in relation to the Land Use Plan at the October 19, 2006 Plan Commission Meeting.

MEETING DATES

The next meeting is scheduled for Thursday, October 5, 2006 at 7:00 p.m.

ADJOURNMENT

Member Knorr moved to adjourn. Seconded by Member Reynolds. Motion carried unanimously. Meeting adjourned 9:00 p.m.

Shari McKinney  
Deputy Clerk/Plan Commission Secretary