

CITY OF ELKHORN
ARCHITECTURAL REVIEW BOARD/
CITY PLAN COMMISSION MEETING
OCTOBER 5, 2006

The Architectural Review Board/City Plan Commission Meeting was called to order by Chairman Giese at 7:05 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
R. Mashack
D. Snyder

The following members were absent:

None

Also present:

Sam Tapson, City Administrator
Gary Welsh, City Engineer
Terry Weter, Public Works Dir.
Rob Bedrosian, Zoning Adm.

Visitors:

Dick Howarth
Warren Hansen
Scott Fisher
Lee & Assoc. Reps.

APPROVAL OF MINUTES

Member Reynolds moved to approve the minutes of the September 21, 2006 meeting. Seconded by Member Knorr. Motion carried unanimously.

CONDOMINIUM CONVERSION/SEDGEMEADOW DEVELOPMENT/KUHN

Member Dorgan moved to recommend to Council to approve the Condominium Conversion to owner occupied units (proposed to be known as Meadowview Condos) which replats the Sedgemoadow Condo Development currently located between East Sedgemoadow and North West Streets (Tax Key No. YEW-00002) contingent upon additional language in the condominium declaration to read as follows: "No bedrooms are allowed to be constructed or located in the basement of the condominiums". Seconded by Member Knorr and carried unanimously.

CONDOMINIUM CONVERSION/N. EAST SEDGEMEADOW ST./MCKEEGAN

Member Reynolds moved to recommend to Council to deny the Condominium Conversion for owner occupied units currently located at 57 and 59 N. East Sedgemeanow and North West Streets (Tax Key No. YEW-00013 & YEW-00014) requested by Jean McKeegan due to noncompliance with the zoning code regarding frontage, side yard setbacks and lot lines. Seconded by Member Knorr. Motion carried unanimously. (Note: Applicant has the option of submitting an application for a variance to the Zoning Board of Appeals.)

REZONE/PRAIRIE TRIAL SUBDIVISION/LARSON

Member Knorr moved to recommend to Council to deny 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. Seconded by Member Mashack. Roll Call Vote: Member O'Connor-Yes; Member Dorgan-No; Member Reynolds-No; Member Knorr-Yes; Member Giese-No; Member Mashack-Yes and Member Snyder-No. Motion to recommend to Council to deny the rezone request defeated 4-3.

Member Reynolds moved to recommend to Council to approve 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. Seconded by Member Snyder. Roll Call Vote: Member O'Connor-No; Member Dorgan-Yes; Member Reynolds-Yes; Member Knorr-No; Member Giese-Yes; Member Mashack-No and Member Snyder-Yes. Motion to recommend to Council to approve the rezone request carried 4-3.

PRELIMINARY PLAT/PRAIRIE TRIAL SUBDIVISION/LARSON

Member Reynolds moved to recommend to Council to approve 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. Seconded by Member Snyder. Roll Call Vote: Member O'Connor-Yes; Member Dorgan-Yes; Member Reynolds-Yes; Member Knorr-No; Member Giese-Yes; Member Mashack-No and Member Snyder-Yes. Motion to recommend to Council to approve the preliminary plat carried 5-2.

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

No action, first appearance regarding the amendment to the original Conditional Use Permit filed by Bielinski Development for Walgreen's to be located on Highway "67" North and East Market Street in the Harvest Point Commercial Development (Tax Key No. YA318000001) presented by Lee & Associates. Discussion on changing Condition No. 5 of the CUP as outlined in the Zoning Administrator's Staff Report. (Note: Original Conditional Use Permit has expired and no construction has begun. The CUP needs to be renewed which will allow the applicant to submit a CSM and General Development Plan. The incorporation of Walgreen's is in compliance with the use that was originally approved.)

CERTIFIED SURVEY MAP/WALGREEN'S/LEE & ASSOCIATES

No action, first appearance on the two lot Certified Survey Map filed by Bielinski Development for Walgreen's to be located on Highway "67" North and East Market Street in the Harvest Point Commercial Development (Tax Key No. YA3180-00001) presented by Lee & Associates.

ZONING VS. LAND USE COMPARISON

Members were requested to review all submittals to discuss with Lee Brown, Teska & Associates, who will be attending the next meeting on October 19, 2006.

GROWTH MANAGEMENT/LAND USE PLAN

Lee Brown, Teska & Associates will attend the October 19, 2006 meeting to also discuss growth management and the land use plan. Members encouraged to forward any questions/comments regarding this matter to the City Administrator.

MEETING DATES

The next meeting is scheduled for Thursday, October 19, 2006 at 7:00 p.m.

ADJOURNMENT

Member Knorr moved to adjourn. Seconded by Member Mashack. Motion carried unanimously. Meeting adjourned 8:15 p.m.

Shari McKinney
Deputy Clerk/Plan Commission Secretary