

CITY OF ELKHORN  
ARCHITECTURAL REVIEW BOARD/  
CITY PLAN COMMISSION MEETING  
OCTOBER 19, 2006

The Architectural Review Board/City Plan Commission Meeting was called to order by Chairman Giese at 7:06 p.m. in the Council Chambers at City Hall.

The following members were present:

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

The following members were absent:

D. Dorgan  
D. Snyder

Also present:

Sam Tapson, City Administrator  
Gary Welsh, City Engineer  
Ward Phillips, City Attorney

Visitors:

Lee Brown, Teska  
Greg Wescott, EASD

APPROVAL OF MINUTES

Member Knorr moved to approve the minutes of the October 5, 2006 meeting. Seconded by Member Reynolds. Motion carried unanimously.

FAÇADE GRANT APPLICATION/HPC/SAWDUST & STITCHES-BRUHA

Member Knorr moved to waive the first appearance and recommend to Council to approve the application for the Downtown Façade Grant program submitted to the Historic Preservation Commission for façade improvements to property located at 13 South Wisconsin Street (Tax Key No. YOP-00205) owned by David Bruha, Sawdust & Stitches. Seconded by Member Mashack. Carried unanimously.

FAÇADE GRANT APPLICATION/HPC/SUMMIT DEVELOPMENT-HOWARTH

Member Knorr moved to waive the first appearance and recommend to Council to approve the application for the Downtown Façade Grant program submitted to the Historic Preservation Commission for façade improvements to property located at 1 East Walworth Street (Tax Key No. YOP-00201) owned by Michael Howarth, Summit Development Group. Seconded by Member Mashack and carried unanimously.

GENERAL DEVELOPMENT PLAN/WALGREEN'S/LEE & ASSOC

Member Knorr moved to recommend to Council to approve the General Development Plan 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 contingent on Item Nos. 1 thru 4 of Lee Brown's October 19, 2006 letter to the City Administrator (see attached letter which includes: 1) Orientation of Walgreen's (to the corner of Market Street & S.T.H. "67), future buildings on the two outlots (facing toward the entry drive from Market St.), Building A, the primary proposed Retail Buildings, and the proposed future building at the southwest corner); 2) Three lane-wide access point on the Walgreen's site connecting to Market Street, multi-lane as primary access north/south connecting Market Street and Harvest Way; 3) In addition to Walgreen's, 118,500 square feet of retail floor area in 5 buildings served by off-street parking at the ratio of 4.3 parking spaces per 1,000 sq. ft. of floor area; with potential expansion of floor area on two or more pads at the southern end of the site, and 4) Introduction of pedestrian plaza areas.) and renewing the Conditional Use Permit filed by Bielinski Development subject to changing Condition No. 5 of the CUP 5 (allows for future subdivision of site) as outlined in the Zoning Administrator's Staff Report. Seconded by Member Reynolds. Motion carried unanimously.

SPECIFIC IMPLEMENTATION PLAN/WALGREEN'S/LEE & ASSOC.

Member Reynolds moved to waive the first appearance and recommend to Council to approve the Specific Implementation Plan 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 subject to working out the access and egress issues and submittal of final plans which include landscaping, lighting, etc. Seconded by Member Mashack and carried unanimously.

CERTIFIED SURVEY MAP/WALGREEN'S/LEE & ASSOCIATES

Member Reynolds moved to recommend to Council to approve 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

No discussion or action taken.

GROWTH MANAGEMENT/LAND USE PLAN

Greg Wescott, Elkhorn Area School District, made a presentation on school enrollment projections (booklet with information distributed to members).

MEETING DATES

The next meeting is scheduled for Thursday, November 2, 2006 at 7:00 p.m.

ADJOURNMENT

Member Mashack moved to adjourn. Seconded by Member Knorr. Motion carried unanimously. Meeting adjourned 9:40 p.m.