

CITY OF ELKHORN  
ARCHITECTURAL REVIEW BOARD/  
CITY PLAN COMMISSION MEETING  
NOVEMBER 2, 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:

D. Snyder  
R. Mashack  
B. Knorr  
J. Giese  
H. Reynolds  
D. Dorgan

The following members were absent:

L. O'Connor

Also present:

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

Visitors:

Ted Johnson  
Jim Howe  
Dr. Craig Thomas  
Mike Quesoff  
Tom Neshek  
Dave Farley  
Dan Kehoe  
Robert Mann  
Roger Wolff  
Dan Carmody  
Al Schmuck  
Greg Klemko  
Floyd Slater

APPROVAL OF MINUTES

Member Knorr moved to approve the minutes of the October 19, 2006 meeting. Seconded by Member Reynolds. Motion carried unanimously.

CERTIFIED SURVEY MAP/ETP/TOWN OF SUGAR CREEK/SLATER

No action, first appearance for the four lot Certified Survey Map filed by Floyd Slater for property located at W5684 Hazel Ridge Road (Tax Key No. GSC3400005 & GSC3400013) located in the Town of Sugar Creek. It was noted that this property is located within the City's Extraterritorial Plat jurisdiction.

CONDITIONAL USE PERMIT/DENTAL CLINIC/THOMAS

No action, first appearance for the Conditional Use Permit to construct a 4,023 square foot dental office on 1.3 acres of land located at 1525 North Fairways Lane (Lot No. 13 of Fairways Edge Business Park). Discussion regarding what is allowed in the B-6 district. The Zoning Administrator pointed out that the use classified as a "dental office" is permitted in the B-6 Commercial Business District with a Conditional Use Permit. After some further discussion, Member Knorr requested from Staff a layout of the entire area of Fairways Edge Business Park prior to their second appearance.

REZONE/MARKET STREET CONDOMINIUMS/CARMODY

Member Reynolds moved to recommend to Council to approve the rezone from A-1 Agricultural District to Rd-1 Two-Family Residence District as requested by Dan Carmody for property located on West Market Street (Tax Key No. YUNW-00243). Seconded by Member Snyder and carried unanimously.

PLANNED UNIT DEVELOPMENT/EVERGREEN BUSINESS PARK/MANN

No action, first appearance regarding the Planned Unit Development for property located in the Evergreen Business Park fronting S.T.H. "67" (Tax Key No. YEB-00008, YEB-00009, and YEB-00010) with revisions to "Parcel E" as requested by Robert Mann. Mr. Mann was requested by the Plan Commission to submit a site plan to Lee Brown, Teska Associates, for comments prior to their second appearance.

CONCEPTUAL PLAN/HAMPTON INN/ELKHORN HOTEL GROUP

A presentation of conceptual plan was provided by representatives of the Elkhorn Hotel Group to construct a three-story hotel (Hampton Inn) at the corner of S.T.H. "67" and West Hidden Trail (Tax Key No. YUNW-00244).

SITE PLAN/LOADING DOCK ADDITION/VIP SERVICES

No action, first appearance on the site plan to construct a 3,016 square foot loading dock addition for VIP Services located on East Geneva Street (Tax Key No. YA-298100002). Members preferred the bus parking plan layout that was originally submitted and approved in October 2005. Discussion about developing a written document with VIP Services agreeing to allow their parking lot to be torn up if Market Street is approved to go through, otherwise the parking lot needs to be reconfigured.

ARCHITECTURAL REVIEW/LOADING DOCK ADDITION/VIP SERVICES

No action, first appearance on the architectural review for a 3,016 square foot loading dock addition for VIP Services located on East Geneva Street (Tax Key No. YA-298100002).

FAIR MEADOW SUBDIVISION/ADDN. NO. 1/FINAL PUD & CUP/NESHEK

No action, first appearance regarding the final Planned Unit Development and Conditional Use Permit for the Fair Meadows Subdivision, Addition No. 1, located east of North Patricia Street and north of First Avenue (Tax Key No. YUNE-00007) to construct a 128 unit residential subdivision on 47.9 acres of land requested by Tom Neshek.

FAIR MEADOW SUBDIVISION/ADDN. NO. 1/PRELIMINARY PLAT/NESHEK

No action, first appearance regarding the preliminary plat for the Fair Meadows Subdivision, Addition No. 1, east of North Patricia Street and north of First Avenue (Tax Key No. YUNE-00007) to construct a 128 unit residential subdivision on 47.9 acres of land requested by Tom Neshek.

REZONE/ELK CREEK SUBDIVISION/WOLFF

No action, first appearance of the rezone from M-2 General Manufacturing District to Rs-1 Single Family Residential District for Elk Creek Subdivision (Tax Key No. YUSW-00045 and YUSW-00046) consisting of 238 acres of land requested by Roger Wolff.

PRELIMINARY PLAT/ELK CREEK SUBDIVISION/WOLFF

No action, first appearance of the rezone from M-2 General Manufacturing District to Rs-1 Single Family Residential District for Elk Creek Subdivision (Tax Key No. YUSW-00045 and YUSW-00046) consisting of 238 acres of land requested by Roger Wolff.

SITE PLAN/CITY WATER/CITY OF ELKHORN

No action, first appearance for the site plan for improvements to the City's Water System which includes three sites which include the Centralia facility, Well No. 8 building, and Lakeland Water Treatment facility.

ARCHITECTURAL REVIEW/CITY WATER/CITY OF ELKHORN

No action, first appearance for the architectural review for improvements to the City's Water System for three sites which include the Centralia facility, Well No. 8 building, and Lakeland Water Treatment facility.

MODIFICATIONS/PARKING AND LOADING/CITY CODE

Member Knorr moved to recommend to Council to schedule a public hearing regarding modifications to the City's Code in Section 17.6.3 regarding parking and loading. Issues and concerns to be addressed by Staff. Seconded by Member Dorgan. Motion carried unanimously.

PUD/LANDSCAPE REGULATIONS/CITY CODE

Member Reynolds moved to recommend to Council to schedule a public hearing regarding modifications to the City's Code in Section 17.14-6 regarding landscaping regulations for Planned Unit Developments.

MODIFICATION/R-4 ZONING DISTRICT/ZONING CODE

Teska Associates recommended modification of the Zoning Code at Section 1.4-10 pertaining to the R-4 Multiple Family Residence District. Lee Brown has suggested changing the district name to "Mixed-Use Predominately Residential" and consider allowing limited neighborhood businesses, services, and institutional uses in the R-4 District. No action taken.

CONCEPTUAL REVIEW/EAST ELKHORN NEIGHBORHOOD/GOLITZ

At the September 14, 2006 Joint Plan Commission and Council meeting, Paul and John Golitz, East Village Land Fund LLC, presented a conceptual plan for the East Elkhorn Neighborhood proposed for 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. 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.

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Questions regarding the proposal were raised by Plan Commission as well as Council at that meeting. A memorandum dated October 26, 2006 addressing these questions was distributed. Discussion regarding various issues and whether or not additional information from the applicants is required.

Member Knorr moved to approve pursuing further development of the conceptual mixed use plan for the East Elkhorn Neighborhood proposed for the 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. Seconded by Member Mashack. Motion carried with Member Reynolds voting no. It was determined by the Plan Commission that a Fiscal Analysis should be the first study to be performed.

MEETING DATES

The next meeting is scheduled for Thursday, November 16, 2006 at 7:00 p.m.

ADJOURNMENT

Member Knorr moved to adjourn. Seconded by Member Mashack. Motion carried unanimously. Meeting adjourned 9:35 p.m.