

CITY OF ELKHORN
ARCHITECTURAL REVIEW BOARD/
CITY PLAN COMMISSION MEETING
NOVEMBER 16, 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:

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

The following members were absent:

None

Also present:

Sam Tapson, City Administrator
Randy Leece, City Attorney
Rob Bedrosian, Zoning Administrator

Visitors:

Ted Johnson
Robert Mann
Roger Wolff

APPROVAL OF MINUTES

Member Knorr moved to approve the minutes of the November 2, 2006 meeting. Seconded by Member Reynolds. Motion carried unanimously.

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

Member Reynolds moved to recommend to Council to approve 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. Seconded by Member Knorr. Motion carried unanimously.

CONDITIONAL USE PERMIT/DENTAL CLINIC/THOMAS

Member Reynolds moved to recommend to Council to approve 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. Seconded by Member Mashack. Roll Call Vote. Member Snyder-Yes; Member Mashack-Yes; Member Knorr-No; Member Giese-Yes; Member Reynolds-Yes; Member Dorgan-Yes; Member O'Connor-Yes. Motion carried 6-1 with Member Knorr voting no.

PLANNED UNIT DEVELOPMENT/EVERGREEN BUSINESS PARK/MANN

Robert Mann was requested by the Plan Commission to submit the site plan for the PUD to Lee Brown, Teska Associates, for comments prior to the second appearance.

Robert Mann, applicant, requested the post-ponement of 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" to the December 7, 2006 Plan Commission Meeting.

SITE PLAN/LOADING DOCK ADDITION/VIP SERVICES

VIP Services, applicant, requested postponement of 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).

ARCHITECTURAL REVIEW/LOADING DOCK ADDITION/VIP SERVICES

VIP Services, applicant, requested the postponement of 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).

REZONE/ELK CREEK SUBDIVISION/WOLFF

Member Reynolds moved to recommend to Council to approve the preliminary plat of the rezone from R-4 Rural Residential 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. Seconded by Member Knorr and carried unanimously.

PRELIMINARY PLAT/ELK CREEK SUBDIVISION/WOLFF

Member Giese moved to defer the preliminary plat for Elk Creek Subdivision (Tax Key No. YUSW-00045 and YUSW-00046) consisting of 238 acres of land requested by Roger Wolff to the December 7, 2006 meeting. Seconded by Member Knorr. Motion carried unanimously.

SITE PLAN/CITY WATER/CITY OF ELKHORN

Member Reynolds moved to approve 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. Seconded by Member Mashack and carried unanimously.

ARCHITECTURAL REVIEW/CITY WATER/CITY OF ELKHORN

Member Reynolds moved to approve 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. Seconded by Member Mashack and carried unanimously.

MODIFICATIONS/PARKING AND LOADING/CITY CODE

Brief discussion regarding the modifications to the parking and loading outlined in the City Code. Need clarification from Teska Associates.

MODIFICATION/R-4 ZONING DISTRICT/ZONING CODE

Brief discussion. Need to review the R-4 zoning district and PUD ordinance.

MEETING DATES

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

ADJOURNMENT

Member Dorgan moved to adjourn. Seconded by Member Reynolds. Motion carried unanimously. Meeting adjourned 8:45 p.m.