

CITY OF ELKHORN
ARCHITECTURAL REVIEW BOARD/
CITY PLAN COMMISSION MEETING
DECEMBER 7, 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
J. Giese

The following members were absent:

L. O'Connor

Also present:

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

Visitors:

Robert Mann
Roger Wolff
Tom Neshek
Dave Farley
John Brighan
Matt Johnson
Shell Coysagen
Al Schmuck
Dan Kehoe
Bill Sigmund
Duane Newman
Paul Johnson
Tim McGuire
Mr. & Mrs. Burrus
Anilkumar Patel

APPROVAL OF MINUTES

Member Reynolds moved to approve the minutes of the November 16, 2006 meeting. Seconded by Member Knorr. Motion carried unanimously.

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

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

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

Member Reynolds moved to recommend to Council approve 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. Seconded by Member Dorgan and 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 (includes site plan, landscaping plan, lighting plan and architecture) 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 addressing turning lane issues with the City Engineer. Seconded by Member Mashack and carried unanimously.

PLANNED UNIT DEVELOPMENT/EVERGREEN BUSINESS PARK/MANN

Member Dorgan moved to recommend to Council to approve 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". Motion died for lack of a second.

Member Knorr moved to recommend to Council to deny 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". Seconded by Member Snyder. Motion carried with Member Dorgan voting no.

SITE PLAN REVIEW/LOADING DOCK ADDITION/VIP SERVICES

Member Reynolds moved to approve the site plan review for VIP Services 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). Seconded by Member Snyder and carried unanimously.

ARCHITECTURAL REVIEW/LOADING DOCK ADDITION/VIP SERVICES

Member Reynolds moved to approve the architectural review for VIP Services 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). Seconded by Member Snyder and carried unanimously.

PRELIMINARY PLAT/ELK CREEK SUBDIVISION/WOLFF

Member Reynolds moved to recommend to Council to conditionally approve the preliminary plat showing the street on the site plan instead of the pedestrian walkway 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. Motion carried unanimously.

CONDITIONAL USE PERMIT/HAMPTON INN/ELKHORN HOTEL GROUP

No action, first appearance for the conditional use permit of the Hampton Inn by the Elkhorn Hotel Group to construct a three-story hotel at the corner of S.T.H. "67" and West Hidden Trail (Tax Key No. YUNW-00244).

ARCHITECTURAL REVIEW/HAMPTON INN/ELKHORN HOTEL GROUP

No action, first appearance of the Hampton Inn by the Elkhorn Hotel Group to construct a three-story hotel at the corner of S.T.H. "67" and West Hidden Trail (Tax Key No. YUNW-00244).

SITE PLAN REVIEW/HAMPTON INN/ELKHORN HOTEL GROUP

No action, first appearance of the site plan of the Hampton Inn by the Elkhorn Hotel Group to construct a three-story hotel at the corner of S.T.H. "67" and West Hidden Trail (Tax Key No. YUNW-00244).

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ARCHITECTURAL REVIEW BOARD/
CITY PLAN COMMISSION MEETING
DECEMBER 7, 2006
PAGE 4

MODIFICATIONS/PARKING AND LOADING/CITY CODE

Brief discussion regarding the additional modifications to the parking and loading outlined in the City Code presented by the Zoning Administrator.

MEETING DATES

The next meeting is scheduled for Thursday, January 4, 2007 at 7:00 p.m.

ADJOURNMENT

Member Reynolds moved to adjourn. Seconded by Member Knorr. Motion carried unanimously. Meeting adjourned 9:20 p.m.

Deputy Clerk/Plan Commission Secretary