

CITY OF ELKHORN  
ARCHITECTURAL REVIEW BOARD/  
CITY PLAN COMMISSION MEETING  
JANUARY 4, 2007

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:

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

The following members were absent:

D. Snyder  
H. Reynolds

Also present:

Sam Tapson, City Administrator  
Rob Bedrosian, Zoning Administrator  
Gary Welsh, City Engineer  
Ward Phillips, City Attorney

Visitors:

Dr. Thomas  
Robert Mann  
Shell Coysagen  
Glen Solheim  
Lowell Sweet  
Jim Howe  
Duane Newman  
Norm Brummel  
Gary Wallem  
Greg Klemko  
Yaeggi & Colby Rep.

APPROVAL OF MINUTES

Member Dorgan moved to approve the minutes of the December 7, 2006, meeting. Seconded by Member Knorr. Motion carried unanimously.

CONDITIONAL USE PERMIT/HAMPTON INN/ELKHORN HOTEL GROUP

Member Knorr moved to recommend to Council to approve the Conditional Use Permit for the Hampton Inn submitted 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). Seconded by Member Dorgan. Roll Call Vote: Member O'Connor-Yes; Member Knorr-Yes; Member Dorgan-Yes; Member Mashack-No; Member Giese-Yes. Motion carried 4-1.

SITE PLAN REVIEW/HAMPTON INN/ELKHORN HOTEL GROUP

Member Knorr moved to approve 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). Seconded by Member Dorgan. Roll Call Vote: Member O'Connor-Yes; Member Knorr-Yes; Member Dorgan-Yes; Member Mashack-No; Member Giese-Yes; Member Welsh-Yes. Motion carried 5-1.

ARCHITECTURAL REVIEW/HAMPTON INN/ELKHORN HOTEL GROUP

Member Knorr moved to approve the architectural review 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). Seconded by Member Dorgan. Roll Call Vote: Member O'Connor-Yes; Member Knorr-Yes; Member Dorgan-Yes; Member Mashack-No; Member Giese-Yes; Member Welsh-Yes. Motion carried 5-1.

SITE PLAN REVIEW/DENTAL CLINIC/THOMAS

Member Dorgan moved to waive the second appearance and approve the site plan review 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) submitted by Dr. Craig Thomas. Seconded by Member by Knorr. Motion carried unanimously.

ARCHITECTURAL REVIEW/DENTAL CLINIC/THOMAS

Member Dorgan moved to waive the second appearance and approve the architectural review 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) submitted by Dr. Craig Thomas. Seconded by Member by Knorr. Motion carried unanimously.

PLANNED UNIT DEVELOPMENT/EVERGREEN BUSINESS PARK/MANN

Member Knorr moved to waive the second appearance and amend Condition No. 4 to increase restaurant square footage (to 4,607 square feet) and only approve site E 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". Seconded by Member Mashack and carried unanimously.

FUTURE SITE PLAN/EVERGREEN BUSINESS PARK/MANN

No action, first appearance regarding future plan for the remainder of the sites in the Evergreen Business Park as presented by Robert Mann (includes Sites B, C, and D.)

REZONE/FOXTAIL MEADOWS SUBDIVISION/MANN

Member Knorr moved to recommend to Council to deny the rezone of the Foxtail Meadows Subdivision proposed to be located on 50 acres of land to the east of S.T.H. "12" and S.T.H. "11" (YUNE-00001A) as submitted by Robert Mann. Seconded by Member Dorgan. Motion carried unanimously.

CONDITIONAL USE PERMIT/ FOXTAIL MEADOWS SUBDIVISION/MANN

Due to the denial of the rezone, the Conditional Use Permit for Foxtail Meadows Subdivision submitted by Robert Mann was withdrawn at this time.

CONCEPTUAL REVIEW/BRUMMEL FARM/GREEN

No action, first appearance regarding the conceptual review to construct a combination of detached single family, duplex and multiple family units on property located north of Fifth Avenue and east of Voss Road (GSC-2500008A, GSC-2500008C and YUNW-00230) in the Town of Sugar Creek known as the Brummel farm as proposed by Clancy Green, developer and future property owner. It was noted that the project would be beneficial to the City because of the Church Street extension and the stormwater drainage detention area that it will provide.

MODIFICATIONS/PARKING AND LOADING/CITY CODE

Member Knorr moved to forward to Council for action the modifications for Section 17.6 entitled Parking and Loading of the City Code. Seconded by Member Mashack and carried unanimously.

CITY OF ELKHORN  
ARCHITECTURAL REVIEW BOARD/  
CITY PLAN COMMISSION MEETING  
JANUARY 4, 2007  
PAGE 4

MEETING DATES

It was noted that the January 18, 2006 meeting is cancelled. The next meeting is scheduled for Thursday, February 1, 2007 at 7:00 p.m.

ADJOURNMENT

Member Dorgan moved to adjourn. Seconded by Member Knorr. Motion carried unanimously. Meeting adjourned 9:25 p.m.

Shari McKinney  
Deputy Clerk/Plan Commission Secretary