

CITY OF ELKHORN
ARCHITECTURAL REVIEW BOARD/
CITY PLAN COMMISSION MEETING
OCTOBER 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:

B. Knorr
D. Snyder
D. Dorgan
M. Davidson
J. Giese

The following members were absent:

J. Taylor

Also present:

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

Visitors:

Kjell Kaashagen
Kurt Verhoeven
Jamie Stilling
John Maier
Norm Brummel
Warren Hansen
Jim Hertel
Gary Wallem
Judy Boldt
Charlotte Rice
William Marty
Eugene Boeger
Frank Karlovitz
Sue Oakes

APPROVAL OF MINUTES

Member Knorr moved to approve the minutes of the September 20, 2007, as written. Seconded by Member Davidson. Motion carried unanimously.

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CERTIFIED SURVEY MAP/CHURCH ST. & HIDDEN TRAIL/HAMPTON INN

Member Knorr moved to recommend to Council to approve the three-lot Certified Survey Map for property located on Church Street and Hidden Trail (Tax Key No. YUNW-00244) submitted by Kjell Kaashagen, KMT Investments, for the construction of the Hampton Inn. Seconded by Member Dorgan. Roll Call Vote. Member Dorgan-Yes; Member Snyder-Yes; Member Davidson-Yes; Member Knorr-Yes; Member Giese-Yes. Motion carried unanimously.

SITE PLAN AMENDMENT/CHURCH ST. & HIDDEN TRAIL/HAMPTON INN

Member Dorgan moved to recommend to Council to approve the site plan amendment for property located on Church Street and Hidden Trail (Tax Key No. YUNW-00244) submitted by Kjell Kaashagen, KMT Investments, for the construction of the Hampton Inn. Seconded by Member Knorr. Motion carried unanimously.

CERTIFIED SURVEY MAP/REMER ROAD/LIVING WATERS CHURCH

No action, first appearance concerning the Certified Survey Map of a one lot Certified Survey Map submitted by Kurt Verhoeven for a ten acre parcel of land located on the south side of Remer Road (Tax Key No. YVSE-00033) to be the future building site of the Living Waters Church.

REZONE REQUEST/REMER ROAD/LIVING WATERS CHURCH

No action, first appearance with regard to the rezone from A-1 Agricultural /Holding District to I-1 Institutional District for a ten acre parcel of land located on the south side of Remer Road (Tax Key No. YVSE-00033) to be the future building site of the Living Waters Church requested by Kurt Verhoeven. Note: This 10 acre parcel has been annexed to the City of Elkhorn from the Town of Geneva.

CONDITIONAL USE PERMIT/CONTINUOUS MOTION PACKAGING/HERTEL

No action, first appearance regarding the Conditional Use Permit requested by Jim Hertel, Continuous Motion Packaging, to construct a 13,000 square foot light manufacturing building on a 1.06 acre parcel of land located on Country Club Parkway, Fairways Edge Business Park (Tax Key No. YA389500001). Mr. Hertel would be relocating his manufacturing business currently at 502 Nathan Lane in the Deere Industrial Park.

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SITE PLAN REVIEW/CONTINUOUS MOTION PACKAGING/HERTEL

No action, first appearance concerning the Site Plan Review submitted by Jim Hertel, Continuous Motion Packaging, to construct a 13,000 square foot light manufacturing building on a 1.06 acre parcel of land located on Country Club Parkway, Fairways Edge Business Park (Tax Key No. YA389500001).

ARCHITECTURAL REVIEW/CONTINUOUS MOTION PACKAGING/HERTEL

No action, first appearance regarding the Architectural Review for the construction of a 13,000 square foot light manufacturing building on a 1.06 acre parcel of land located on Country Club Parkway, Fairways Edge Business Park (Tax Key No. YA389500001).

FAÇADE GRANT APPLICATION/SOUTH WISCONSIN ST./WARD PROPERTIES

Member Snyder moved to recommend to Council to approve the Downtown Façade Grant program application submitted by Dan Ward, Ward Properties Ltd for painting the exterior front of the building (first floor only), replacement of shutters and repair and replacement of the original balcony roof. Seconded by Member Dorgan. Motion carried unanimously.

ORDINANCE AMENDMENT/HISTORIC PRESERVATION COMMISSION

No action, first appearance in regard to the ordinance amendment to the Historic Preservation Commission, Section 17.11 of the City Code. (Note: Changes highlighted on copies of code section distributed prior to meeting).

CONCEPT PLAN REVIEW/BRUMMEL FARM/GREEN

Chairman Giese announced that the concept plan for the Brummel Farm previously presented by Clancy Green is at an impasse. The City Administrator briefly outlined the history of the concept plan for the 130 acre farm which was first presented to the Plan Commission in August 2006. Two additional concept submittals were received, the last in February 2007. Since that time there has been no willingness by the developer to make any changes to the concept plan which does not meet the City's Comprehensive Plan standards (required 65/35 housing mix and adequate park land) and does not uniquely benefit the community. This matter cannot remain unresolved.

Attorney John Maier, representing Clancy Green on behalf of Attorney Lowell Sweet, explained that both parties are out of town and are unaware that this item was placed on the Plan Commission agenda. Mr. Maier requested a two week postponement until all parties involved have returned. After some further discussion, Attorney John Maier requested that this item be withdrawn.

Member Snyder moved to accept the withdrawal of the Concept Plan for the Brummel Farm as requested by Attorney John Maier. Seconded by Member Giese and carried unanimously.

COMMERCIAL PARCELS IN ETP/SUBDIVISION STANDARDS

Brief discussion regarding commercial parcels in the City's Extraterritorial Plat jurisdiction regarding subdivision standards.

MEETING DATES

The next Plan Commission meeting is Thursday, October 18, 2007 at 7 p.m.

ADJOURNMENT

Member Snyder moved to adjourn. Seconded by Member Dorgan. Motion carried unanimously. Meeting adjourned 8:30 p.m.