

CITY OF ELKHORN  
ARCHITECTURAL REVIEW BOARD/  
CITY PLAN COMMISSION MEETING  
OCTOBER 18, 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:

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

The following members were absent:

None

Also present:

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

Visitors:

Kurt Verhoeven  
Gary Wallem  
Warren Hansen  
Jim Hertel  
Judy Boldt

APPROVAL OF MINUTES

Member Snyder moved to approve the minutes of the October 4, 2007, as written. Seconded by Member Knorr. Motion carried unanimously.

CERTIFIED SURVEY MAP/REMER ROAD/LIVING WATERS CHURCH

Member Knorr moved to recommend to Council to approve the Certified Survey Map of a one lot Certified Survey Map submitted by Kurt Verhoeven for a 6.37 acre parcel of land with a 3.17 acre out lot located on the south side of Remer Road (Tax Key No. YVSE-00033) to be the future building site of the Living Waters Church. Seconded by Member Dorgan. Roll Call Vote. Member Knorr-Yes; Member Snyder-No; Member Dorgan-Yes; Member Davidson-Yes; Member Giese-Yes; and Member Taylor-No. Motion carried 4-2.

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REZONE REQUEST/REMER ROAD/LIVING WATERS CHURCH

Member Knorr moved to recommend to Council to approve the rezone from A-1 Agricultural /Holding District to I-1 Institutional District for a 6.9 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.) Seconded by Member Dorgan. Roll Call Vote. Member Knorr-Yes; Member Snyder-No; Member Dorgan-Yes; Member Davidson-Yes; Member Giese-Yes; and Member Taylor-No. Motion carried 4-2.

CONDITIONAL USE PERMIT/CONTINUOUS MOTION PACKAGING/HERTEL

Member Dorgan moved to recommend to Council to approve 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) subject to the 3 conditions outlined in the Zoning Administrator's October 10, 2007 Staff Report along with a fourth condition that states "The project shall be developed in accordance with the approved site plan and architecture". Seconded by Member Knorr. Motion carried with Member Taylor voting no.

ARCHITECTURAL & SITE PLAN REVIEW/CONTINUOUS MOTION PACKAGING

No action, second appearance concerning the Architectural and 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). Plan Commission members concurred that alternative building materials be used on all sides except the west side. They suggested resubmitting the site plan at the November 1, 2007 meeting along with the additional 400 square foot of roof area as proposed.

MEETING DATES

The next Plan Commission meeting is Thursday, November 1, 2007 at 7 p.m.

ADJOURNMENT

Member Giese moved to adjourn. Seconded by Member Snyder. Motion carried unanimously. Meeting adjourned 7:45 p.m.

Shari McKinney  
Deputy Clerk/Plan Commission Secretary