

CITY OF ELKHORN  
ARCHITECTURAL REVIEW BOARD/  
CITY PLAN COMMISSION MEETING  
NOVEMBER 1, 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:

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

The following members were absent:

J. Taylor  
D. Snyder

Also present:

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

Visitors:

Kurt Verhoeven  
Warren Hansen  
Charlotte Rice  
Leah Berlin  
Dave Cole, Jarad Video  
Maureen Mayrand, Elkhorn Independent

### APPROVAL OF MINUTES

Member Knorr moved to approve the minutes of the October 18, 2007, as written. Motion seconded by Member Dorgan. Motion carried unanimously.

### CONDITIONAL USE PERMIT/REMER ROAD/LIVING WATERS CHURCH

No action, first appearance regarding the Conditional Use Permit to construct an 18,000 square foot church on 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) submitted by Kurt Verhoeven. It was noted that the storm water and sewer calculations need to be reviewed by the City Engineer, the Zoning Administrator requested a revised landscape plan and Plan Commission members requested a copy of the Plan of Operation.

CITY OF ELKHORN  
ARCHITECTURAL REVIEW BOARD/  
CITY PLAN COMMISSION MEETING  
NOVEMBER 1, 2007  
PAGE 2

SITE PLAN REVIEW/REMER ROAD/LIVING WATERS CHURCH

No action, first appearance regarding the site plan review 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) in order to construct the 18,000 square foot Living Waters Church submitted by Kurt Verhoeven. It was noted that the storm water and sewer calculations need to be reviewed by the City Engineer, the Zoning Administrator requested a revised landscape plan and Plan Commission members requested a copy of the Plan of Operation.

ARCHITECTURAL REVIEW/REMER ROAD/LIVING WATERS CHURCH

No action, first appearance regarding the architectural review 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) in order to construct the 18,000 square foot Living Waters Church submitted by Kurt Verhoeven. It was noted that the storm water and sewer calculations need to be reviewed by the City Engineer, the Zoning Administrator requested a revised landscape plan and Plan Commission members requested a copy of the Plan of Operation.

CONDITIONAL USE PERMIT/GAS STATION & CAR WASH/KWIK TRIP INC.

No action, first appearance regarding the Conditional Use Permit of property located on S.T.H. "67" and West Hidden Trail (Tax Key No. YUNW-00244F) submitted by Kwik Trip Inc. to construct a 5,284 square foot convenience store/gas station with a 2,769 foot car wash. Storm water and sewer calculations need to be reviewed by the City Engineer because they tie into the Hampton Inn Project. Plan Commission members concurred that storage of salt pallets not be allowed on the property.

SITE PLAN REVIEW/GAS STATION & CAR WASH/KWIK TRIP INC.

No action, first appearance regarding the site plan review of property located on S.T.H. "67" and West Hidden Trail (Tax Key No. YUNW-00244F) submitted by Kwik Trip Inc. to construct a 5,284 square foot convenience store/gas station with a 2,769 foot car wash. Storm water and sewer calculations need to be reviewed by the City Engineer because they tie into the Hampton Inn Project. Plan Commission members concurred that storage of salt pallets not be allowed on the property.

CITY OF ELKHORN  
ARCHITECTURAL REVIEW BOARD/  
CITY PLAN COMMISSION MEETING  
NOVEMBER 1, 2007  
PAGE 2

ARCHITECTURAL REVIEW/GAS STATION & CAR WASH/KWIK TRIP INC.

No action, first appearance regarding the architectural review of property located on S.T.H. "67" and West Hidden Trail (Tax Key No. YUNW-00244F) submitted by Kwik Trip Inc. to construct a 5,284 square foot convenience store/gas station with a 2,769 foot car wash. Storm water and sewer calculations need to be reviewed by the City Engineer because they tie into the Hampton Inn Project. Plan Commission members concurred that storage of salt pallets not be allowed on the property.

ZONING BOUNDARY CORRECTION/HAMPTON INN

Member Dorgan moved to recommend to Council to approve the Zoning Boundary Correction for property located on North Church Street and West Hidden Trail (Tax Key No. YUNW-00244). The Zoning Administrator explained that the Certified Survey Map and Site Plan approval expanded the original site to the north which caused a shift in the property boundary and created a split zoning on the parcels which needed to be corrected. Motion seconded by Member Knorr and carried unanimously.

COMPREHENSIVE PLAN AMENDMENT/EDC

Member Knorr moved to schedule a public hearing on December 6, 2007 regarding the EDC Section amendment to the Comprehensive Plan. Seconded by Member Dorgan. Motion carried unanimously.

MEETING DATES

The Plan Commission Workshop scheduled for November 15, 2007 is cancelled. The next Plan Commission meeting is Thursday, December 6, 2007 at 7:00 p.m.

ADJOURNMENT

Member Knorr moved to adjourn. Seconded by Member Davidson. Motion carried unanimously. Meeting adjourned 7:50 p.m.

Shari McKinney  
Deputy Clerk/Plan Commission Secretary