

CITY OF ELKHORN
ARCHITECTURAL REVIEW BOARD/
CITY PLAN COMMISSION MEETING
DECEMBER 20, 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. Giese
B. Knorr
D. Dorgan
M. Davidson
D. Snyder
J. Taylor

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:

Richard Howarth
Warren Hansen
Greg Wescott
Pastor Kurt Verhoeven
Randy Zeien
Michael Peine
Don Buchert
Bob Klockars
Dave Cole, Jarad Video
Maureen Mayrand, Elkhorn Independent

APPROVAL OF MINUTES

Member Knorr moved to approve the minutes of the December 6, 2007, as written. Motion seconded by Member Snyder. Motion carried unanimously.

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CONDITIONAL USE PERMIT/REMER ROAD/LIVING WATERS CHURCH

Member Knorr moved to recommend to Council to approve the Conditional Use Permit to construct the 18,000 square foot Living Waters 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 subject to the conditions of the Zoning Administrators Staff Report and the hours of operation for church services and social activities ending by 10:00 p.m. on weekdays and midnight on weekends with the exception of midnight masses held throughout the year. Seconded by Member Dorgan. Roll Call Vote: Member Taylor-Yes; Member Snyder-Yes; Member Davidson-Yes; Member Dorgan-Yes; Member Knorr-Yes; Member Giese-Yes. Motion carried unanimously.

SITE PLAN REVIEW/REMER ROAD/LIVING WATERS CHURCH

Member Knorr moved to approve 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. Seconded by Member Dorgan and carried unanimously.

ARCHITECTURAL REVIEW/REMER ROAD/LIVING WATERS CHURCH

Member Knorr moved to approve 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. Seconded by Member Dorgan and carried unanimously.

ANNEXATION/WOODBURY/TOWN OF GENEVA

Member Knorr moved to recommend to Council to approve the proposed annexation of 1.045 acres of land located in the Town of Geneva adjacent to the City boundary on MacLean Road (Tax Key No. JG800003E) requested by Jack and Ella Woodbury. Seconded by Member Snyder. Motion carried 5-1 with Member Dorgan voting no.

SITE PLAN REVIEW/HAGEN TRANSFER

Member Snyder moved to approve the site plan review for property located at 259 East O'Connor Drive (Tax Key No. YA248000001) requested by Hagen Transfer. Seconded by Member Taylor and carried unanimously.

SITE PLAN REVIEW/WALWORTH STATE BANK

Member Snyder moved to approve the site plan review of property located at 190 East Geneva Street (Tax Key No. YOP-000190) requested by the Walworth State Bank. Seconded by Member Taylor and carried unanimously.

ARCHITECTURAL REVIEW/WALWORTH STATE BANK

Member Snyder moved to approve the architectural review of property located at 190 East Geneva Street (Tax Key No. YOP-000190) requested by the Walworth State Bank. Seconded by Member Taylor and carried unanimously.

CONDITIONAL USE PERMIT AMENDMENT/STONERIDGE PARTNERSHIP

Member Snyder moved to recommend to Council to approve the Conditional Use Permit amendment for Stoneridge Partnership (Tax Key No. YUNW-00058A) located on Hazel Ridge Road to allow construction of the final phase of the apartment complex. Seconded by Member Dorgan. Motion carried unanimously.

SITE PLAN REVIEW/STONERIDGE PARTNERSHIP

Member Knorr moved to approve the site plan review for Stoneridge Partnership (Tax Key No. YUNW-00058A) located on Hazel Ridge Road to allow construction of the final phase of the apartment complex. Seconded by Member Snyder and carried unanimously.

ARCHITECTURAL REVIEW/STONERIDGE PARTNERSHIP

Member Knorr moved to approve the architectural review for Stoneridge Partnership (Tax Key No. YUNW-00058A) located on Hazel Ridge Road to allow construction of the final phase of the apartment complex. Seconded by Member Snyder and carried unanimously.

CONDITIONAL USE PERMIT/WEST SIDE ELEMENTARY/EASD

Member Snyder moved to recommend to Council to approve the Conditional Use Permit for West Side Elementary (Tax Key No. YUNW-00062) located on Sunset Drive to allow the construction of an addition and site modifications. Seconded by Member Knorr. Motion carried unanimously.

SITE PLAN REVIEW/WEST SIDE ELEMENTARY/EASD

Member Snyder moved to approve the site plan review for West Side Elementary (Tax Key No. YUNW-00062) located on Sunset Drive to allow the construction of an addition and site modifications. Seconded by Member Dorgan. After some discussion regarding the parking lot, Member Snyder withdrew his motion and Member Dorgan withdrew his second.

Member Snyder moved to approve the site plan review for West Side Elementary (Tax Key No. YUNW-00062) located on Sunset Drive to allow the construction of an addition and site modifications subject to the installation of a 5 foot by 20 foot island in the rebuilt area of the parking lot. Seconded by Member Taylor. Motion carried unanimously.

ARCHITECTURAL REVIEW/WEST SIDE ELEMENTARY/EASD

Member Snyder moved to approve the architectural review for West Side Elementary (Tax Key No. YUNW-00062) located on Sunset Drive to allow the construction of an addition and site modifications. Seconded by Member Dorgan. After some discussion regarding the parking lot, Member Snyder withdrew his motion and Member Dorgan withdrew his second.

Member Snyder moved to approve the architectural review for West Side Elementary (Tax Key No. YUNW-00062) located on Sunset Drive to allow the construction of an addition and site modifications subject to the installation of a 5 foot by 20 foot island in the rebuilt area of the parking lot. Seconded by Member Taylor. Motion carried unanimously.

CONDITIONAL USE PERMIT/JACKSON ELEMENTARY & OFFICE BLDG./EASD

Member Snyder moved to recommend to Council to approve the Conditional Use Permit to allow the construction of an addition and site modifications for Jackson Elementary and office building (Tax Key No. YAB-00017) located on North Jackson Street. Seconded by Member Dorgan and carried unanimously.

SITE PLAN REVIEW/JACKSON ELEMENTARY & OFFICE BLDG./EASD

Member Snyder moved to approve the site plan review to allow the construction of an addition and site modifications for Jackson Elementary and office building (Tax Key No. YAB-00017) located on North Jackson Street. Seconded by Member Dorgan and carried unanimously.

ARCHITECTURAL REVIEW/JACKSON ELEMENTARY & OFFICE BLDG./EASD

Member Snyder moved to approve the architectural review to allow the construction of an addition and site modifications for Jackson Elementary and office building (Tax Key No. YAB-00017) located on North Jackson Street. Seconded by Member Dorgan and carried unanimously.

B-4 ZONING DISTRICT/NONCONFORMING USES

It has been discovered that there are single family homes which were removed as conforming uses in the B-4 Zoning District. Discussion regarding homeowners having difficulty in refinancing their homes due to this zoning designation. It was suggested that these homes be changed back to permitted uses in the B-4 Zoning District. A map of all the homes will be prepared for the next meeting for further discussion.

MEETING DATES

The next Plan Commission meeting is Thursday, January 3, 2007 at 7 p.m.

ADJOURNMENT

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