

CITY OF ELKHORN
ARCHITECTURAL REVIEW BOARD/
CITY PLAN COMMISSION MEETING
NOVEMBER 6, 2008

The Architectural Review Board/City Plan Commission Meeting was called to order at 7:00 p.m. in the Council Chambers at City Hall by Chairman Giese.

The following members were present:

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

The following members were absent:

T. Shiroda

Also present:

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

Visitors:

Gary Wallem
Dan Szczap
Ken & Loretta Meinel
Dave Cole
Maureen Mayrand

APPROVAL OF MINUTES

Member Knorr moved to approve the minutes of the October 2, 2008, as written. Motion seconded by Member Dorgan. Motion carried unanimously.

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SIGN/WALWORTH COUNTY AGRICULTURAL SOCIETY

No action, first appearance regarding the proposed sign for the Walworth County Agricultural Society. Gary Wallem, representing the Ag Society presented a drawing of the sign that reads "Welcome to the Walworth County Fair - Established 1849" proposed for the fairgrounds to be located on the corner of East Court Street and Fair Street.

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

Member Taylor moved to waive the second appearance and recommend to Council to approve the Conditional Use Permit requested by Kwik Trip Inc. for 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. Seconded by Member Dorgan. Motion carried unanimously.

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

Member Taylor moved to approve 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. Seconded by Member Snyder and carried unanimously.

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

Member Taylor moved to approve 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. Seconded by Member Snyder. Motion carried unanimously.

PUD AMENDMENT/HARVEST POINTE COMMERCIAL/BIELINSKI INVESTMENTS

Member Giese moved to recommend to Council to approve the revised Planned Unit Development Amendment for Harvest Pointe Commercial located on Highway "67" and East Market Street (Tax Key No. YA405200001 & YA405200002) subject to finalizing a Development Agreement. Seconded by member Knorr and carried unanimously.

DOWNTOWN ZONING DISTRICT REVIEW

The Downtown Zoning District Review has been placed on the agenda as an information only item and will be placed on the next agenda for general discussion. Lee Brown, Teska Associates, will be present to review with members.

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B-6 ZONING DISTRICT REVIEW

The B-6 Zoning District Review was placed on the agenda as an information only item and will be placed on the next agenda for general discussion. Lee Brown, Teska Associates, will be present to review with members.

MEETING DATES

The next Plan Commission meeting is Thursday, November 20, 2008 at 7:00 p.m.

ADJOURNMENT

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

Shari McKinney
Plan Commission Secretary