

CITY OF ELKHORN
ARCHITECTURAL REVIEW BOARD/
CITY PLAN COMMISSION MEETING
JULY 3, 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
B. Knorr
M. Davidson
D. Dorgan
J. Giese

The following members were absent:

D. Snyder
T. Shiroda

Also present:

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

Visitors:

Dan Carmody
Warren Hansen
Gary Wallem
Gerald Severson
Ellen Kehoe
Sal Dimiceli
Lee Brown
Ben Carlyle
Al Young
Mr. & Mrs. Frazer
Dave Cole, Jarad Video
Maureen Mayrand, Elkhorn Independent

APPROVAL OF MINUTES

Member Dorgan moved to approve the minutes of the June 5, 2008, as written. Motion seconded by Member Knorr. Motion carried unanimously.

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PUD ORDINANCE/AMENDMENT/EVERGREEN/MANN & SUNDANCE CREEK

No action, first appearance regarding the PUD Ordinance Amendment which would allow a veterinary clinic to be added to the list of permitted uses for property located in Evergreen Business Park (Tax Key No. YEBP-00001 & YEBP-00015). After some discussion it was requested by the Plan Commission that the wording "veterinary clinic" be changed to "small animal clinic" and no outdoor kenneling be allowed.

CONDITIONAL USE PERMIT/ELKHORN SENIOR WELLNESS CENTER/WANG

No action, first appearance regarding the conditional use permit for property at 504 West Court Street (Tax Key No. YUNW-00131) requested by Dr. Wang which would allow an adult day care and assisted living at the proposed senior wellness center. Some discussion regarding the maximum number of beds, staffing, parking, and traffic concerns. Further discussion on the proposed Elkhorn Wellness Center to be located at the former Lakeland School site and State regulations on adult day care centers combined with assisted living.

SITE PLAN REVIEW/ELKHORN SENIOR WELLNESS CENTER/WANG

No action, first appearance regarding the site plan review for the Elkhorn Senior Wellness Center at property located at 504 West Court Street (Tax Key No. YUNW-00131) proposed by Dr. Wang. The building will undergo extensive remodeling to meet State code requirements to accommodate a wellness facility at the former Lakeland School site. Discussion regarding landscaping and maintenance of the property.

ARCHITECTURAL REVIEW/ELKHORN SENIOR WELLNESS CENTER/WANG

No action, first appearance on the site plan review for the Elkhorn Senior Wellness Center at property located at 504 West Court Street (Tax Key No. YUNW-00131) proposed by Dr. Wang. It was noted that the interior of the building will undergo extensive remodeling to meet State code requirements to accommodate a wellness facility at the former Lakeland School site. Discussion regarding interior remodeling of building, exterior alterations and painting.

REZONE/WEST WALWORTH STREET/WALTER AUTO SALES

No action, first appearance regarding the rezone from B-3 Neighborhood Business District to B-2 Community Business District of property located at 910 West Walworth Street (Tax Key No. YUNW-00136) requested by Walter Auto Sales to operate an auto-sales facility. No one was present to represent this matter.

CONDITIONAL USE PERMIT/WEST WALWORTH STREET/WALTER AUTO SALES

No action, first appearance on the Conditional Use Permit requested by Walter Auto Sales to allow the operation of an auto-sales facility at 910 West Walworth Street (Tax Key No. YUNW-00136). Concerns were raised regarding the site plan which include customer parking adjacent to West Street not meeting the parking ordinance and insufficient display parking. No lighting plan was submitted for review. Plan Commission requested a more detailed site plan along with a lighting plan be presented at the next meeting as a first appearance since no one was present to represent this matter.

PUD & SIP/MARKET STREET CONDOMINIUMS/CARMODY

No action, first appearance on the Planned Unit Development and Specific Information Plan for Market Street Condominiums located south of the Kennedy Homes development (Tax Key No. YUNW-00243). Storm water plans are currently being reviewed by Willie Gonwa for State approval and the engineer representing this matter is waiting for his comments. Plan Commission requested the presentation of storm water plans at the next meeting.

PRELIMINARY CONDOMINIUM PLAT/MARKET ST. CONDOMINIUMS/CARMODY

No action, first appearance on the Preliminary Condominium Plat for Market Street Condominiums located south of the Kennedy Homes development (Tax Key No. YUNW-00243). Plan Commission requested submission of storm water plans for review at the next meeting.

WORKSHOP/DOWNTOWN BUSINESS DISTRICT ZONING CONCERNS/TESKA

Lee Brown, Teska Associates, presented information regarding downtown business district zoning concerns to the Plan Commission. Discussion on whether to rezone downtown residences and businesses individually or collectively and future uses.

MEETING DATES

The next Plan Commission meeting is Thursday, July 17, 2008 at 7:00 p.m.

ADJOURNMENT

Member Taylor moved to adjourn. Seconded by Member Knorr. Motion carried unanimously. Meeting adjourned at 9:00 p.m.

Shari McKinney
Deputy Clerk/Plan Commission Secretary