

CITY OF ELKHORN
ARCHITECTURAL REVIEW BOARD/
CITY PLAN COMMISSION MEETING
FEBRUARY 19, 2009

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
D. Snyder
D. Dorgan
M. Davidson
T. Shiroda
J. Giese

The following members were absent:

None

Also present:

Sam Tapson, City Adm.
Ward Phillips, City Attorney
Gary Welsh, City Engineer
Audrey Boss, Zoning Adm.

Visitors:

Warren Hansen
Tony Balestrieri
Cindy Balestrieri
Ted Johnson
Dan Szczap
Dave Cole
Maureen Mayrand

APPROVAL OF MINUTES

Member Knorr moved to approve the minutes of the February 5, 2009 as written. Motion seconded by Member Shiroda. Motion carried unanimously.

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SITE PLAN REVIEW/ FAIRWAYS EDGE BUSINESS PARK/SOUTH NINE LLC

Member Snyder moved to waive the second appearance and approve the site plan review for Nine South LLC to construct an 8,200 square foot contractor/office building and a 3,000 square foot storage building for vehicles at 1540 North Country Club Parkway in Fairways Edge Business Park (Tax Key No. YFE-00002) subject to Staff Report recommendations and meeting the business park covenants. Seconded by Member Davidson. Motion carried unanimously.

ARCHITECTURAL REVIEW/FAIRWAYS EDGE BUSINESS PARK/SOUTH NINE LLC

Member Dorgan moved to waive the second appearance and approve the architectural review for Nine South LLC to construct an 8,200 square foot contractor/office building and a 3,000 square foot storage building for vehicles at 1540 North Country Club Parkway in Fairways Edge Business Park (Tax Key No. YFE-00002) subject to Staff Report recommendations and meeting the business park covenants. Seconded by Member Davidson. Seconded by Member Snyder. Motion carried unanimously.

CUP-CONSTRUCTION SVCS./ FAIRWAYS EDGE BUSINESS PARK /SO. NINE LLC

Member Knorr moved to waive the second appearance and recommend to Council to approve the Conditional Use Permit for Nine South LLC to construct an 8,200 square foot contractor/office building at 1540 North Country Club Parkway in Fairways Edge Business Park (Tax Key No. YFE-00002) subject to Staff Report recommendations and meeting the business park covenants. Seconded by Member Davidson. Seconded by Member Snyder. Motion carried unanimously. (Public hearing held prior to this meeting)

CUP-ACCESSORY STRUCTURE/ EVERGREEN BUSINESS PARK/SOUTH NINE LLC

Member Knorr moved to waive the second appearance and recommend to Council to approve the Conditional Use Permit for Nine South LLC to construct a 3,000 square foot storage building for vehicles at 1540 North Country Club Parkway in Fairways Edge Business Park (Tax Key No. YFE-00002) subject to Staff Report recommendations and meeting the business park covenants. Seconded by Member Davidson. Seconded by Member Snyder. Motion carried unanimously. (Public hearing held prior to this meeting)

REZONE/HARVEST POINTE-PHASE II/BIELINSKI INVESTMENTS LLC

Member Knorr moved to waive the second appearance and recommend to Council to approve the rezone from B-2 Community Business District property located on S.T.H. "67" North and East Market Street (Tax Key Nos. YA405200001 & YA405200002) in Harvest Pointe Commercial/Phase II, as a Planned Unit Development Overlay District (PUD) as requested by Bielinski Investments LLC. Seconded by Member Taylor and carried unanimously. (Public hearing held prior to this meeting)

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APPLICANT APPEARANCES

The Zoning Administrator suggested changes to ordinance language to reflect the number of required appearances for site plans, architectural review, conditional use permits, rezones, and land use amendments. Also Plan Commission discussed limiting first appearances by applicants to the first meeting of the month and second appearances scheduled for the second meeting of the month.

RECONSIDERATION OF SITE PLAN REVIEW/SOUTH NINE LLC

Member Giese moved to reconsider waiving the second appearance and approval of the site plan review for Nine South LLC to construct an 8,200 square foot contractor/office building and a 3,000 square foot storage building for vehicles at 1540 North Country Club Parkway in Fairways Edge Business Park (Tax Key No. YFE-00002) to meet current City ordinance requirements of two appearances for site plan review. Seconded by Member Knorr. Motion carried unanimously.

RECONSIDERATION OF ARCHITECTURAL REVIEW/SOUTH NINE LLC

Member Giese moved to reconsider waiving the second appearance and approval of the architectural review for Nine South LLC to construct an 8,200 square foot contractor/office building and a 3,000 square foot storage building for vehicles at 1540 North Country Club Parkway in Fairways Edge Business Park (Tax Key No. YFE-00002) to meet current City ordinance requirements of two appearances for architectural review. Seconded by Member Knorr. Motion carried unanimously.

MONTHLY MEETINGS

At this time Plan Commission will continue with two meetings per month.

MEETING DATES

The next Plan Commission meeting is Thursday, March 5, 2009 at 7:00 p.m.

ADJOURNMENT

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

Shari McKinney
Plan Commission Secretary