

CITY OF ELKHORN
ARCHITECTURAL REVIEW BOARD/
CITY PLAN COMMISSION MEETING
APRIL 2, 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:

D. Dorgan
D. Snyder
M. Davidson
T. Shiroda
J. Taylor
B. Knorr
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:

Gary Payson, Sr.
Ron Dunwiddie
Betty Gaiser
Bill Sigmund
Frank Luchsinger
Barb Luchsinger
Trisha Lartz
Allen Young
Sean Maher
Gene Shilts
Len Shilts
Joe Kopecky
Melissa Wason
Zoe Ma - Rep. for Dr. Wang
Dave Cole
Amber Benson

APPROVAL OF MINUTES

Member Knorr moved to approve the minutes of the March 19, 2009 as written. Motion seconded by Member Shiroda. Motion carried unanimously.

JOINT REVIEW/CONCEPT PLAN/ELKHORN SENIOR WELLNESS CENTER/WANG

No action, first appearance regarding the concept plan for a proposed senior wellness center, to include adult daycare and assisted living, and located on the former Lakeland School site at 504 West Court Street (Tax Key No. YUNW-000131) proposed by Melissa Watson and Joe Kopecky on behalf of Dr. Ming Wang. It was noted that the applicant had applied for a rezone and conditional use last summer. At that time Plan Commission raised issues regarding the maximum number of beds, staffing, parking, traffic, and concerns on State regulations for adult day care centers combined with assisted living. Representatives for Dr. Wang made a presentation at the July 3, 2008 Plan Commission meeting as a first appearance and no action was taken. Since the applicant did not submit additional information, there was no second appearance scheduled.

A new concept plan is now being proposed by the same applicant with different representation. The project is proposed to be completed in stages beginning with the remodeling of the existing (main) south building with renovations progressing to the north at a later date. The first phase would include memory care and respite care, the second phase would include assisted living, and the third phase would include retirement residential homes. After some discussion the applicant was requested to submit a copy of their traffic study which had been completed. Since this is a concept plan, it was recommended by staff that it be a Planned Unit Development (PUD) to allow for the senior wellness center and the development of the land to the west for senior housing.

ARCHITECTURAL REVIEW/ EVERGREEN BUSINESS PARK/SHILTS

Member Giese moved to approve the architectural review of the mixed use 25,000 square foot commercial building located in the Evergreen Business Park (Tax Key No. YEB-00004 and YEB-00005) requested by Len and Gene Shilts contingent upon securing proper documentation to waive requirements from all property owners in the Evergreen Business Park. Seconded by Member Knorr. Roll Call Vote. Member Davidson-Yes; Member Shiroda-Yes; Member Taylor-Yes; Member Knorr-Yes; Member Dorgan-Yes; Member Snyder-Yes; Member Giese-Yes. Motion carried unanimously.

SITE PLAN REVIEW/ EVERGREEN BUSINESS PARK/SHILTS

No action, second appearance regarding the site plan review of the mixed use 25,000 square foot commercial building located in the Evergreen Business Park (Tax Key No. YEB-00004 and YEB-00005) requested by Len and Gene Shilts was approved at a previous meeting. (Note: Specific Implementation Plan to be submitted by applicant.)

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CSM/EVERGREEN BUSINESS PARK/SCHULTZ

No action, second appearance regarding the certified survey map of the mixed use 25,000 square foot commercial building located in the Evergreen Business Park (Tax Key No. YEB-00004 and YEB-00005) requested by Len and Gene Shilts was approved at a previous meeting. (Note: Specific Implementation Plan to be submitted by applicant.)

MEETING DATES

The next Plan Commission meeting is Thursday, April 16, 2009 at 7:00 p.m.

ADJOURNMENT

Member Taylor moved to adjourn. Seconded by Member Shiroda. Motion carried unanimously. Meeting adjourned at 8:30 p.m.