

CITY OF ELKHORN
ARCHITECTURAL REVIEW BOARD/
CITY PLAN COMMISSION MEETING
APRIL 16, 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:

Ward Phillips, City Attorney
Audrey Boss, Zoning Adm.

Visitors:

Gene Shilts
Len Shilts
Gary Wallem
Maureen Maynard
Dave Cole

APPROVAL OF MINUTES

Member Snyder moved to approve the minutes of the April 2, 2009 as written. Motion seconded by Member Taylor. Motion carried unanimously.

CERTIFIED SURVEY MAP/EVERGREEN BUSINESS PARK/SHILTS

Member Snyder moved to recommend to Council to approve the one lot Certified Survey Map for the commercial building proposed by Len and Gene Shilts to be located in the Evergreen Business Park (Tax Key No. YEB-00004 and YEB-00005). Motion seconded by Member Shiroda and carried unanimously.

CITY OF ELKHORN
ARCHITECTURAL REVIEW BOARD/
CITY PLAN COMMISSION MEETING
APRIL 16, 2009
PAGE 2

SITE PLAN REVIEW/ EVERGREEN BUSINESS PARK/SHILTS

Member Snyder moved to approve the site plan review of the redesigned mixed use 25,000 square foot commercial building, with the front portion of the proposed building is to be used for office space with the rear portion for contractor services, is proposed to be located in the Evergreen Business Park (Tax Key No. YEB-00004 and YEB-00005) by Len and Gene Shilts. It was noted that all tenants must comply with the requirements of the Evergreen Business Park General Development Plan. Seconded by Member Knorr. Motion carried unanimously.

SPECIFIC IMPLEMENTATION PLAN/EVERGREEN BUSINESS PARK/SHILTS

Member Knorr moved to approve the Specific Implementation Plan for the redesigned mixed use 25,000 square foot commercial building, with the front portion of the proposed building is to be used for office space with the rear portion for contractor services, proposed to be located in the Evergreen Business Park (Tax Key No. YEB-00004 and YEB-00005) by Len and Gene Shilts subject to the submittal of a lighting plan as requested by the Zoning Administrator. It was noted that all tenants must comply with the requirements of the Evergreen Business Park General Development Plan. Seconded by Member Snyder. Motion carried unanimously.

PRELIMINARY PLAT/CONDOMINIUMS-N. JACKSON & N. LINCOLN ST./WALLEM

No action, first appearance regarding the preliminary plat to create 16 condominium units for the existing buildings located at 623-625 North Jackson and 621 North Lincoln Streets (Tax Key No. YA 118900003 and YUNE- 00008B) and zoned Rm-2 Multi-family Residential as requested by Gary Wallem.

PUD OVERLAY/THE PINES SUBDIVISION/ZONING

The Zoning Administrator recommends a PUD Overlay District for the Pines Subdivision located on C.T.H. "H" and currently zoned Rm-3, Manufactured Home District. This item will be on next the Plan Commission agenda for discussion.

MEETING DATES

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

ADJOURNMENT

Member Giese moved to adjourn. Seconded by Member Snyder. Motion carried unanimously. Meeting adjourned at 7:30 p.m.

Shari McKinney
Plan Commission Secretary