

CITY OF ELKHORN
ARCHITECTURAL REVIEW BOARD/
CITY PLAN COMMISSION MEETING
MAY 7, 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:

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

The following members were absent:

J. Giese

Also present:

Ward Phillips, City Attorney
Audrey Boss, Zoning Adm.
Gary Welsh, City Engineer
Gerald Norton, Alderman

Visitors:

Gary Wallem
Cindy Balestrieri
Tony Balestrieri
Al Young
Trisha Lartz
Bill Sigmund
Jean Luchsinger
Joe Koepecky
Melissa Wason
Zoe Ma
Maureen Maynard
Dave Cole

APPROVAL OF MINUTES

Member Dorgan moved to approve the minutes of the April 16, 2009 as written. Motion seconded by Member Taylor. Motion carried unanimously.

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

Member Taylor moved to recommend to Council to approve 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. Seconded by Member Shiroda. Motion carried unanimously.

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

Member Knorr moved to waive the second appearance for the site plan review for Fairways Edge Business Park. Seconded by Member Dorgan and carried unanimously.

Member Dorgan moved to approve the site plan review for Nine South LLC to construct a 3,000 square foot storage building to be used for vehicle storage at 1538 North Country Club Parkway in Fairways Edge Business Park (Tax Key No. YFE-00003) subject to Staff Report recommendations and meeting the business park covenants. Seconded by Member Taylor. Motion carried unanimously.

ARCHITECTURAL REVIEW/FAIRWAYS EDGE BUSINESS PARK/SOUTH NINE LLC

Member Dorgan moved to waive the second appearance for the architectural review for Fairways Edge Business Park. Seconded by Member Taylor and carried unanimously.

Member Knorr moved to approve the architectural review for Nine South LLC to construct a 3,000 square foot storage building to be used for vehicle storage at 1538 North Country Club Parkway in Fairways Edge Business Park (Tax Key No. YFE-00003) subject to Staff Report recommendations and meeting the business park covenants. Seconded by Member Dorgan. Motion carried unanimously.

SITE PLAN REVIEW/ELKHORN SENIOR WELLNESS CENTER

No action, first appearance regarding the site plan review for the Elkhorn Senior Wellness Center previously occupied by Lakeland School located on West Court Street. Joe Koepecky, Melissa Wason and Zoe Ma, representatives for Dr. Wang, presented a modified site plan to include expanded parking, walking paths, the existing building will have interior remodeling but the exterior will remain as is and the pool will be filled in. Ms. Wason said that they had previously met with neighbors to discuss and address their concerns. Discussion regarding traffic, parking, egress, and ingress on the site. The City Engineer reported that a traffic analysis was completed and submitted to the City. Members requested that the Police Chief review traffic on Spencer Street due to the fact that children walk to and from Westside School.

CONDITIONAL USE PERMIT/ELKHORN SENIOR WELLNESS CENTER

No action, first appearance regarding the conditional use permit for the Elkhorn Senior Wellness Center previously occupied by Lakeland School located on West Court Street to allow an adult daycare center and indoor civic, cultural and institutional use. Brief discussion regarding the conditional use permit. The Zoning Administrator listed the 8 conditions outlined in the Staff Report dated May 7, 2009. The proposed conditions are: 1) A utility easement shall be required. The location of the easement will be determined by the City of Elkhorn and the applicant; 2) The entrance at the northeast corner of the property off Hazel Ridge Road shall be permanently closed and restored to standard right-of-way; 3) The daycare facility shall have a designated primary entrance for all traffic directly opposite of Spencer Street; 4) All deliveries shall take place between the hours of 6 a.m. and 6 p.m. and shall be limited to enter and exit off Hazel Ridge Road and use the west side of the building for access; 5) The building shall be limited to thirty-seven (37) living units and 40 daycare participants; 6) The hours of operation of the daycare and spa shall be between 7 a.m. and 6 p.m., Monday through Friday. No weekends; 7) Spa services shall be provided as a Medicare provided service only (prescribed by a physician only); 8) Any change to the plan of operations will require a modification to the conditional use.

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. Members requested that this item be held over to the next Plan Commission meeting for further consideration. No action taken at this time.

LANGUAGE MODIFICATIONS/ZONING CODE

The Zoning Administrator advised modifying the existing language of the Zoning Code at Section 17.7-2 Yards, Section 5, however, the page is missing and members will be supplied with a copy prior to the next meeting. No action taken.

MEETING DATES

The next Plan Commission meeting is Thursday, May 21, 2009 at 7:00 p.m.

ADJOURNMENT

Member Taylor moved to adjourn. Seconded by Member Snyder. Motion carried unanimously. Meeting adjourned at 7:55 p.m.