

CITY OF ELKHORN
ARCHITECTURAL REVIEW BOARD/
CITY PLAN COMMISSION MEETING
AUGUST 20, 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
D. Snyder
B. Knorr
J. Giese
M. Davidson

The following members were absent:

T. Shiroda
D. Dorgan

Also present:

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

Visitors:

Lee Brown
Ben Carlisle
Dennis Campbell
Maureen Maynard

APPROVAL OF MINUTES

Member Knorr moved to approve the minutes of the July 16, 2009 as written. Motion seconded by Member Snyder. Motion carried unanimously.

CONDITIONAL USE PERMIT/EAST ROCKWELL ST./CAMPBELL

Member Knorr moved to waive the second appearance for the Conditional Use Permit to allow the installation of an accessory structure over 775 square feet to be located at 113 East Rockwell Street (Tax Key No. YRW2-00001). Seconded by Member Snyder. Motion carried unanimously. (Note: Public hearing held prior to this meeting.)

Member Snyder moved to recommend to Council to approve the Conditional Use Permit to allow the installation of an accessory structure over 775 square feet for property located at 113 East Rockwell Street owned by Dennis Campbell. Seconded by Member Knorr. Motion carried unanimously. (Note: Public hearing held prior to this meeting.)

DOWNTOWN GRANT PROGRAM/EAST WALWORTH ST./WALLEM

Member Taylor moved to recommend to Council to approve the Downtown Façade Grant Program application which includes tuckpointing, painting, window and door replacement and a mural painted on the back wall of the property owned by Gary Wallem located at 119 East Walworth Street (Tax Key No. YOP-00179-former Pete's Tire Service) subject to the conditions outlined in the Zoning Administrator's Staff Report dated August 20, 2009. Seconded by Member Snyder. Motion carried unanimously.

CSM-EXTRATERRITORIAL ZONING/TOWN OF GENEVA/READ

Member Knorr moved to recommend to Council to approve the two lot Certified Survey Map of property at N3775 County Trunk Highway "H" located in the Town of Geneva (Tax Key No. JG-1700007) owned by Patrick Read. Seconded by Member Taylor. Motion carried unanimously.

SETTLER'S RIDGE DEVELOPMENT/BIELINSKI

Discussion regarding the unilateral rezone of Settler's Ridge Development owned by Bielinski Development. The City Administrator had previously distributed a memorandum at the last Plan Commission meeting dated July 15, 2009, regarding the change in zoning for the Settler's Ridge Development (Bielinski). Plan Commission is the governing body that may make the recommendation to amend the Land Use Plan accordingly to the development area which more appropriately reflects the goals of the 2030 Plan. After a brief discussion members agreed to proceed with the rezone and amend the plan.

COMPREHENSIVE PLAN AMENDMENT/REZONING/SETTLER'S RIDGE/BIELINSKI

Member Knorr moved to schedule a public hearing to rezone the Settler's Ridge Development and amend the City's 2030 Comprehensive Land use Plan to appropriately reflect this zoning change to be held October 1, 2009. Seconded by Member Taylor and carried unanimously.

DOWNTOWN ZONING DISTRICTS

Lee Brown and Ben Carlisle, Teska Associates, had previously presented recommendations for the Central Business District zoning. These changes are outlined in their revised memorandum dated August 6, 2009, which was distributed to members and staff. Some further discussion on the proposed changes to the Central Business District Zoning. Teska & Associates are now submitting all the proposed changes to the map as discussed.

Discussion regarding scheduling an Open House (5:50 p.m. - 6:30 p.m.) for the public to review the zoning changes to the Central Business District with Public Hearing and Plan Commission meeting (7:00 p.m.) on Thursday, October 1, 2009.

Member Giese moved to schedule a public hearing regarding the Downtown Zoning Districts to be held October 1, 2009. Seconded by Member Snyder. Motion carried unanimously.

MEETING DATES

The next Plan Commission meeting is Thursday, September 17, 2009 at 7:00 p.m. The September 3rd meeting is cancelled.

ADJOURNMENT

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