

CITY OF ELKHORN
ARCHITECTURAL REVIEW BOARD/
CITY PLAN COMMISSION MEETING
OCTOBER 1, 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:

T. Shiroda
J. Taylor
D. Snyder
B. Knorr
J. Giese
D. Dorgan

The following members were absent:

M. Davidson

Also present:

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

Visitors:

Gary & Sue Wallem
Derek Harkness
Matt Drefs
Dave McGee
Lee Brown
Ben Carlisle
Dave Cole
Maureen Maynard

APPROVAL OF MINUTES

Member Knorr moved to approve the minutes of the September 17, 2009 as written. Motion seconded by Member Taylor. Motion carried unanimously.

2030 COMPREHENSIVE PLAN/LAND USE MAP AMENDMENT

The Zoning Administrator reported that the City is proposing to amend the 2030 Comprehensive Plan's Land Use Map by changing the site designation of properties adjacent to Hazel Ridge Road from Highway Oriented Commercial, Low Density Residential and Governmental and Institutional to Planned Mixed Use. The properties include Tax Key Nos. YUNW-00056, YUNW-00245 thru YUNW-000247 and YUNW-00005B. Plan Commission members concurred that no action would be taken at this time and the matter would be placed on the next Plan Commission agenda for action. (Note: Public hearing was held prior to this meeting.)

PERMITTED, CONDITIONAL & ACCESSORY USES/DOWNTOWN ZONING

The Zoning Administrator presented the revised Table of Permitted, Conditional, and Accessory Uses. She noted that Bulk Standards were attached. Discussion regarding permitted uses, conditional uses and accessory uses in the various zoning districts. Additional discussion regarding uses allowed and not allowed in the Central Business District and minimum and maximum building heights in the R-4 Mixed Use District and T-1 Transitional District. No action taken.

REZONE/DOWNTOWN ZONING DISTRICTS

The City proposes to rezone 113 downtown properties located south of Jefferson Street and north of Rockwell Street between Church Street and Jackson Street and some parcels adjacent to Church Street and Jackson Street. Parcels are individually listed and identified by Tax Key Number in the public hearing notice posted and published. (Note: Information meeting presented by Teska Associates held prior to this meeting.)

Member Taylor requested that some of the properties to the far north of the Courthouse be rezoned to T-1 Transitional Zoning District which is colored in green on the proposed rezoning map, instead of the Rd-1 Zoning District which is colored in yellow on the proposed rezoning map. Consensus by the Plan Commission to make the change requested by Member Taylor and directed Teska Associates to change the map accordingly.

Member Knorr requested Teska's opinion on the comments made by property owners who expressed concerns and requested particular zonings for their properties located downtown. Lee Brown, Teska Associates, said that the requests to change particular zoning districts could be reflected on the map if the recommendation is made by the Plan Commission to revise the colored map illustrating the proposed rezoning of the downtown business district. Chairman Giese suggested reviewing the comments made by the citizens.

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Matt Drefs, property owner of 108-110 North Broad Street, requested that the zoning of his property be changed to T-1 Transitional Zoning District in lieu of the proposed Rd-1 Two Family Residence District (current zoning is B-4 Office).

David McGee, property owner of 212 East Walworth Street, requested that the zoning of his property maintain the current zoning designation of B-1 Business District in lieu of changing the proposed Rd-1 Two Family Residence District.

Derek Harkness, property owner of 12 South Jackson Street requested to keep the current zoning of B-1 Business District (w/garage as non-conforming use). He also requested that his property at 215 East Walworth Street maintain the existing B-4 Office District zoning classification.

Gary and Sue Wallem, property owners of 211 East Walworth Street, requested to retain the current B-1 Business District zoning designation in lieu of the proposed Rd-1 Two Family Residence District.

Members agreed to the citizen's requests for zoning and Teska Associates was directed to make the changes. Formal action will be taken at the next Plan Commission meeting.

DESIGN GUIDELINES/CENTRAL BUSINESS DISTRICT

Lee Brown, Teska Associates, reported that guidelines are specific recommendations to conserve and enhance the appearance of the City's Central Business District, preserve historical and/or architectural assets, and assist property owners. The purpose is to focus on design principals that will assure a quality visual appearance. These Design Guidelines are intended to encourage property owners, tenants, and City officials to effectively work together as new construction and restoration develops to ensure design consistency in the downtown. Discussion specifically focused on parking and parking lot issues. Language will be drafted to incorporate Design Standards into Chapter 14 of the City of Elkhorn Municipal Code. No action taken.

MEETING DATES

The next meeting scheduled for Thursday, October 22, 2009, at 7:00 p.m.

ADJOURNMENT

Member Giese moved to adjourn. Seconded by Member Snyder. Motion carried unanimously. Meeting adjourned at 8:10 p.m.

Shari McKinney
Plan Commission Secretary