

CITY OF ELKHORN
ARCHITECTURAL REVIEW BOARD/
CITY PLAN COMMISSION MEETING
OCTOBER 7, 2010

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 Reynolds.

The following members were present:

B. Knorr
D. Snyder
J. Taylor
M. Roberts
D. Dorgan
H. Reynolds

The following members were absent:

T. Shiroda

Also present:

Sam Tapson, City Administrator
Bonnie Schaeffer, Zoning Adm.
Gary Welsh, City Engineer
Ward Phillips, City Attorney

Visitors:

Brad Reinke
Gary Wallem
Barbara Nichols
Kevin Nichols
Maureen Vander Sanden

APPROVAL OF MINUTES

Member Knorr moved to approve the minutes of the September 23, 2010 meeting with the correction as noted. Motion seconded by Member Dorgan. Motion carried unanimously.

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CONDITIONAL USE PERMIT/HERITAGE/NATHAN LANE/REINKE

No action, first appearance for the amendment to the Conditional Use Permit for Heritage Auto, 502 Nathan Lane (Tax Key No. YA34700002) recently approved by Plan Commission and Council, as a result of a complaint regarding what type of automobile repairs are currently being performed at this site. The applicant has submitted a letter requesting approval of an amendment to the CUP allowing automobile restoration and fabrication. The proposed business is sales and installation of automobile and truck equipment and accessories with the addition of auto detailing, restoration of older vehicles and limited fabrication of part.

After some discussion, Plan Commission agreed to Mr. Reinke's request for CUP amendment. This could be accomplished by revising the conditions listed in the Zoning Administrator's October 5, 2010 Staff Report to be included in the final CUP document. Revisions to read as follows: (f) "No collision repair"; (g) "Dismantling, body work and painting to be limited to car and truck restoration, and (l) "Fabricating of parts limited to custom made parts". (Note: This matter will be placed on the next Plan Commission agenda for action - recommendation to the City Council).

CERTIFIED SURVEY MAP/DEERE ROAD & NATHAN LANE/WALLEM

Member Knorr moved to waive the first appearance regarding the Certified Survey Map submitted by Gary Wallem requesting a lot line adjustment between two properties located at 10 West Deere Road (Tax Key No. YA156300001) and 811 South Nathan Lane (Tax Key No. YA182900002). Seconded by Member Dorgan. Motion carried unanimously.

Member Dorgan moved to recommend to Council to approve the Certified Survey Map submitted by Gary Wallem requesting a lot line adjustment between two properties located at 10 West Deere Road (Tax Key No. YA156300001) and 811 South Nathan Lane (Tax Key No. YA182900002). Seconded by Member Snyder. Motion carried unanimously.

CONDITIONAL USE PERMIT/A+ POWER SPORTS-EAST COURT ST./NICHOLS

Member Roberts moved to recommend to Council to approve the Conditional Use Permit to allow an outdoor sales display of recreational products and trailers for the existing A+ Power Sports retail sales facility located at 618 East Court Street (Tax Key No. YA122100001) requested by Kevin and Barbara Nichols subject to the two conditions outlined in the Zoning Administrator September 23, 2010 Staff Report. Seconded by Member Knorr and carried unanimously.

PARKING AND LOADING ORDINANCE/DISCUSSION

In a memorandum dated October 4, 2010, the City Administrator referenced the Plan Commission's approval of the ECO site plan at September 23rd meeting and the City Attorney's September 27th review and opinion.

After some discussion, Plan Commission consensus that the existing general language of Section 17-6-3(7) of the City's ordinance referencing parking requirements needs to be revised. Members felt the use of the word "intensity" is unclear and could have different interpretations. Also the surfacing requirements could be more specifically defined such as concrete, asphalt or brick (no compacted limestone) in order to elevate standards of parking lots to meet code requirements for existing commercial properties. Ordinance revisions will be presented to Plan Commission and a public hearing scheduled at a future meeting. No action taken.

MEETING DATES

Next Plan Commission meeting is scheduled for Thursday, October 21, 2010.

ADJOURNMENT

Member Knorr moved to adjourn. Seconded by Member Snyder. Motion carried unanimously. Meeting adjourned at 8:15 p.m.

Shari McKinney
Plan Commission Secretary