

CITY OF ELKHORN
ARCHITECTURAL REVIEW BOARD/
CITY PLAN COMMISSION MEETING
SEPTEMBER 9, 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
T. Shiroda
M. Roberts
D. Dorgan
H. Reynolds

The following members were absent:

None

Also present:

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

Visitors:

John Neighbors
Jessica Bailey
Angela Sax
Sean Timmer
E. Bryn Barrett
Vernon Choyce
J.P. Beierle
Braden Reinke
Laura Brockmann
Dian York
Felicia Johnson
Nancy Jacobson

CITY OF ELKHORN
ARCHITECTURAL REVIEW BOARD/
CITY PLAN COMMISSION MEETING
SEPTEMBER 9, 2010
PAGE 2

APPROVAL OF MINUTES

Member Knorr moved to approve the minutes of the August 19, 2010 meeting. Motion seconded by Member Shiroda. Motion carried unanimously.

REZONE/NORTH LINCOLN STREET/NEIGHBORS

No action, first appearance regarding the rezone of 66 feet of property (rear yard) located at 115 North Lincoln Street (Tax Key No. YRW-00010) requested by John Neighbors. The Zoning Administrator recommended reducing the land to be rezoned and sold to bring the request into compliance with the minimum lot area requirements as outlined in the September 9, 2010 Staff Report.

CONDITIONAL USE PERMIT/NORTH WISCONSIN ST./LEARNING CURVE-TIMMER

No action, first appearance on the Conditional Use Permit for property located at 1950 North Wisconsin Street, Unit No. 2 (Tax Key No. YMC-00002) requested by Timmer Enterprises LLC (Lessor) and Jescott Inc. dba The Learning Curve (Lessee). The Zoning Administrator recommended approval subject to a second appearance and three conditions outlined in the September 9, 2010 Staff Report.

SITE PLAN/KOOPMAN LANE/PROP SHAFT SUPPLY INC.

Member Roberts moved to approve the site plan to construct an 11,975 square foot addition for the storage of production material, a loading dock, and parking lot expansion for Prop Shaft Supply Inc. located at 969 Koopman Lane (Tax Key No. YVSE-00017C) subject to the reduction of the width of the driveway to 35 feet and the designation of future parking. Seconded by Member Snyder. Motion carried unanimously.

REVISED LANDSCAPE PLAN/KOOPMAN LANE/PROP SHAFT SUPPLY INC.

Member Snyder moved to approve the revised landscape plan to construct an 11,975 square foot addition for a storage of production material, a loading dock, and parking lot expansion for Prop Shaft Supply Inc. located at 969 Koopman Lane (Tax Key No. YVSE-00017C) subject to being consistent with site plan and the conditions outlined in the Zoning Administrator's September 9, 2010 Staff Report. Seconded by Member Roberts. Motion carried unanimously.

ARCHITECTURAL REVIEW/EVERGREEN APARTMENTS/CMD PARTNERS

Member Snyder moved to approve the site plan for Prop Shaft Supply Inc., to construct an 11,975 square foot addition for the storage of production material, a loading dock, and parking lot expansion for Prop Shaft Supply Inc. located at 969 Koopman Lane (Tax Key No. YVSE-00017C) as presented. Seconded by Member Taylor. Motion carried unanimously.

CONDITIONAL USE PERMIT/HERITAGE AUTO-NATHAN LANE/REINKE

It was noted in a memorandum by the City Administrator that a complaint had been received regarding possible violation of Condition No. 7 of Heritage Auto's Conditional Use Permit (previously approved by the Plan Commission and Council several months ago). Discussion regarding what type of automobile repairs are currently being performed at Heritage Auto, 502 Nathan Lane (Tax Key No. YA-344700002).

After some further discussion, Plan Commission members determined that due to the misinterpretation of the language used in Condition No. 7 of the CUP that it is necessary to revise the language to properly identify the type of automobile repairs that will be allowed at this location. Mr. Reinke was requested by Plan Commission to submit a detailed list of the type of automobile repair work currently performed at 502 Nathan Lane in order to amend the CUP and a new public hearing scheduled. Mr. Reinke was informed that he could continue with the business that is currently being performed until the new Condition No. 7 language is rewritten and the CUP process is finalized by the Plan Commission and City Council. (Note: Public hearing will be scheduled for the next Plan Commission meeting for the revised language to the Heritage Auto CUP).

TESKA MEMORANDUMS: COMP PLAN & EMPLOYMENT ISSUES

The City Administrator requested that Plan Commission review the Teska memos and comment. It was suggested that a template for language on the Comp Plan be created and that there should be some flexibility with the language for employment issues.

MEETING DATES

Next Plan Commission meeting is scheduled for Thursday, September 23, 2010.

ADJOURNMENT

Member Snyder moved to adjourn. Seconded by Member Shiroda. Motion carried unanimously. Meeting adjourned at 8:25 p.m.