

CITY OF ELKHORN
ARCHITECTURAL REVIEW BOARD/
CITY PLAN COMMISSION MEETING
MARCH 17, 2011

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:

J. Taylor
B. Knorr
D. Dorgan
M. Roberts
T. Shiroda
H. Reynolds

The following members were absent:

D. Snyder

Also present:

Sam Tapson, City Administrator
Kelly Nickel, City Attorney
Bonnie Schaeffer, Zoning Adm.

Visitors:

Warren Hansen
Cory Englebert
Kristine Englebert
Maureen VanderSanden

APPROVAL OF MINUTES

Member Knorr moved to approve the minutes of the March 3, 2011 meeting as written. Motion seconded by Member Shiroda. Motion carried unanimously.

REZONE/NATHAN LANE/ADAMS

No action, first appearance regarding the rezone of .663 acres of land located at 502 Nathan Lane (Tax Key No. YA34600002). Ben Adams, applicant, is requesting to rezone this parcel of land from M-2 Heavy Manufacturing District to M-1 Light Manufacturing District. The Zoning Administrator advised that the City's Land Use Plan shows a portion of the property zoned low density residential, however, property to east is zoned M-1, to the north and south zoned M-2 and to the west zoned R-4. The Zoning Administrator reported that parking was adequate for the proposed use. Brief discussion regarding land use and parking. Members had no objection to the rezone.

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CONDITIONAL USE PERMIT/NATHAN LANE/ADAMS

No action, first appearance regarding a conditional use permit for property located at 502 Nathan Lane (Tax Key No. YA34600002). Ben Adams, applicant, is requesting a conditional use permit to allow indoor recreation or entertainment over 3,000 square feet on this property in the M-1 Light Manufacturing District. Brief discussion. Members had no objection to the conditional use permit.

REVISED SITE PLAN/ADDITION/SOUTH LINCOLN STREET/BROWER

Member Roberts moved to approve the revised site plan to construct a 2,381 square feet addition to the existing medical office located at 1311 South Lincoln Street (Tax Key No. YA 235600001) presented by Warren Hansen, representing Brower-Fermgen Ventures, subject to proper signage directing traffic flow through the parking lot as outlined in the Zoning Administrator's Staff Report dated March 7, 2011, and allowing the driveway entrance remain at the west side of the parking lot as originally drawn. Seconded by Member Dorgan. Motion carried unanimously.

REVISED LANDSCAPE PLAN/ADDITION/SOUTH LINCOLN STREET/BROWER

Member Roberts moved to approve the revised landscape plan to construct a 2,381 square feet addition to the existing medical office located at 1311 South Lincoln Street (Tax Key No. YA 235600001) presented by Warren Hansen, representing Brower-Fermgen Venture as presented. Seconded by Member Dorgan. Motion carried unanimously.

REVISED ARCHITECTURAL PLAN/ADDITION/SOUTH LINCOLN STREET/BROWER

Member Roberts moved to approve the revised site plan to construct a 2,381 square feet addition to the existing medical office located at 1311 South Lincoln Street (Tax Key No. YA 235600001) presented by Warren Hansen, representing Brower-Fermgen Ventures, subject to existing building re-shingled to match the new addition as outlined in the Zoning Administrator's Staff Report dated March 7, 2011. Seconded by Member Dorgan. Motion carried unanimously.

MEETING DATES

The next Plan Commission meeting is scheduled for Thursday, April 7, 2011.

ADJOURNMENT

Member Roberts moved to adjourn. Seconded by Member Dorgan. Motion carried unanimously. Meeting adjourned at 7:30 p.m.

Shari McKinney
Plan Commission Secretary