

CITY OF ELKHORN
ARCHITECTURAL REVIEW BOARD/
CITY PLAN COMMISSION MEETING
JUNE 21, 2012

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 Vice-Chairman Taylor.

The following members were present:

K. DeHaan
M. Roberts
T. Shiroda
R. Baur
T. Stotko
J. Taylor

The following members were absent:

H. Reynolds

Also present:

Sam Tapson, City Administrator
Ward Phillips, City Attny.
Gary Welsh, City Engineer

Visitors:

David Peardon
Tim Siedel
David Kashuta
Maureen VanderSanden

APPROVAL OF MINUTES

Member Bauer moved to approve the minutes of the June 7, 2012 meeting as written. Motion seconded by Member Stotko. Motion carried unanimously.

CONDITIONAL USE PERMIT/TRIPLE K PROPERTIES/PEARDON

First appearance regarding the conditional use permit requested by David Peardon, Triple K Properties, LLC and owner of LCE Lawn Commercial Equipment LLC, to operate outdoor sales that includes installing five small storage sheds to be used as models for future retail sales on property located at N5860 U.S.H. 12 (Tax Key No. YA172600001) currently owned by Scott Plucinski. The Zoning Administrator's Staff Report dated June 14, 2012 outlined three conditions involving location of sheds, hours of operation and project development. A question was raised as to whether any of the five model sheds exceeded the maximum accessory structure size allowed by ordinance within the City of Elkhorn. David Peardon, applicant, responded by saying that the model sheds would be sold to the general public who may or may not live in Elkhorn but that the size allowed would be determined by the individual city via permit. The City Attorney said that a building permit is required for an accessory structure in the City of Elkhorn. The Building Inspector would be the official who would determine if the size of the accessory structure meets the code and is allowed to be constructed. If the accessory structure does not meet the code, then a permit would be denied and the applicant would then have the option to apply for a variance through the Zoning Board of Appeals process. After a brief discussion, members concluded that the size of the model sheds for retail sales was not an issue and the conditional use permit application would be forwarded to the next meeting for second appearance. No action taken.

SITE PLAN/KINGDOM HALL OF JEHOVAH'S WITNESSES/REMER ROAD

First appearance regarding the site plan to construct a 5,000 square foot building with future 300 square foot addition for land located on Remer Road (Tax Key No. YA410000001). The City Attorney noted that the application should be amended to list the Living Waters Church as the owner and applicant. No action taken.

ARCHITECTURAL REVIEW/KINGDOM HALL-JEHOVAH'S WITNESSES/REMER RD

First appearance regarding the architectural review of a 5,000 square foot building with future 300 square foot addition for land located on Remer Road (Tax Key No. YA410000001). The City Attorney noted that the application should be amended to list the Living Waters Church as the owner and applicant. No action taken.

LANDSCAPE PLAN/KINGDOM HALL-JEHOVAH'S WITNESSES/REMER RD

First appearance regarding the landscape plan to construct a 5,000 square foot building with future 300 square foot addition for land located on Remer Road (Tax Key No. YA410000001). The City Attorney noted that the application should be amended to list the Living Waters Church as the owner and applicant. No action taken.

CONDITIONAL USE PERMIT/638 N. BROAD ST./HOLTON MANOR

The Zoning Administrator had indicated in the Staff Report dated May 10, 2012, that the existing site exceeds the allowed forty percent maximum impervious coverage and the design and functionality of the proposed parking pervious paving system needed to be approved by the City Engineer. The City Engineer was not in favor of the site plan and the materials to be used in the construction of the parking lot. Members also had concerns regarding the number of parking spaces required for an addition to this facility. It was noted that a conditional use permit was previously approved for this property in 2008 for a 327 square foot addition. Discussion regarding the impervious surfaces as well as the pervious paving of the parking lot.

After some further discussion, Tim Seidel, representing the applicant, Wisconsin Illinois Senior Housing Inc., requested to withdraw the conditional use permit to construct a 1,608 square foot addition and a 1,655 square foot interior renovation to the existing Holton Manor Nursing facility. for property located at 638 North Broad Street (Tax Key No. YHT-00001B). No action taken.

SITE PLAN/638 N. BROAD ST./HOLTON MANOR

Tim Seidel, representing Wisconsin Illinois Senior Housing Inc., requested on behalf of the applicant, to withdraw the site plan for a 1,608 square foot addition and a 1,655 square foot interior renovation to the existing Holton Manor Nursing facility for property located at 638 North Broad Street (Tax Key No. YHT-00001B). No action taken.

ARCHITECTURAL REVIEW/638 N. BROAD ST./HOLTON MANOR

Tim Seidel, requested on behalf of the applicant, Wisconsin Illinois Senior Housing Inc., to withdraw the request for architectural review for a 1,608 square foot addition to the existing Holton Manor Nursing facility for property located at 638 North Broad Street (Tax Key No. YHT-00001B). No action taken.

LANDSCAPE PLAN/638 N. BROAD ST./HOLTON MANOR

Tim Seidel, representing Wisconsin Illinois Senior Housing Inc., applicant, requested to withdraw the request for landscape plan for a 1,608 square foot addition to the existing Holton Manor Nursing facility for property located at 638 North Broad Street (Tax Key No. YHT-00001B). No action taken.

REZONE/420 E. COURT ST./GLEN MILLER

Glen Miller, applicant, submitted a written request dated June 20, 2012, to withdraw his application at this time to rezone of approximately 2.0 acres of land located at 630 East Court Street (Tax Key No. YUNE-00007N) from B-3 Neighborhood Business District to Rm-1 Multiple Family Residence District for the proposed development of six (6) two-family townhomes (3-bedroom, 2-car garage). No action taken.

SITE PLAN/420 E. COURT ST./GLEN MILLER

Glen Miller, applicant, submitted a written request dated June 20, 2012, to withdraw his application at this time of the site plan for the proposed development of six (6) two-family townhomes (3-bedroom, 2-car garage) to be located on approximately 2.0 acres at 630 East Court Street (Tax Key No. YUNE-00007N). No action taken.

ARCHITECTURAL REVIEW BOARD/420 E. COURT ST./GLEN MILLER

Glen Miller, applicant, submitted a written request to dated June 20, 2012, to withdraw his application at this time for architectural review for the proposed development of six (6) two-family townhomes (3-bedroom, 2-car garage) to be located on approximately 2.0 acres at 630 East Court Street (Tax Key No. YUNE-00007N). No action taken.

LANDSCAPE PLAN/420 E. COURT ST./GLEN MILLER

Glen Miller, applicant, submitted a written request dated June 20, 2012, to withdraw his application at this time of the landscape plan for the proposed development of six (6) two-family townhomes (3-bedroom, 2-car garage) to be located on approximately 2.0 acres at 630 East Court Street (Tax Key No. YUNE-00007N). No action taken.

MEETING DATES

The next Plan Commission meeting is scheduled for Thursday, July 12, 2012.

ADJOURNMENT

Member DeHaan moved to adjourn. Seconded by Member Shiroda. Motion carried unanimously. Meeting adjourned at 7:50 p.m.