

CITY OF ELKHORN  
ARCHITECTURAL REVIEW BOARD/  
CITY PLAN COMMISSION MEETING  
JULY 19, 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 Chairman Reynolds.

The following members were present:

K. DeHaan  
M. Roberts  
T. Shiroda  
J. Taylor  
R. Baur  
H. Reynolds

The following members were absent:

T. Stotko

Also present:

Bonnie Schaeffer, Zoning Adm.  
Ward Phillips, City Attny.  
Gary Welsh, City Engineer

Visitors:

David Peardon  
Tim Siedel  
David Kashuta  
Ed Mentzer  
Pete Mentzer  
Maureen VanderSanden

APPROVAL OF MINUTES

Member Taylor moved to approve the minutes of the June 21, 2012 meeting as written. Motion seconded by Member Baur. Motion carried unanimously.

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CONDITIONAL USE PERMIT/TRIPLE K PROPERTIES/PEARDON

Member Roberts moved to approve 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 subject to the Zoning Administrator's Staff Report dated June 14, 2012 outlining three conditions regarding location of sheds, hours of operation and project development. Seconded by Member Baur. Motion carried unanimously.

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

Member Roberts moved to approve the site plan for a 5,000 square foot building with future 300 square foot addition to be constructed on land located on Remer Road (Tax Key No. YA410000001) subject to the conditions of the Zoning Administrator's Staff Report dated July 12, 2012 regarding development in accordance with approved plans, storm water maintenance agreement, and development agreement. Seconded by Member Baur and carried unanimously.

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

Member DeHaan moved to approve the architectural review of a 5,000 square foot building with future 300 square foot addition to be constructed on land located on Remer Road (Tax Key No. YA410000001) subject to the conditions of the Zoning Administrator's Staff Report dated July 12, 2012 regarding development in accordance with approved plans, storm water maintenance agreement, and development agreement. Seconded by Member Baur and carried unanimously.

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

Member Shiroda moved to approve the landscape plan to construct a 5,000 square foot building with future 300 square foot addition to construct an addition on land located on Remer Road (Tax Key No. YA410000001) subject to the conditions of the Zoning Administrator's Staff Report dated July 12, 2012 regarding development in accordance with approved plans, storm water maintenance agreement, and development agreement. Seconded by Member Baur and carried unanimously.

SITE PLAN AMENDMENT/218 WEST CENTRALIA ST./ADVANCE FITTINGS CORP.

First appearance regarding the site plan amendment for Advance Fittings Corporation located at 218 West Centralia Street (Tax Key No. YA275200002). Ed and Pete Menzter are requesting the use of alternative materials for paving the proposed commercial parking lot.

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The Zoning Administrator reported that it is at the Plan Commission's discretion to allow the use of substitute materials for the paving of the parking lot. The City Engineer had submitted a memorandum dated July 12<sup>th</sup> stating that although a substitute material could be used, it would only serve as a base and in his opinion it would not meet the intent of the ordinance.

The City Attorney referred to the Plan Commission minutes dated November 4, 2010 which was the meeting where the site plan was first approved. He pointed out that the motion to approve included paving of the parking lot. Ed Mentzer responded that the architect who drew up the plans and presented them to the City indicating that the parking lot was to be resurfaced, not paved, which was also noted on the site plan and no specific materials were approved at that time. After some discussion, Pete Menzter inquired about applying for a variance. The City Attorney said that he may but the Zoning Board of Appeals' decision are based on hardships that are not self-imposed. This matter would not qualify.

Plan Commission suggested that Advance Fittings Corporation apply to the City for an EDRL low-interest loan to pay for the paving of their parking lot, qualifying because of the hiring of additional employees. Ed and Pete Mentzer mentioned that low-interest loans could probably be obtained but they have already spent over \$200,000.00 on their new facility and did not anticipate an additional \$65,000-\$70,000 for resurfacing the parking lot. The use of an alternative material would only cost between \$5,000-\$7,000, being both reasonable and affordable. Plan Commission requested the City Attorney research the intent of the City's Code section 17.6-3(7)(b) regarding surfaces of parking areas. No action taken.

CERTIFIED SURVEY MAP/EAST MORRISSY DR./CITY OF ELKHORN

First appearance regarding the two lot CSM of City-owned land located on East Morrissy Drive in the Elkhorn Business Park. Members were in disagreement about the access point onto Morrissy Drive from Lot No. 2. It was suggested to redraw the dividing line between the lots at a slight angle starting from the center of Lot No. 1 to a point at the top of Lot No. 2. Discussion. There was no resolution to this matter at this time. No action was taken.

MEETING DATES

The next Plan Commission meeting is scheduled for Thursday, August 16, 2012.

ADJOURNMENT

Member DeHaan moved to adjourn. Seconded by Member Shiroda. Motion carried unanimously. Meeting adjourned at 8:30 p.m.

Shari McKinney

Plan Commission Secretary