

CITY OF ELKHORN
ARCHITECTURAL REVIEW BOARD/
CITY PLAN COMMISSION MEETING
NOVEMBER 15, 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:

R. Baur
T. Stotko
K. DeHaan
T. Shiroda
J. Taylor
H. Reynolds

The following members were absent:

M. Roberts

Also present:

Sam Tapson, City Administrator
Bonnie Schaeffer, Zoning Adm.
Gary Welsh, City Engineer
Randall Leece, City Attorney

Visitors:

Robert Mann
Scott Christian

APPROVAL OF MINUTES

Member Stotko moved to approve the minutes of the October 4, 2012 meeting as written. Motion seconded by Member Shiroda. Motion carried unanimously.

CONCEPT PLAN REVIEW/EVERGREEN PKWY/D & M ENTERPRISES LLC

The concept plan review for the proposed indoor/outdoor boat storage and rigging business to be developed on vacant land in Evergreen Parkway (Tax Key No. YUNW-000248) off S.T.H. "67" North was presented by Robert Mann, D&M Enterprises LLC and Scott Christian, Attorney. After discussion members unanimously expressed that they were not in favor of the concept plan as presented and determined that a boat storage and rigging business should not be located within the City limits adjacent to an existing CBRF facility, there is no traffic generation and circulation data analysis for this location, and there is insufficient landscaping.

ARCHITECTURAL REVIEW/EVERGREEN PKWY/THE GARDENS AT RIDGESTONE

First appearance for the architectural review of the proposed 22,000 sq. ft. building for 32 unit CBRF and memory care facility to be located directly east of 291 Evergreen Parkway (Tax Key No. YA-404800001) off S.T.H. "67 North. A memorandum submitted this date by Teska Associates, City's Planner, requires a fire exit for connecting corridors between the two buildings and design and material specification details for the main entrance canopy. No action taken.

SPECIFIC IMPROVEMENT PLAN/EVERGREEN PKWY/THE GARDESN AT RIDGESTONE

First appearance for the specific improvement plan of the proposed 22,000 sq. ft. building for 32 unit CBRF and memory care facility to be located directly east of 291 Evergreen Parkway (Tax Key No. YA-404800001) off S.T.H. "67 North. Discussion regarding Teska Associates memorandum submitted by the City's Planner this date requiring additional information as noted. No action taken.

SITE PLAN/EVERGREEN PWKY/THE GARDENS AT RIDGESTONE

First appearance for the site plan of the proposed 22,000 sq. ft. building for 32 unit CBRF and memory care facility to be located directly east of 291 Evergreen Parkway (Tax Key No. YA-404800001) off S.T.H. "67 North. The Teska Associates memorandum submitted by the City's Planner this date requires a more detailed parking plan for staff and guests, adequate parking and emergency access drive, curb and loading areas for accessible parking spaces, screened trash enclosure, and a signage and lighting plan. No action taken.

LANDSCAPE PLAN/EVERGREEN PKWY/THE GARDENS AT RIDGESTONE

First appearance for the landscape plan of the proposed 22,000 sq. ft. building for 32 unit CBRF and memory care facility to be located directly east of 291 Evergreen Parkway (Tax Key No. YA-404800001) off S.T.H. "67 North. A memorandum submitted this date by the Teska Associates, City's Planner, requires additional landscaping and a landscape buffer as outlined. No action taken.

MEETING DATES

The next Plan Commission meeting is scheduled for Thursday, December 6, 2012.

ADJOURNMENT

Member DeHaan moved to adjourn. Seconded by Member Taylor. Motion carried unanimously. Meeting adjourned at 7:40 p.m.