

CITY OF ELKHORN  
ARCHITECTURAL REVIEW BOARD/  
CITY PLAN COMMISSION MEETING  
MAY 2, 2013

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  
R. Baur  
T. Stotko  
T. Shiroda  
M. Roberts  
B. Olson  
H. Reynolds

The following members were absent:

None

Also present:

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

Visitors:

Attorney Jim Howe  
Tony Balestrieri  
Father Orreo  
St. Patrick's Church Members

APPROVAL OF MINUTES

Member Shiroda moved to approve the minutes of the April 4, 2013 meeting as written. Motion seconded by Member Stotko. Motion carried unanimously.

CONCEPTUAL PLAN-ADDITION/107 W. WALWORTH ST./ST. PATRICK'S CHURCH

First appearance regarding the conceptual plan to construct a two-story addition to the existing St. Patrick's Catholic Church located at 107 West Walworth Street (Tax Key No. YOP-000244 and YOP-000245).

The Zoning Administrator presented the April 25, 2013 Staff Report explaining that the request is to construct a 6,500 square foot, two-story addition to the existing church, however that number is incorrect and should be 7,050 square foot (lower level) and a 6,800 square foot (upper level) for a total of 13,850 square feet. The proposal includes the removal of the rectory building. Staff reviewed this request on January 3, 2013 at which time the applicant was present at the meeting. The proposed addition is in compliance with building setback requirements. The site plan indicates that there are currently 35 parking spaces and no additional spaces are planned. According to the applicant's narrative, the addition will be used to enhance the existing worship space and is not intended to expand the existing population beyond the building capacity of 400 persons. Section 17.6-2(3) of the Municipal Code states that additional off-street parking is not required in the T-1 District unless construction and/or expansion of existing uses warrants additional parking. Also, Section 17.6-3(2)(e) states that cumulative parking requirements for mixed use occupancies may be reduced where it can be determined that the peak requirement of the several occupancies occurs at different times (either daily or seasonally).

Jim Howe, Attorney, and Tony Balestrieri, Engineer, represented the site plan for the proposed addition to St. Patrick's Catholic Church. Mr. Howe addressed the reasons for the church addition which primary purpose would be for parish activities and meetings. The project would not require any additional parking or enhancements to the existing parking lot. Brief discussion regarding any parking overflow being handled by the availability of the public parking lot on the corner of Walworth and Church Street. Mr. Balestrieri addressed the site plan for the proposed addition which would be completed in two phases. Phase I would be an addition onto the existing building and Phase II would include the potential connection to the adjacent Columbus Hall building.

Mr. Balestrieri was asked if the church with new addition and Columbus Hall could not be all on one lot instead of being located on two separate parcels. He said that he was informed by the City that there can only be one primary building on a lot otherwise there would have to be a lot line adjustment to allow the two buildings to be on one lot. Brief discussion regarding the possibility of combining the property onto one tax parcel instead of the two separate parcels via lot line adjustment. Some discussion on the T-1 Transitional District zoning classification of the catholic church and the definition of this district was also discussed at this time.

CITY OF ELKHORN  
ARCHITECTURAL REVIEW BOARD/  
CITY PLAN COMMISSION MEETING  
MAY 2, 2013  
PAGE 3

Mr. Balestrieri presented a color rendering of the existing church with the proposed addition and described the architectural features that would be preserved in the construction of the addition which would be done in the same style and building materials as the existing building. It was noted that some of the stained glass windows would be relocated to other areas of the church upon construction of the proposed addition, and the existing windows would be replaced with glass. Member Taylor hoped that the catholic church would maintain all of their stained glass windows in their original location for historical preservation designation. After some further discussion, Plan Commission member's consensus was that there was no objection to the concept plan for the proposed church addition. No action taken at this time.

MEETING DATES

The next Plan Commission meeting is scheduled for Thursday, May 16, 2013.

ADJOURNMENT

Member Roberts moved to adjourn. Seconded by Member Shiroda. Motion carried unanimously. Meeting adjourned at 7:45 p.m.

Shari McKinney  
Plan Commission Secretary