

**CITY OF ELKHORN
ARCITECTUAL REVIEW BOARD/CITY PLAN COMMISSION
MEETING
April 9, 2015**

The Architectural Review Board/City Plan Commission Meeting was called to order at 7:00 p.m. by Chairman Olson followed by Roll Call.

ROLL CALL

Present: Chairman Olson, D'Alessandro, Roberts, Meinel, Baur, Stotko, & Hunter
Also Present: City Adm. Tapson, City Attny. Phillips, Zoning Adm. Schaeffer
Visitors: Dennis Witte, Oscar Nicia, John Groessl, Mike Smiley, & Unidentified Neighbor/Witte

APPROVAL OF MINUTES

Motion (Meinel/Baur) to approve the minutes of the February 19, 2015, Architectural Review Board/City Plan Commission Meeting. Motion carried.

PUBLIC HEARING/CONDITIONAL USE PERMIT/304 S. CHURCH ST./NICIA

Public hearing called to order at 7:01 pm by Chairman Olson. Al Betker, owner, and Oscar Nicia, buyer, requesting Conditional Use Permit approval to allow automobile repair at 304 South Church Street (Tax Key No. YUSW-00050). Applicants had no comments. Chairman Olson asked three times if anyone wished to be heard. No one present wished to be heard. Public hearing closed at 7:02 p.m.

PUBLIC HEARING/AMENDMENT TO CUP/230 S. WISCONSIN ST./WITTE

Public hearing called to order at 7:02 p.m. by Chairman Olson. Dennis Witte, applicant, requesting Conditional Use Permit approval for the expansion of outdoor storage and sales for landscape and concrete supply business to add 6 additional bulk material bins to existing outside storage at 230 South Wisconsin Street (Tax Key No. YUSW-00013). Question regarding which side of building would outside sales be located/near street. Zoning Administrator responded that outdoor sales would be at the middle of property. Question regarding landscaping. Dennis Witte reported no changes to existing landscaping. Chairman Olson asked three times if anyone wished to be heard. No one else present wished to be heard. Public hearing closed at 7:05 p.m.

CONDITIONAL USE PERMIT/304 S. CHURCH ST./NICIA

The Zoning Administrator presented Staff Report dated April 2, 2015. The Staff Report recommends Plan Commission approval of the Conditional Use Permit to allow automobile repair at 304 South Church Street (Tax Key No. YUSW-00050) with conditions an outlined in the Zoning Administrator's Staff Report.

Motion (Roberts/D'Allessandro) to recommend to Council to approve the Conditional Use Permit to Roll Call Vote: D'Alessandro-Yes; Roberts-Yes; Meinel-Yes; Baur-Yes; Stotko-Yes; Hunter-Yes; Olson-Yes. Motion carried 6-0.

AMENDMENT TO CONDITIONAL USE PERMIT/230 S. WISCONSIN ST..WITTE

The Zoning Administrator presented Staff Report dated April 2, 2015. The Staff Report recommends Plan Commission approval of the Conditional Use Permit to approval for the expansion of outdoor storage and sales for landscape and concrete supply business to add 6 additional bulk material bins to existing outside storage at 230 South Wisconsin Street (Tax Key No. YUSW-00013) with conditions as noted in the Zoning Administrator's Staff Report.

Motion (Stotko/Baur) to recommend to Council to approve the Conditional Use Permit for the expansion of outdoor storage and sales for existing landscape and concrete supply business. Applicant requests to add 6 additional bulk material bins to existing outside storage at 230 South Wisconsin Street (Tax Key No. YUSW-00013). Roll Call Vote: D'Alessandro-Yes; Roberts-No; Meinel-Yes; Baur-Yes; Stotko-Yes; Hunter-Yes; Olson-Yes. Motion carried 5-1.

CONCEPT PLAN/SMOOTH OPERATORS/427 E. CENTRALIA ST.

The Zoning Administrator presented Memorandum to Plan Commission Members dated April 2, 2015 with no recommendation. This matter was placed on the agenda at the request of Smooth Operators Inc., applicant, to discuss their plan for property located at 427 E. Centralia Street (Tax Key No. YVSE-00009I). Plan includes removing brush from the remainder of the property and installing gravel vs. paving parking lot, and storage and truck movements. Applicant states that asphalt paving would be cost prohibitive for the business. Representative quoted Elkhorn Municipal Code Sec.17.6-3(8)(b) – Parking Regulations, “All newly constructed or expanded outdoor off-street parking areas and driveways shall be constructed with hot mix, asphalt, concrete and other materials that may be approved by the Public Works Department.” Discussion with Plan Commission not agreeing that gravel considered as “other materials”. Representative disagreed. It was suggested that applicant meet with DPW Operations Manager for his approval/denial along with the City Engineer. Chairman Olson suggested that the applicant be allowed a period of up to 5 years to install hard surface for the parking lot. Applicant disagreed because this would not be cost effective. Further discussion on the repercussions of MS-4 Permitting now required by the DNR. Members agreed applicant to meet with City DPW Operations Supervisor and City Engineer to discuss parking lot issue and return with a site plan and a Finding of Facts. No action taken on concept plan.

MODIFICATION TO PARKING LOT/LANDSCAPING REQUIREMENTS/POOL

This item has been withdrawn from the Plan Commission agenda.

MEETING DATES

Meeting dates: April 23, 2015, and May 7, 2015.

ADJOURNMENT

Motion (Baur/Meinel) to adjourn. Motion carried. Meeting adjourned at 7:45 p.m.

Shari McKinney
Plan Commission Secretary Pro-Tem