

**CITY OF ELKHORN
ARCHITECTURAL REVIEW BOARD/CITY PLAN COMMISSION
MEETING
March 17, 2016**

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

ROLL CALL

Present: Chairman Olson, Stotko, Baur, Hunter, Huss, Meinel, Shiroda

Also Present: City Adm. Tapson, City Attny. Phillips, Zoning Adm. Schaeffer

Visitors: Larry Simon & Lois Family Representatives

APPROVAL OF MINUTES

Motion (Meinel/Baur) to approve the minutes of the Architectural Review Board/City Plan Commission Meeting of February 18, 2016. Motion carried unanimously.

REVIEW/REVISE -2040 COMPREHENSIVE LAND USE MAP

Plan Commission members reviewed the revisions to the 2040 Comprehensive Land Use Map which had been previously discussed at the February 18, 2016 Plan Commission meeting. Land use and designations had been discussed regarding five parcels of land and have been addressed on the revised map. These five parcels include the Larry Simon property on Highway 12 and County Trunk Highway NN, property located in the Elk Creek Subdivision, Bielinski commercial properties and properties on East Market Street, along with the purple coded properties to the east and northeast. Plan Commission consensus is to approve the proposed revisions as discussed.

Motion (Shiroda/Huss) to revise 2040 Comprehensive Land Use Map. Roll Call Vote: Member Stotko-Yes; Member Baur-Yes; Member Hunter-Yes; Member Huss-Yes; Member Meinel-Yes; Member Shiroda-Yes; and Member Olson-Yes. Motion carried unanimously 7-0.

RESOLUTION – ADOPT REVISED 2040 COMPREHENSIVE LAND USE MAP

Brief discussion regarding the procedure to officially approve the revisions to the 2040 Comprehensive Land Use Map which requires the Plan Commission to make a favorable recommendation to City Council to adopt a Resolution.

Motion (Shiroda/Baur) to recommend to Council to approve Resolution No. 16-1, A Resolution to Recommend Adoption of the City of Elkhorn 2040 Comprehensive Plan as presented. Roll Call Vote: Member Stotko-Yes; Member Baur-Yes; Member Hunter-Yes; Member Huss-Yes; Member Meinel-Yes; Member Shiroda-Yes; and Member Olson-Yes. Motion carried unanimously 7-0.

ORDINANCE AMENDMENT - ETP FIVE ACRE MINIMUM LOT SIZE

The City Administrator presented his memorandum dated March 4, 2016 regarding an amendment to the 5 acre minimum lot size imposed within the ETP jurisdictional approval authority. It should be noted that the previous passage of this ordinance has resulted in unintended adverse impacts that limit the otherwise reasonable separation of property. The memorandum included a draft ordinance. It was noted that the draft ordinance does not address the designation of a specific minimum lot size. It was suggested that any additional language should avoid referencing use, such as “single family” subdivisions. Plan Commission consensus to revise and insert additional language regarding a specific minimum lot size as proposed.

Motion (Hunter/Stotko) to recommend to Council to approve the an ordinance to amend the Municipal Code at Chapter 18, Titled “Subdivisions”, specifically the 5 acre minimum lot size imposed within the ETP jurisdiction approval authority with proposed insertion of additional language as discussed subject to the scheduling of a public hearing before the City Council. Roll Call Vote: Member Stotko-Yes; Member Baur-Yes; Member Hunter-Yes; Member Huss-Yes; Member Meinel-Yes; Member Shiroda-Yes; and Member Olson-Yes. Motion carried unanimously 7-0.

MEETING DATES

Meeting dates: April 7, 2016, and April 21, 2016.

ADJOURNMENT

Motion (Meinel/Shiroda) to adjourn. Motion carried. Meeting adjourned at 7:25 p.m.

Shari McKinney
Plan Commission Secretary Pro-Tem