

**SEPTEMBER 19, 2022 PLAN COMMISSION MEETING MINUTES
CITY OF EDGERTON**

Commission Chair Chris Lund called the meeting to order at 6:00 p.m.

Present: Chris Lund, Jim Burdick, Paul Davis, Jim Kapellen, and Julie Hagemann and Ron Webb.

Excused: Theran Springstead

Also present: City Administrator Ramona Flanigan, Alderpersons Candy Davis and Casey Langan and a few of citizens.

City Administrator Ramona Flanigan confirmed the meeting agendas were properly posted on Friday, September 16, 2022 at the Post Office, Edgerton Library, City website and City Hall.

PUBLIC HEARING: The Plan Commission held a public hearing to take comments regarding a request by IKI Manufacturing for approval of a conditional use permit for a Group Development to allow the construction of a manufacturing building at 107 Maple Ct.

Flanigan stated IKI Manufacturing is proposing to construct a 3,200 sf building. The property has more than one structure on the site already, therefore a conditional use permit is needed.

Hearing no other comments, Mayor Christopher Lund closed the public hearing.

CONSIDER REQUEST BY IKI MANUFACTURING FOR A CONDITIONAL USE PERMIT TO ALLOW THE ESTABLISHMENT OF A GROUP DEVELOPMENT: Jim Kapellen/Ron Webb moved to approve the conditional use permit for IKI Manufacturing for a Group Development to allow the construction of a manufacturing building at 107 Maple Court with the following conditions and findings:

Conditions:

1. The petitioner provides some evergreen screening on the rear of the structure where the property abuts a residential property.
2. No lighting is installed on the back side of the structure.

Findings:

1. The proposed conditional use with the above conditions is in harmony with the purposes, goals, and objectives of the Master Plan or the Zoning Ordinance. 22.206(4)(c)2.
2. The proposed conditional use, in its proposed location and as depicted on the site plan, will not result in undue adverse impact on nearby property, the character of the neighborhood, traffic factors, and public rights-of-way. 22.206(4)(c)3.
3. The proposed conditional use maintains the desired land use intensity and land use impact as it relates to the environs of the property. 22.206(4)(c)4.
4. The proposed conditional use will not create major undesirable impacts on nearby properties, the environment, or the community as a whole per Section 22.206(4)(d).
5. The potential public benefits of the proposed conditional use outweigh any and all potential

adverse impacts of the proposed conditional use.
The motion passed on a 6/0 roll call vote.

MINUTES: A Ron Webb/Jim Burdick motion to approve the July 20, 2022 Plan Commission minutes passed, all voted in favor.

CONSIDER PRELIMINARY 3 LOT CSM FOR IKI MANUFACTURING AT STOUGHTON RD AND IKI DR: Jim Kapellen/Julie Hagemann motion to approve a preliminary 3 lot CSM for IKI Manufacturing at Stoughton Rd and IKI Dr with the recommendation that the final CSM indicate all easements for public utilities currently located on the site. The motion passed on a 6/0 roll call vote.

CONSIDER EXTRATERRITORIAL LAND DIVISION FOR KNEPFEL ON ACADEMY DRIVE IN SECTION 22 IN THE TOWN OF ALBION: A Ron Webb/Paul Davis motion to approve an extraterritorial land division for Knepfel on Academy Drive in Section 22 in the Town of Albion passed on a 6/0 roll call vote.

CONSIDER EXTRATERRITORIAL LAND DIVISION FOR JAKULA ON HILLSIDE RD AND LAKE DRIVE RD IN SECTION 36 IN THE TOWN OF ALBION: A Jim Kapellen/Jim Burdick motion to approve an extraterritorial land division for Jakula on Hillside Rd and Lake Drive Rd in Section 36 in the Town of Albion passed on a 6/0 roll call vote.

Being no other business before the Commission, a Ron Webb/Julie Hagemann motion to adjourn passed, all voted in favor.

Ramona Flanigan/wl
City Administrator