

**DECEMBER 11, 2023 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, Theran Springstead, Jim Kapellen, Julie Hageman and Ron Webb.

Also present: City Administrator Ramona Flanigan, and many citizens.

Flanigan confirmed the meeting agendas were properly posted on Friday, December 8, 2023 at the Post Office, Edgerton Library, the City's website and City Hall.

PUBLIC HEARING: The Plan Commission held a public hearing to consider a request by Northward Development for approval to a zoning change from A-1 Agriculture District to R-2 Residential District Two, R-3 Residential District Three, and R-4 Residential District Four for the property located east of East Ladd Ln to allow the establishment of a residential subdivision having structures with between 1 and 6 housing units each.

Flanigan stated the developer would like to rezone the parcel located east of E Ladd Ln from A-1 Agriculture to R-2, R-3 and R-4 Residential. The proposal is to develop 5 single family homes, 8 duplexes; 11 four-unit apartments; 1 five-unit and 1 six-unit apartment. Any structure containing more than 4 units would be required to obtain a conditional use permit. This would require another public hearing.

This proposed development is part of the Comprehensive Plan's Northeast Planned Neighborhood.

Tom Klubertanz, 204 E Ladd Ln stated he is not opposed to the development; however, he is concerned with the lack of transition between the single family and multi family parcels. He is also concerned with the increase in people in the area which would bring more traffic. He is requesting the zoning change be denied and the developer bring other proposals that would be more conducive to the current neighborhood.

Brent Harry, 924 Dean St was also concerned with the amount of traffic the multifamily homes and the park would bring through the neighborhood. This would cause numerous cars to be parked in the road causing hazards. Another concern of his was access from Ladd Lane to N Main Street when traffic is re-routed from the interstate in the instance of an emergency.

Hearing no further comments, the Mayor closed the public hearing.

CONSIDER REQUEST BY NORTHWARD DEVELOPMENT FOR APPROVAL TO A ZONING CHANGE FOR THE PROPERTY LOCATED EAST OF EAST LADD LN: Julie Hagemann stated that the idea of a planned neighborhood was to spread things out. Phase one of this development had duplexes and the developer requested they be changed to single family homes. She felt they gave up their right to now get duplexes. She was also concerned about park access.

Jim Kapellen felt that the lots along the park and along Dean St should be zoned R-2 instead of R-4. He felt this would be a better transition from the existing single family housing to multi-family housing.

Madeline from Northwood Development addressed the request in the first phase to have some of the multi-unit lots changed to single family residential. She stated some of the lots were too small to put duplexes on them so they changed them to single family. She also stated the Plan Commission requested a more gradual increase in density. This plan was developed to follow that direction.

Paul Davis asked the Developer how they are going to address the traffic issue. She stated they have done everything possible to accommodate the increase in traffic.

Chris Lund/Theran Springstead moved to change the zoning of the lots along Dean St and the lots adjacent to the park from R-4 to R-3.

The developer asked the reason why the multi family units are not acceptable adjacent to the park. She stated this is a crucial aspect to the plan. She suggested the city consider a parking lot in the park for the excess traffic due to activities at the park. She felt parking was going to be an issue regardless of the type of housing.

The motion was withdrawn.

The Committee further discussed the density issues and recommendations of the Comprehensive Plan as it pertains to ratios of housing types in Planned Neighborhoods.

A Jim Burdick/Julie Hagemann motion to deny the zoning changes for Northward Development for the property located east of Ladd Ln as presented passed on a 7/0 roll call vote.

PUBLIC HEARING: The Plan Commission held a public hearing to consider a request by the City of Edgerton to establish standards for outdoor storage in the M-1 Light Industrial District.

The Commission instructed staff to draft an ordinance amendment that would allow for some outside storage in the Business Park.

Staff presented 3 options to accomplish this request. The options are as follows.

- The first option would be to create an overly zoning district. This would allow the change in a specific geographic area and would not impact the base zoning for other areas zoned M-1.
- The second option would be to create a new district. This option would also impact a specific geographical area, however it would require some parcels in the business park to be rezoned. This may cause some concern to current land owners. This may also be expensive for the city to incorporate.
- The final option would be to modify the M-1 District. This option would not just target the Business Park, but would change the zoning for the all M-1 parcels.

The draft Ordinance presented to the Commission would allow outdoor storage as an accessory use incidental to Light Industrial and would require a conditional use permit.

Hearing not further comments, the Mayor closed the public hearing.

CONSIDER REQUEST BY THE CITY OF EDGERTON TO ESTABLISH STANDARDS FOR OUTDOOR STORAGE IN THE M-1 LIGHT INDUSTRIAL DISTRICT: Jim Burdick/Ron Webb moved to consider changes to the standards for outdoor storage in the M-1 Light Industrial District.

The Commission discussed the draft ordinance as provided. The Committee agreed to the following changes:

- Change the language in section 1 to read storage adjacent to residential areas and streets shall provide a bufferyard with a minimum opacity of 100%.
- Change section 3 to use accessory setbacks of 5 ft instead of currently required minimum setbacks of 50ft.
- Add a height limitation of 20 feet.

A Jim Burdick/Paul Davis motion to amend the standards for outdoor storage in the M-1 Light Industrial District as modified passed on a 7/0 roll call vote.

The original motion to consider the changes passed on a 7/0 roll call vote.

MINUTES: A Jim Kapellen/Theran Springstead motion to approve the November 21, 2023 Plan Commission meeting minutes passed, all voted in favor.

CONSIDER PRELIMINARY PLAT OF THE FIRST ADDITION TO ONE TREE SUBDIVISION TO CREATE 27 LOTS FOR THE 24 ACRES EAST OF EAST LADD LN: The rezone of this parcel was denied earlier in the meeting. This agenda item was not discussed.

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

Ramona Flanigan/wjl
City Administrator