

**JUNE 30, 2021 PLAN COMMISSION MEETING MINUTES
CITY OF EDGERTON**

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

Present: Christopher Lund, Jim Burdick, Paul Davis, Theran Springstead, Jim Kapellen, Julie Hagemann, and Ron Webb.

Also present: City Administrator Ramona Flanigan, Clerk-Treasurer Cindy Hegglund, and a group of citizens.

Clerk-Treasurer Cindy Hegglund confirmed the meeting agendas were properly posted on Friday, June 25th at the Post Office, Edgerton Library, and City Hall.

PUBLIC HEARING: The Plan Commission held a public hearing to hear comments regarding a request by Northward Development for the approval of a Planned Development/Precise Implementation Plan to allow the construction of nine duplexes, Bristle Pines, located southwest of the corner of West Meadows Drive and Hwy 59 (parcel 6-26-860.45).

City Administrator Ramona Flanigan provided background on the proposal. The petitioner is requesting approval of a Precise Implementation Plan (PIP) for a Planned Development to allow the construction of nine duplexes. (See the attached staff report for details.)

Ron Combs, Combs and Associates, stated he and the developers are present to answer any questions. They submitted a new landscape plan earlier today that complies with the City's requirements. They are also working through the City's recommendations from the staff report.

Dan Sperandeo, 28 Pine Cone Court and President of West Meadows Condo Association, expressed the Association's and other neighbors' concerns regarding this development. A copy of those concerns is attached.

Sperandeo asked why there is a deviation from the 1995 plan with six units and a looped street.

John Fahlgren, 212 West Meadows Dr, stated he is concerned about the density, crowding of the buildings and over populating the site. With the private street, he feels these owners will not be provided with the city services others in the City have.

Paul Citta, 121 Coralberry Ct, asked about a walking path being proposed around the perimeter of the property. He asked that it be routed through the middle of the development and not behind his house.

Paul Citta asked if the condos could turn into rental units later, if they do not sell. City Administrator Ramona Flanigan stated the rental of units are not something the City can control. She has not seen the condo association documents to determine if rental of the units will be allowed.

Roy Phelps, 115 Coralberry Ct, (remotely connect to the meeting) stated he has the same concerns as the

other citizens expressed. West Meadows is a nice neighborhood and he feels this development is like a mobile home park without wheels.

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

CONSIDER REQUEST FOR APPROVAL OF A PLANNED DEVELOPMENT/PRECISE IMPLEMENTATION PLAN FOR BRISTLE PINES: Julie Hagemann asked the developer to explain the type of homes and price point to give everyone a better understand of the quality of this development.

Ron Combs stated he does not deal with the pricing of the units. As for the duplexes, these will be sold as condos with a condo association just like West Meadows. The association will be responsible for sidewalk maintenance.

The walking path will not go behind homes. Some alternatives are being consider instead of a path but if the path is developed it will go along Hwy 59 and cut into the development by the hammer head.

Street parking on the private road will be restricted to only one side of the street.

Combs continued, the condominium plat and association documents will all be recorded. It is intended to be a homeowners' association and not rentals.

Developer Jennifer Petry stated, with the construction market fluctuation, it is hard to predict pricing. She anticipates the sale of units will be around \$290,000. The units will have a stone and siding exterior combination. The landscape plan includes plantings to help screening between new and existing homes.

Theran Springstead asked how close the buildings are located to each other. Ron Combs stated the side yards setback are 10 feet and front yards 25 feet from the curb. This allows as much greenspace between the buildings and highway as possible. In addition, there is a utility easement running through the lot which they needed to work around.

Paul Davis asked if there will be a barrier by the ponds. Ron Comb stated the retention ponds are a requirement of development. There will be plantings to screen these from the lot line.

Someone again asked why this development does not follow the 1995, 6-unit plan. City Administrator Ramona Flanigan stated the 1995 plan expires after five years. Since then, the land has been sold to a new developer and this is their proposal. Ron Combs stated the 6 units with a road around them is not financially feasible to build. They needed to develop a plan that is cost effective and came up with this proposal.

Matt McIntyre, 1300 Winston Dr, asked if there will be a need for bedrock blasting. Ron Combs stated there is not. He understands when this area first developed, the sanitary sewer was so deep that a trench was needed in the bedrock in order to have the sanitary sewer flow. The sewer main and laterals are now in place so no additional mains are needed.

Theran Springstead stated he supports new development and for someone willing to invest in Edgerton.

What he does not like is the backside appearance of the units. From the road, these units will look like a large rectangle with a one pitch roof and all the same size windows. He asked to have more diversity and creativity to match the other developments in West Meadows. He would also like to see it spread out more but understands they meet the minimum requirements.

Paul Davis asked about the visibility on the corner where Hwy 59 intersects with Meadow Lane and the addition of buildings and landscaping by the intersection. Ron Combs stated the building plan was designed to move the units as far as possible from the highway to allow for visibility. The landscaping plan also is designed to not block visibility.

Jim Kapellen asked the developers if they wish to redesign the location and design of the units. Ron Combs stated this is the same plan as presented earlier, they are willing to consider the rear appearance of the buildings but not the location. Jennifer Petry stated they are willing to vary the window sizes and other ways to break up the rear appearance. Buyers of these units will know what they are purchasing as far as location and proximity of the units. There is a large amount of green space and the floorplan is spacious. She believes they will sell.

It is hoped these units will be presold and purchasers can choose between the windows or a patio door in the master bedroom.

Steve Goede, 25 Pine Cone Ct, asked if buyers are able to make changes to the units, will it still be a condo plan? Jennifer Petry clarified the changes would be minor. They would allow for a variation of window size or addition of a door, nothing more.

Ron Combs stated street lighting is proposed at the entrance to the private road. There are no additional street lights planned. Each condo will have outside lighting that the owner can choose to turn on or off.

Jim Kapellen recommended no parking be allowed on the hammer head to keep it clear for emergency vehicles.

Jim Kapellen/Chris Lund moved to approve the PIP for a Planned Development for Bristle Pines (lot 45 of West Meadows First Addition) with the following conditions:

1. The buildings are constructed to allow for division by a condominium plat.
2. The condominium documents address the maintenance of the private street.
3. The entire development is ultimately included in one condominium association.
4. The developer provides a document to be recorded for all utility easements as well as a document to discontinue the water main easement (if there is a recorded easement).
5. Street trees be planted along W Meadows Drive prior to issuance of occupancy permits for the adjoining buildings; provide plant screening between patios that are near one another; provide screening along Hwy 59 equaling at least 500 landscape points; and provide appropriate plantings in the bioretention basins.
6. A walking path is installed from the hammer head to the highway heading east along the development or some other "community" improvement".
7. A maintenance agreement is included in the condo documents requiring the maintenance of the basins.

8. The developer pays the regional stormwater basin fee.
9. The developer pays parkland fees with each building permit.
10. The developer complies with the conditions in the City engineer's report.
11. The developer signs the Development Agreement.
12. The developer makes the improvements in accordance with the approved plans.
13. The condominium documents grant the city access to maintain the water laterals between the easement and the shutoff valves.
14. The exterior finishes and details are allowed to vary for each structure but all buildings have at least as much stone and the architectural details on the front elevation as those shown in the approved plans.

The motion passed on a 6/1 roll call vote. Theran Springstead voted against.

PUBLIC HEARING: The Plan Commission held a public hearing to hear comments regarding a request by Northward Development for the approval of a Planned Development/Precise Implementation Plan to allow the construction of 10 duplexes for the property located east of Dean Street (Parcel #6-26-956.6).

City Administrator Ramona Flanigan provided background on the proposal. The petitioner is requesting approval of a Precise Implementation Plan (PIP) for a Planned Development to allow the construction of 10 condominium duplexes. (See the attached staff report for details.)

Ron Combs, Combs and Associates, stated he and the developers are present to answer any questions. Some of the units will have egress windows or partially exposed basements. They plan to retain as many of the trees on the south side of the parcel as possible.

It is difficult to develop a walking path on the property due to the location of the trees and storm water pond on the south side. Combs stated they are proposing to construct a sidewalk between the two intersections at Wileman Drive along the private road.

Kate Fox, 223 Wileman Drive, stated there is confusion in her neighborhood as to the connection of the proposed Wileman Drive in this development and the Wileman Drive in their neighborhood. City Administrator Ramona Flanigan stated this development does not connect to the existing Wileman Drive.

The City's Master Plan does indicate that Wileman Drive will be connected and extends through both neighborhoods. In order for this to happen, the private owners of the land between the two sections of Wileman Dr will need to develop the road.

Larry Kern, 246 Wileman Drive, asked what the timeframe is on Wileman Drive being extended to both neighborhoods. Flanigan stated there is no timeframe on any future development.

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

CONSIDER REQUEST FOR APPROVAL OF A PLANNED DEVELOPMENT/PRECISE IMPLEMENTATION PLAN FOR PROPERTY LOCATED EAST OF DEAN ST: Jim Kapellen asked if the private road and sidewalk will be maintained by the condo association. Combs said it will.

Flanigan asked if the sidewalk will be located right next to the street. Combs said it will so both the street and sidewalk can be plowed at the same time. He also confirmed that the driveways will have adequate space for a car to park outside the garage and not extend over the sidewalk.

Jim Kapellen stated he would like to see #6 of the staff recommendations addressing additional street lighting removed and #13 be amended to have a sidewalk along the private road instead of the walking path.

Flanigan asked the Commission to weigh in on the recommended changes to the landscape plan. She recommends landscape be added between the patios for those units that back up to one another to provide privacy. A grouping of evergreens be proposed across from Kinsley Lane to block headlights. The bioretention basin have appropriate plantings.

Theran Springstead asked about the removal of a “T” turnaround at the end of Wileman Drive. Flanigan stated she spoke with the City’s Municipal Services Director and because Wileman is a wider paved street and the private road is close to the end, a plow truck would not need the “T” turnaround.

Flanigan noted the patios are not included on the plans, these should be added as a condition of approval.

The City’s ordinance has a limit to how wide a driveway can be. Although this is a PD, Flanigan recommends a planting bed be provided running from the driveway apron to the structure to break up the two units’ paved driveways.

Jim Kapellen/Jim Burdick moved to approve the PIP for a Planned Development for One Tree condominium development with the following conditions:

1. The buildings are constructed to allow for division by a condominium plat.
2. The condominium documents address the maintenance of the private street.
3. The entire development is ultimately included in one condominium association.
4. The developer provides a document to be recorded for all utility easements.
5. The planting plan be amended as follows: provide street trees along Wileman Drive; provide low trees or evergreens in the back yards of the units that share back yards equaling at least 500 landscape points; provide a massing of evergreens across from Kinsley Lane to block headlights; and provide appropriate plantings in the bioretention basins.
6. Two street lights be provided at the corners of Wileman Drive and the private street intersections.
7. The maintenance agreement is included in the condo documents requiring the maintenance of the basins.
8. The developer pays parkland fees with each building permit.
9. The developer complies with the conditions of the City engineer.
10. The developer signs the Development Agreement.
11. The developer makes the improvements in accordance with the approved plans.
12. A plant bed is provided running from the driveway apron to the structure between the garages of the two units to break up the large expanse of driveway pavement.
13. The Developer provides either: a walking path along the south and east boundary of the site; a sidewalk is provided along the private street; a small community shelter; or a play structure or some other improvement in exchange for greater density.

14. The condominium documents grant the city access to maintain the water laterals between the easement and the shutoff valves.
15. The exterior finishes and details are allowed to vary for each structure but all buildings have at least as much stone and the architectural details on the front elevation as those shown in the approved plans.
16. The plan includes the patio locations.

The motion passed on a 7/0 roll call vote.

MINUTES: A Paul Davis/Ron Webb motion to approve the minutes from the June 7, 2021 Plan Commission meeting passed, all voted in favor.

CONSIDER FINAL PLAT OF ONE TREE SUBDIVISION TO CREATE 45 LOTS: City Administrator Ramona Flanigan stated this is in the same location as the One Tree condominiums. The Plan Commission has previously approved the preliminary plat. (See attached staff report for details.)

Jim Kapellen stated he would like 5' sidewalk width as recommended by the DOT. Flanigan stated these are in the current plans.

Flanigan asked about obtaining a temporary pond outflow. Ron Combs stated they have spoken to the adjoining property owners (Kienbaums) and they agree to allow the release of the same amount of water that is being discharged now. Flanigan noted that if a permanent agreement cannot be reached, the City Engineer will weigh in on alternatives.

Jim Kapellen/Paul Davis moved to approve the final plat to create 45 lots for One Tree Subdivision located east of Dean Street subject to the following conditions:

1. The City Engineer approves utility extension, storm water control, and erosion control plans.
2. The final plat indicates all easements.
3. The petitioner enters into a development agreement with the City before signing the final plat.
4. The developer pays the park impact fees when building permits are issued.
5. The developer pays a platting fee of \$450 dollars.
6. A note appears on the final plat requiring driveway access on lots 39 and 40 be as far from the intersection as possible.
7. An easement or agreement is obtained for temporary pond outflow.
8. Street lights are provided at each intersection including the intersections of Wileman Drive and the private street.
9. The cross sections are modified to show the sidewalk is at least 6" above the back of curb.
10. Structures are built in accordance the garage floor elevations shown on the plans and the front of the structure is no lower than the garage floor elevation.
11. Street trees, as approved by the Municipal Services Director, are installed prior to occupancy permits being issued.
12. The pond is deeded to the City.

The motion passed on a 7/0 roll call vote.

SITE PLAN FOR 2 GEAR DR: City Administrator Ramona Flanigan stated the site plan is for a new proposed building at 2 Gear Dr. The building complies with all the building setbacks although the plan does not show the setback for the paved area. There is a required 10' setback for this.

The site plan shows a shared driveway for cars and trucks. Although this is not an ideal configuration, it does comply with the ordinance. The parking lot does not have curbing or bumper blocks and the parking stalls will be difficult to access.

Chris Lund/Jim Burdick moved to approve the site plan for 2 Gear Dr to allow the construction of a storage building in the M-2 General Industrial District located on the northwest corner of Gear Dr and W Fulton St in the Westside Industrial Park with the following conditions:

1. The petitioner obtains a sign permit if a sign is planned.
2. Outside utilities are screened.
3. The petitioner provides landscaping between the parking lot and the building and around the site utilities. The petitioner must provide a landscape plan having a total of 122 landscape points.
4. The optics of the building lighting are "cut-offs" that restrict light from spilling from the site.
5. The plan is amended to show the required 10' setback for the pavement (other than the driveway) from the front property line.

The motion passed on a 7/0 roll call vote.

DISCUSS CONCEPT PLAN PHASE OF A PLANNED DEVELOPMENT TO ALLOW THE CONSTRUCTION OF A 42-UNIT APARTMENT BUILDING SOUTH OF LAKE DRIVE AND WEST OF DAIRYLAND DRIVE: City Administrator Ramona Flanigan stated any residential structure greater than 17 units is required to use a planned development process. The concept plan stage does not require a public hearing.

If the Commission approves of this proposal, it will require an amendment to the Comprehensive Plan.

It is important for the Plan Commission to weigh in at this time if they agree or disagree with the proposal and general concept of the development. Is this an acceptable use for this location?

Applicant Ilir Banushi and Pete Weston (remote) explained the 42-unit building is the first building of a future apartment complex. This building will have one- and two-bedroom apartments with underground parking. It will be marketed to the 55 and over population which they believe is needed in Edgerton.

The developer hopes the future development includes a swimming pool, exercise area and community room to give residents something to do.

Julie Hagemann recommended including green space and walking paths within the development.

Theran Springstead asked how this development would connect to the rest of the City. Flanigan stated it would eventually connect to Brailsford Junction and other possible future roads. Brent Harry, 924 Dean St, asked if this area will connect to either an existing or future park area. Flanigan stated the Master Plan does have a park proposed for the One Tree subdivision area south of this development that would also connect with this area.

Iir Banushi stated he believes this development will spur more growth in this area.

Flanigan asked the Commission if this is an acceptable plan for Edgerton in this area. Are there recommendations for the developers or other ideas?

Pete Weston stated they are looking at varying about four or five exterior colors and textures to give the building character. Flanigan stated it would be similar to the Keller building in the downtown with a different roof line.

The Commission comments where in support of the location and moving forward with the plan.

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

Ramona Flanigan/ch
City Administrator

Approved August 10, 2021