

**JUNE 21, 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, Paul Davis, Jim Kapellen, Julie Hageman and Ron Webb.

Excused: Jim Burdick and Theran Springstead

Also present: City Administrator Ramona Flanigan, and a few citizens.

Flanigan confirmed the meeting agendas were properly posted on Friday, June 16, 2023 at the Post Office, Edgerton Library, the City's website and City Hall.

**PUBLIC HEARING:** The Plan Commission held a public hearing to hear comments regarding a request by the City of Edgerton to amend Section 22.304(5)(d) Detached Private Garage, Carport or Utility Storage Shed to modify regulations regarding sewer service to accessory structures.

Flanigan stated prior to this modification, toilets and showers were not allowed in detached garages, car ports or utility storage sheds. This amendment would allow toilets and exterior showers in detached garages (not utility sheds or carports) and would remove the requirement that an accessory structure have a garage door and a driveway if it also has sewer and water service.

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

**CONSIDER REQUEST TO AMEND SECTIONS 22.304(5)(D) DETACHED PRIVATE GARAGE, CARPORT OR UTILITY STORAGE SHED:** A Jim Kapellen/Ron Webb motion to approve the amendment to Section 22.304(5)(d) Detached Private Garage, Carport or Utility Storage Shed of the Zoning Ordinance to modify regulations regarding sewer service to accessory structures passed on a 5/0 roll call vote.

**PUBLIC HEARING:** The Plan Commission held a public hearing to hear comments regarding a request by the City of Edgerton for approval of a zoning change from R4 Residential District Four to B-3 Large Scale Business District Commercial for the property located at 1009 N Main St (parcels 6-26-955.2D2 & 6-26-955.2C).

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

**CONSIDER REQUEST FOR APPROVAL OF A ZONING CHANGE FROM R-4 RESIDENTIAL DISTRICT FOUR TO B-3 LARGE SCALE BUSINESS DISTRICT COMMERCIAL FOR 1009 N MAIN ST:** A Ron Webb/Paul Davis motion to approve a zoning change from R-4 Residential District Four to B-3 Large Scale Business District Commercial for the property located at 1009 N Main St (parcels 6-26-955.2D2 & 6-26-955.2C) passed on a 5/0 roll call vote.

**PUBLIC HEARING:** The Plan Commission held a public hearing to hear comments regarding a request

by the City of Edgerton to amend various sections of Chapter 23 (New Code Chapter 442) Subdivision of Land and Chapter 22 (New Code Chapter 450) Zoning as part of the recodification process.

Flanigan stated changes to the Zoning and/or Subdivision chapters require a public hearing. Many of the proposed changes are non-substantive, reference updates or were previously discussed by the Plan Commission.

The changes to the Subdivision and Zoning chapters were presented to the Plan Commission and were reviewed and discussed.

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

**CONSIDER REQUEST TO AMEND SECTIONS OF CHAPTER 22 AND 23 (NEW CODE CHAPTER 450 & 442) AS PART OF THE RECODIFICATION PROCESS:** A Jim Kapellen/Ron Webb motion to approve the amendment of various sections of Chapter 23 (new code Chapter 442) Subdivision of Land and Chapter 22 (new code Chapter 450) Zoning as part of the recodification process passed on a 5/0 roll call vote.

**MINUTES:** A Ron Webb/Paul Davis motion to approve the May 8, 2023 Plan Commission meeting minutes passed, all voted in favor.

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

Ramona Flanigan/wjl  
City Administrator