

**OCTOBER 24, 2022 JOINT COMMON COUNCIL AND
PLAN COMMISSION MEETING MINUTES
CITY OF EDGERTON**

Mayor Christopher Lund called the meeting to order for the City Council at 6:30 p.m.

Present: Casey Langan, Candy Davis, Tim Shaw, Paul Davis, and Jim Burdick.

Excused: Sarah Braun

Commission Chair Christopher Lund called the meeting to order for the Plan Commission at 6:37 p.m.

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

Others Present: City Administrator Ramona Flanigan, and a few citizens.

Flanigan confirmed the meeting agendas were properly posted on Friday, October 21, 2022 at the Post Office, City Hall, City website, and the Edgerton Library.

PUBLIC HEARING: The Council and Plan Commission held a public hearing to gather public input on the request by JGP Land Development to amend the City of Edgerton Comprehensive Plan for a portion of the unplatted area south of Orchard Heights Subdivision from Institutional and Single Family residential to Multi-family residential (parcel 6-26-1410).

Flanigan stated the request is for an amendment to the Comprehensive Plan. The application addresses 14 of the 62 acres that are undeveloped in what is known as the Orchard Heights neighborhood. The request is to replan 7 of the 14 acres from an institutional use to a multifamily use. The other 7 acres are currently planned as single family. The applicant is requesting to replan those to multi-family use. The remainder of the 62 acres will remain single family.

Kyle Carrier, 893 Stonefield, spoke as a representative for JGP Land Development. He stated the main reason this change is being requested is because of the lot cost. Multi-units will lower the cost by spreading the costs amongst everything. Another reason, is increasing the tax base would benefit everyone. This would also relieve the rental shortage in the municipality by offering rental units and also help the housing shortage.

Citizens from the current Orchard Heights subdivision spoke regarding concerns about the increase in traffic, they were concerned with the speeding issues that could ultimately cause traffic accidents. They also asked about additional traffic control signage at the entrance to the new development.

Stephanie Decker, 533 Falk Dr stated she felt the planned development would cause a congestion of vehicles coming and going from the subdivision with only 2 entrances/exits. She feels the current plan it is too dense with houses.

George Decker, 533 Falk Dr, felt the influx of cars in the subdivision will cause problems with congestion, speeding and accidents. He also stated that although it would bring more tax base, it would also cause a bigger need for services and those services come at a cost to the tax payers.

Lucas Canik, 405 Lorraine Dr, stated the neighborhood was not notified this was going to happen and feels there may be more citizens that have opinions on this topic. He stated the traffic gets congested already during a soccer game at the subdivision's park. With the influx in traffic with this new subdivision it will be worse.

A homeowner from the subdivision stated he was not aware this hearing was being held until the night before. He felt there should have been better communication allowing the homeowners time to do research on the development. He was told notices went out to each homeowner well over a month ago, the public hearing notice was published in the paper and the meeting was posted in the required locations.

Mayor Lund read an email into the record from Colette Spranger from 304 Dorow Ave. She was in favor of the amendments.

Ramona Flanigan stated, this meeting is only to amend the Comprehensive Plan. The next step would be a public hearing to have the parcels re-zoned. If the re-zone is approved then the platting process needs to happen. This process timeline would depend on the developer.

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

PLAN COMMISSION ACTION ON RESOLUTION 20-22: Julie Hagemann stated she also had concerns regarding the traffic congestion with the multi-family homes in that neighborhood. She would also like to see the data on housing compared to communities similar to ours.

Jim Kapellen/Theran Springstead moved to approve City of Edgerton Resolution 20-22: Recommending the amendment to the City of Edgerton Comprehensive Plan to allow 7 acres of the unplatted area south of Orchard Heights Subdivision be changed from Institutional and Single Family residential to Multi-family residential. (parcel 6-26-1410)

The motion passed on a 5/1 roll call vote. Julie Hagemann voted against the motion.

COUNCIL ACTION ON ORDINANCE 22-07: A Candy Davis/Paul Davis motion to introduce and approve the first reading of City of Edgerton Ordinance 22-07: Adopt an Amendment to the 2015 City of Edgerton Comprehensive Plan for a portion of the unplatted area south of Orchard Heights Subdivision as recommended by Plan Commission passed on a 5/0 roll call vote.

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

Being no other business before the Council, a Candy Davis/Tim Shaw motion to adjourn passed on a 5/0 roll call vote.

Wendy Loveland
City Clerk-Treasurer

Council Adopted November 7, 2022