

**JANUARY 24, 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, Theran Springstead, Jim Kapellen, Julie Hagemann, and Ron Webb. Paul Davis arrived at 6:01 pm.

Excused: Jim Burdick.

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

City Administrator Ramona Flanigan confirmed the meeting agendas were properly posted on Friday, January 21st 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 Ilir Banushi for the approval of a Planned Development/General Development Plan to allow the construction of a 42-unit apartment building located south of Lake Drive and west of Dairyland Drive (parcel 051234481982).

City Administrator Ramona Flanigan stated this is the third step in the planned unit development process. In this review, a more precise proposal of the land development is presented and zoning is considered through a public hearing process. No development can occur at this stage.

The petitioner is proposing the construction of a 42-unit apartment building as the first building of several the developer hopes to construct. The zoning ordinance allows for apartment buildings up to 17 units as a conditional use. Structures having more than 17 units require a Planned Development. In this case, the alternative to a planned development would be several separate apartment buildings.

Attached is the staff review and comments regarding the proposal.

The developer and the developer's architect (remote) reviewed the plans. The AC units will be in the basement. The developer plans to provide some electric vehicle charging stations.

The Plan Commission discussed the need for the entrances to have a seating area for residents. The Commission felt that mail and package delivery needed more consideration. The Developer will check with USPS about mail box policies for this type of development. The Commission expressed interest in having a public space or hallway from the entrance to the south side of the building for access or views to the pond.

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

CONSIDER REQUEST BY ILIR BANUSHI FOR THE APPROVAL OF A PLANNED DEVELOPMENT/GENERAL DEVELOPMENT PLAN TO ALLOW THE CONSTRUCTION OF A 42-UNIT APARTMENT BUILDING: Jim Kapellen/Ron Webb moved to approve the GDP Planned Development for the Edgerton Apartments subject to the following conditions:

1. The PIP plans include the location and screening of building utilities (AC condensers, gas meters, mail boxes, etc).
2. Modifications, as required by the Plan Commission, are made to reduce the appearance of the mass of the structure and better identify the entrances.
3. Age-appropriate site amenities and/or indoor gathering spaces are provided.
4. The developer pays parkland fees at the time of the building permit.
5. The petitioner complies with the conditions of the City Engineer.
6. Modifications are made to the parking lot and sidewalks as described in #2 above.
7. If required by the Plan Commission, access and a lobby is provided through the building to the south side of the building.

The motion passed on a 6/0 roll call vote.

MINUTES: A Ron Webb/Paul Davis motion to approve the minutes from the December 6, 2021 Plan Commission meeting passed on a 6/0 roll call vote.

EXTRATERRITORIAL LAND DIVISION FOR NEWVILLE TRAILS SUBDIVISION, TOWN OF FULTON: A Jim Kapellen/Ron Webb motion to approve an extraterritorial land division to create Newville Trails Subdivision having 62 lots and 4 outlots in Section 1 of the Town of Fulton on Hillside Road and Jason Drive for Petry 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/ch
City Administrator

Approved March 21, 2022