

**August 29, 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, Theran Springstead, Jim Kapellen, Julie Hageman and Ron Webb.

Excused: Paul Davis

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

Flanigan confirmed the meeting agendas were properly posted on Friday, August 25, 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 David Baehr/Tom Dickinson for approval of a conditional use permit to allow the establishment of a 10-unit residential apartment for the property located at 1 W Fulton St.

Flanigan stated the proposal is to create 10 apartments at 1 W Fulton St. Some of the units may be marketed as short-term rentals. The proposed plan indicates six one-bedroom units and four two-bedroom units. This parcel is zoned B-2 Central Business District. The Plan Commission did grant a parking waiver subject to some proposed changes to the existing parking. This zoning district prohibits residential units on the "first floor" of structures having less than a 10 foot setback. The main floor of this building is a half story above grade so the Commission should determine if this would be considered the first floor. If so, the petitioner would need to apply for a variance.

The site plan has not been submitted to show curb elevations and more detail on dumpster location.

David Baehr, developer, stated he met with Brett and Nicky Eddy, owners of the Depot Coffee Shop, and they stated they are in favor of the paved parking lot improvements. They also agreed to work with the developer on dumpster placement that would work for both.

Iilir Banushi, downtown business owner, spoke about the lack of parking in the downtown. He stated even with the additional parking, there will still be a need.

Numerous other citizens stated they also have concerns with lack of parking in the downtown.

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

**CONSIDER REQUEST BY DAVID BAEHR/TOM DICKINSON FOR APPROVAL OF CONDITIONAL USE PERMIT FOR 1 W FULTON ST:** A Jim Kapellen/Jim Burdick motion to require a variance to first floor provision passed on a 6/0 roll call vote.

A Jim Kapellen/Ron Webb motion to not require developer to install EV charging stations passed on a 6/0 roll call vote.

A Jim Kapellen/Jim Burdick motion to postpone a decision about the conditional use permit to allow establishment of a 10-unit apartment building at 1 W Fulton St until an engineering plan is submitted passed on a 6/0 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 to amend Section 405-61A(3) Electronic Message Center to allow message center signs in all non-residential districts.

Tri-County Community Center has requested to have a message sign on their building. The property is zoned Office. The change would allow electronic message center signs in all non-residential districts. The Commission will also need to decide if they want to allow them in the Central B-2 Downtown Business District.

Ramona Flanigan stated the time limit for the cycle was originally 1 minute and was changed to 30 seconds. It is now being requested to be lowered to 15 seconds.

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

**CONSIDER REQUEST FOR APPROVAL OF AMENDMENT TO SECTION 405-61A(3) ELECTRONIC MESSAGE CENTER TO ALLOW MESSAGE CENTER SIGNS IN ALL NON-RESIDENTIAL DISTRICTS:** Jim Burdick/Theran Springstead moved to approve an amendment to Section 405-61A(3) Electronic Message Center to allow message center signs in all non-residential districts.

A Jim Burdick/Theran Springstead motion to amend the original motion to add reducing the time to 15 seconds passed on a 6/0 roll call vote.

A Jim Burdick/Theran Springstead motion to approve an amendment to Section 406-61A(3) Electronic Message Center to allow message center signs in all non-residential districts and reduce the time to 15 seconds passed on a 6/0 roll call vote.

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

**EDGERTON BUSINESS PARK REGULATIONS FOR OUTDOOR STORAGE:** Currently outdoor storage is not allowed in the Business Park on Hwy 51. The city has had a few requests for some form of outdoor storage in the business park. In order to allow this provision, the covenants would need to be modified to allow outdoor storage and regulations to screen outdoor storage. The current owners in the business park would need to approve the changes.

The Commission requested staff provide some ordinance language for their review.

**EXTRATERRITORIAL LAND DIVISION FOR SCHULTZ ON CNTY HWY F:** A Jim Kapellen/Ron Webb motion to approve an extraterritorial land division for Schultz on Cnty Hwy F in Section 16 of the Town of Fulton to combine lots passed, all voted in favor.

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

Ramona Flanigan/wjl  
City Administrator