

**MAY 8, 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, Theran Springstead, Jim Kapellen, Julie Hageman and Ron Webb.

Excused: Jim Burdick

Also present: City Administrator Ramona Flanigan, many citizens from Mildred area, Shawn Prebil and Bill Brooks.

Flanigan confirmed the meeting agendas were properly posted on Friday, May 5, 2023 at the Post Office, Edgerton Library, the City's website and City Hall.

**MINUTES:** A Jim Kapellen/Ron Webb motion to approve the April 6, 2023 Plan Commission meeting minutes passed, all voted in favor.

**111 INTERSTATE BLVD PLANNED DEVELOPMENT CONCEPT PLAN:** Bill Brooks, the owner of Proven Power Inc, and potential purchaser of the existing building at 111 Interstate Blvd, requested the Plan Commission discuss a Concept Plan for a Planned Development for the reuse of the property. The Plan Commission viewed a video provided by the petitioner that described the proposed "missed" use. The petitioner provided a list of various uses his company wishes to establish in the building that includes: motorcycle sales and service, taproom/café, barber shop, office, and outdoor display. The Plan Commission provided general comments supporting the proposal and staff explained that the next step in the Plan Development approval process is a public hearing for the rezoning.

**1 W FULTON STREET REQUEST FOR PARKING WAIVER:** Developer David Baehr, indicated he is interested in redeveloping the warehouse at 1 W Fulton Street (Dickinson Warehouse) into 10 residential units - 4 having two bedrooms and six having one bedroom. He provided a sketch showing how 7 additional parking spaces could be added to the public parking lot located west of the building and how additional parking could be added to the gravel lot south of the building by paving the lot to make it more efficient. Baehr explained that he would use as many units as there is demand for as short term rentals and the other units would be conventional rental apartments. He believes 10 parking stalls would be adequate for the development. To accomplish this, he would need authorization to "restrict" three stalls in the lot south of the building for his use.

The Plan Commission recognized that parking in the area is limited but also that if the building was going to be redeveloped and saved, any use would create a need for more parking.

A Jim Kapellen/Paul Davis motion to grant a parking waiver to 1 W Fulton Street with the conditions that 10 reserved stalls are created for this development and that the other stalls created are available to the public passed on a 6/0 roll call vote.

**Preliminary Conference for development on Rock River Drive (6-26-1193):** The Plan Commission held a preliminary conference to provide input on a proposed development by Todd Nelson for a 3 acre parcel on Rock River Drive. Nelson proposed to construct two, eight unit multi family structures. Several citizens from the neighborhood near the proposed development attended the meeting and spoke in opposition to the proposal. Concerns include traffic, safety, stormwater control, and density. Mr. Nelson indicated that he would be willing to meet with the neighbors before requesting approval of a Comprehensive Plan amendment and a rezoning. Kapellen recommended Mr. Nelson meet with the neighbors to see if an agreement could be reached. The citizens and Mr. Nelson left the meeting to discuss the development proposal further.

**Regulations for sewer and water in accessory buildings:** Current regulations for sewer and water service to accessory structures do not allow the installation of toilets and showers. Some residents requested the ordinance be amended to allow the installation of toilets. The Commission discussed various possible modifications and directed staff to prepare and ordinance that allows toilets and outdoor showers and removes that requirement that the accessory structures with water and sewer service have a garage door and a driveway.

**CONSIDER EXTRATERRITORIAL LAND DIVISION FOR EVERGREEN ON N ARROWHEAD SHORES RD IN SECTION 16 OF THE TOWN OF FULTON:** A Jim Kapellen/Ron Webb motion to approve an extraterritorial land division for Evergreen on N Arrowhead Shores Rd in Section 16 of the Town of Fulton passed on a 6/0 roll call vote.

**CONSIDER EXTRATERRITORIAL LAND DIVISION FOIR FARRINGTON ON CNTY HWY F IN SECTION 16 OF THE TOWN OF FULTON:** A Ron Webb/Paul Davis motion to approve an extraterritorial land division for Farrington on Cnty Hwy F in Section 16 of the Town of Fulton passed on a 6/0 roll call vote.

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

Ramona Flanigan/wjl  
City Administrator