

**SEPTEMBER 23, 2019 PLAN COMMISSION MEETING MINUTES  
CITY OF EDGERTON**

Commission Chair Christopher Lund called the meeting to order at 5:30 p.m.

Present: Christopher Lund, Jim Burdick, Anne Radtke, Jim Kapellen, Paul Davis and Ron Webb.

Absent: Julie Hagemann.

Others Present: City Administrator Ramona Flanigan and a group of citizens.

City Administrator Flanigan confirmed the meeting agendas were properly posted on Friday, September 20th at the Post Office, Edgerton Library, and City Hall.

**PUBLIC HEARING:** The Plan Commission held a public hearing to hear comments regarding a request by Rudisill LLC for a conditional use permit to reauthorize a Planned Development/Precise Implementation Plan to allow the construction of a duplex at 20 and 22 Pine Cone Court.

City Administrator Flanigan provided background on this project. In 1995, the Plan Commission approved construction of 13 duplexes as a planned development for completion within 5 years of approval. Several of the duplexes were not constructed during that time.

The petitioner is requesting reauthorization of the Planned Development to construct one duplex located on the northside of the development on Pine Cone Court. The duplex will have the same exterior appearance as the existing duplexes.

City Administrator Flanigan noted that the sewer and water laterals are installed. The sewer lateral is shallow and will need to be considered when setting the floor elevations of the duplex.

Dan Sperandeo, 28 Pine Cone Court, stated he is concerned about the duplex looking like the other units. In addition, he asked if the addition of the duplex and potential of the other 6 units will change the makeup of the condo association.

Vicki Morris, Rudisill LLC developer, stated the request is for only one additional duplex. Dan Sperandeo stated if the other 6 duplexes are built, he asked that she discuss the impact they may have with the association members.

Vicki Morris added that there will be no costs to the association. The new unit will be included and operate under the condo association's rules and regulations. Dan Sperandeo shared a copy of the current regulations with Vicki Morris.

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

**CONSIDER REQUEST TO REAUTHORIZE A PLANNED DEVELOPMENT FOR 20 AND 22 PINE CONE COURT:** Jim Kapellen/Paul Davis moved to approve the request to reauthorize a Planned Development for 20 and 22 Pine Cone Court to allow the construction of a duplex with the following conditions:

1. The building is constructed to allow for division by a condominium plat.
2. The exterior appearance is the same as the other duplexes in the development.

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

**MINUTES:** A Ron Webb/Jim Kapellen motion to approve the August 5, 2019 Plan Commission meeting minutes passed, all voted in favor.

**EXTRATERRITORIAL LAND DIVISION:** A Jim Kapellen/Ron Webb motion to approve an extraterritorial land division for Olson, Town of Albion, Section 21 to create 4 lots (#10308) passed, all voted in favor.

A Ron Webb/Jim Kapellen motion to approve an extraterritorial land division for Dedolph, Town of Albion, Section 36 to reconfigure 2 lots (#10309) passed, all voted in favor.

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

Ramona Flanigan/ch  
City Administrator

Approved November 4, 2019