

**APRIL 6, 2023 PLAN COMMISSION MEETING MINUTES
CITY OF EDGERTON**

Commission Chair Chris Lund called the meeting to order at 6:45 p.m.

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

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

Flanigan confirmed the meeting agendas were properly posted on Friday, March 31, 2023 at the Post Office, Edgerton Library, the City's website and City Hall.

PUBLIC HEARING: The Plan Commission held a public hearing to consider a request by the City of Edgerton to amend Section 22.304(7)(b) Outdoor Storage and Wholesaling and 22.304(8)(a) Off Site parking Lot of the Zoning Ordinance to modify off-site parking regulations.

Flanigan stated currently we allow off site parking lot as a special use. This allows private owners to utilize that parking lot for what they choose. The amendment would change the off-site parking land use from special use to a conditional use. This would allow the City to consider each request.

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

CONSIDER AMENDMENT TO SECTION 22.304(7)(b) AND 22.304(8)(a): A Ron Webb/Julie Hagemann motion to approve the amendment of Section 22.304(7)(b) Outdoor Storage and Wholesaling and 22.304(8)(a) Off Site Parking Lot passed on a 7/0 roll call vote.

MINUTES: A Jim Kapellen/Ron Webb motion to approve the March 8, 2023 Plan Commission meeting minutes passed, all voted in favor.

CONSIDER SITE PLAN APPROVAL FOR 106 S MAIN ST PARKING LOT: Flanigan stated that Edgerton Outreach would like to pave the parking lot for their building at 106 N Main St.

The city engineer still needs to complete the storm water review. The stormwater currently drains to the center of the parking lot and is conveyed in an underground storm system. The downspouts on the south side of the building will also be connected to the underground system.

The south side of the parking lot and driveway are not curbed. The ordinance would require the parking lot be curbed or bumper blocks installed. The petitioner will be installing curb and not use bumper blocks.

There is no requirement at this time for additional lighting. The dumpsters are currently located on the south side of the building near the loading dock and the petitioner does not plan to relocate them at this time.

Jim Kapellen/Julie Hagemann moved to approve the site plan for 106 S Main St, Edgerton Community

Outreach with the following conditions:

1. If dumpsters are relocated to the front of the building in the future, they must comply with the location and screening requirements.
2. If site lighting is added in the future, the lights have cut-off optics.
3. The petitioner provides a landscape plan for staff approval.
4. The south side of the parking lot is curbed or bumper blocks are provided.
5. The City Engineer approve the stormwater control plans.

The motion passed on a 7/0 roll call vote.

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

Ramona Flanigan/wjl
City Administrator